

1690 WEST 8TH AVENUE (COMPLETE APPLICATION)
DE408976 - ZONE C-3A

MBR/SB/AH/CH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

B. Boons (Chair), Development Services
M. Thomson, Engineering Services
J. Lum, Vancouver Coastal Health Authority
V. Morris, Social Planning/Office of Cultural Affairs

Also Present:

M.B. Rondeau, Planning Department
S. Barker, Development Services
A. Higginson, Development Services
R. Louie, Development Services

APPLICANT:

Gateway Architecture
947 Seymour Street
Vancouver, BC
V6B 3M1

PROPERTY OWNER:

Prima Properties (110) Ltd.
#26, 285 - 17th Street
West Vancouver, BC
V7V 3S6

EXECUTIVE SUMMARY

Proposal: To construct an 11-storey multiple dwelling with 49 dwelling units on the 3rd through 11th floors and seven townhouses at grade (total 56 units), all over two levels of underground parking containing a total of 81 parking spaces. This proposal requests a transfer of heritage density (10%) for a total Floor Space Ratio (FSR) of 3.30.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

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

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F Additional View Study

Issues: No substantive issues.

Urban Design Panel: Support

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE408976 as submitted, the plans and information forming a part thereof, thereby permitting construction of an 11-storey multiple dwelling plus seven townhouses over two levels of underground parking with 81 parking spaces, 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 enlarge the public plaza at the northwest corner of the site;

Note to Applicant: This should be achieved by reducing the size of the proposed water feature and correspondingly increasing the size of the plaza.

1.2 design development to the east side of the tower to simplify the massing and rhythm;
and

- 1.3 consideration to improve the rear yard interface by orienting windows to rooms of the mid-rise and tower to face primarily east or west.
- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

Technical Analysis: C-3A District Schedule

	PERMITTED (MAXIMUM)	REQUIRED (MINIMUM)	PROPOSED
Site Size	-	-	150 ft. x 115 ft.
Site Area	-	-	17,250 sq. ft.
Floor Area ¹	Outright: 17,250 sq. ft. Conditional: 51,750 sq. ft. Heritage Density Transfer (10%): <u>5,175 sq. ft.</u> Total: 56,925 sq. ft.	-	Residential: 51,750 sq. ft. Heritage Density Transfer: <u>5,175 sq. ft.</u> Total: 56,925 sq. ft.
FSR ¹	Outright: 1.00 Conditional: 3.00 Heritage Density Transfer (10%): <u>0.30</u> Total: 3.30	-	Residential: 3.00 Heritage Density Transfer: <u>0.30</u> Total: 3.30
Rear Yard	-	15 ft.	15 ft.
Height ²	Outright: 30.2 ft. Conditional: unspecified	-	Top of roof deck guard rail at south (lane): 100.7 ft. Top of main roof parapet at south (lane): 98.3 ft. Top of main roof parapet at north: 102.7 ft. Top of parapet wall/roof deck guard rail at north: 104.9 ft. Top of roof top mech. rm.: 109.8 ft.
Parking	19 Small Car Spaces (25% max.)	76 Spaces 3 Disability Spaces	81 Spaces (Total) 3 Disability Spaces 10 Small Car Spaces 4 Visitor Spaces
Bicycle Parking	-	Class A: 70 Spaces Class B: 6 Spaces	Class A: 73 Spaces Class B: 6 Spaces
Amenity	10,764 sq. ft.	-	1,035 sq. ft (Main and 2 nd levels)
Balconies	Open: 2,277 sq. ft. Enclosed: <u>2,277 sq. ft.</u> Total: 4,554 sq. ft.	-	Open: 2,277 sq. ft. Enclosed: <u>2,269 sq. ft.</u> Total: 4,546 sq. ft.
Unit Types	-	-	Studio (tower): 1 unit 1-bedroom (tower): 18 units 2-bedroom (tower): 27 units 2-bedroom + den (tower): 3 units 2-bedroom (T/H): 3 units 2-bedroom + den (T/H): <u>4 units</u> Total: 56 units

¹**Note on Floor Area and FSR:** The Development Permit Board may permit an increase to the maximum FSR up to 3.00, and may also permit a transfer of heritage density through Section 4.7.5 of the Zoning and Development By-law. The proposal is seeking the maximum (10%) Heritage Density Transfer permissible (5,175 sq. ft.), with the donor site being identified as 42-46 Water Street. (See discussion on page 9) Standard Condition A.1.1 seeks confirmation that an agreement has been finalized between the donor site and subject site for the transfer of the heritage density.

²**Note on Height:** The Development Permit Board may permit an increase in the height of the building beyond 30.2 ft. to an unspecified maximum pursuant to Section 4.3 of the C-3A District Schedule. The Burrard Slopes C-3A Guidelines suggest a maximum height of 100 ft. Staff support the height increase requested. (See discussion on page 8). Standard Condition A.1.4 seeks clarification of the proposed elevation at the top of the main roof parapet, as the values presented have been based on a scaled measure derived from the elevation drawings.

Technical Analysis: Burrard Slopes C-3A Guidelines

	RECOMMENDED	PROPOSED
Height & Length (4.3)	<p>Tower elements (Levels 9 - 11) should have:</p> <ul style="list-style-type: none"> • separation from other existing residential and commercial tower elements by at least 25 ft. and 50 ft. respectively; • floor plates with a maximum floor space of 5,500 sq. ft.; • a maximum east/west dimension of 72 ft.; • a maximum north/south dimension of 88 ft.; <p>• a maximum height of 100 ft.; and,</p> <p>• be considered on sites with 125 ft. of frontage or more, except on corner sites which can be less.</p> <p>Mid-rise elements (Levels 4 to 8) should occupy no more than 60% of the street frontage and a height of 72 ft.</p> <p>Low-rise elements (up to 40 ft. height) may occupy as much frontage as desired</p>	<ul style="list-style-type: none"> • the minimum separation criteria for tower elements has been met with this proposal. • the largest floor plate proposed for the tower is 4,779 sq. ft. • the east/west dimension is 67.3 ft. • the north/south dimension is 91.5 ft. This deeper tower dimension is due to the angled building feature on the northwest corner. Shadow analysis suggests this will have minimal impacts. • the maximum proposed height is 104.9 ft. at the front setback. Shadow analysis suggests that there will be minimal impacts due to this increase given the width of the tower being thinner than suggested in the Guidelines. The height at the rear setback, in the more view sensitive area is 98.3 ft. to the top of the roof parapet and 100.7 ft. to the top of the individual roof deck guardrails. Staff support this slight increase in height at the rear of the site given that the parapet portions of the roof are below 100 ft. balancing portions where the roof gardens are above the 100 ft. height. • the subject site has a frontage of 150 ft. <p>Mid-rise elements occupy approximately 54% of the street frontage. The height of the mid-rise is 72 ft. at the rear setback and is slightly over the height at the front. Given the reduced width of the massing, staff support this trade off.</p> <p>The low-rise element is under 40 ft. height and spans the frontage with townhouses.</p>
Front Yards & Setback (4.4)	Residential uses should be set back a minimum of 12 ft. from the front property line.	The principle building is setback 12 ft. from 8 th Avenue and 10 ft. on Pine Street, with minor bay projections and a column supporting the upper tower set at approximately 7.5 ft. Staff support these setbacks.
Side Yards & Setback (4.5)	Exterior side yards and setbacks (i.e. on corner sites) should be provided similar to front yard and setbacks.	
Rear Yards & Setbacks (4.6)	Larger than minimum rear setbacks may be required to meet the guidelines for tower element.	The tower setback varies from 19.3 ft. to approx. 15 ft. rear yard. Staff consider this addresses the intent of the guideline but suggest that the orientation of the windows on the south façade be primarily east or west in anticipation of residential use on the property across the lane to the south under Condition 1.3.

	RECOMMENDED	PROPOSED
Floor Space Ratio (4.7)	Discretionary increases to the outright 1.00 FSR may be considered for individual uses (up to 3.00 FSR for residential use).	The proposed FSR is 3.30 which includes a 10% increase resulting from a transfer of heritage density. (See discussion on page 9)
Horizontal Angle of Daylight (4.10)	All habitable rooms should have at least one window on an exterior wall with an unobstructed view over a distance of 80 ft. within a 50 degree or 70 degree angle.	A high degree of daylight access has been provided to the residential units.
Balconies (5.4)	If direct access to a private open space is not available, then each unit should have a balcony having a minimum area of 49 sq. ft. with a minimum depth of 6.5 ft.	One studio unit on level 3 does not contain a balcony, but does have direct access to shared semi-private open space on the podium. The depth of several balconies is only 6 ft., and others only 43 sq. ft. in area. Staff support these slight variations from the guidelines given the well developed shared open space.
Semi-Private Open Space (7.2)	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.	A shared semi-private open space of an aggregate area of approximately 65 sq. ft. per unit has been provided.

Legal Description

Lot: Parcel B
 Block: 329
 Plan: BCP12311
 District Lot: 526

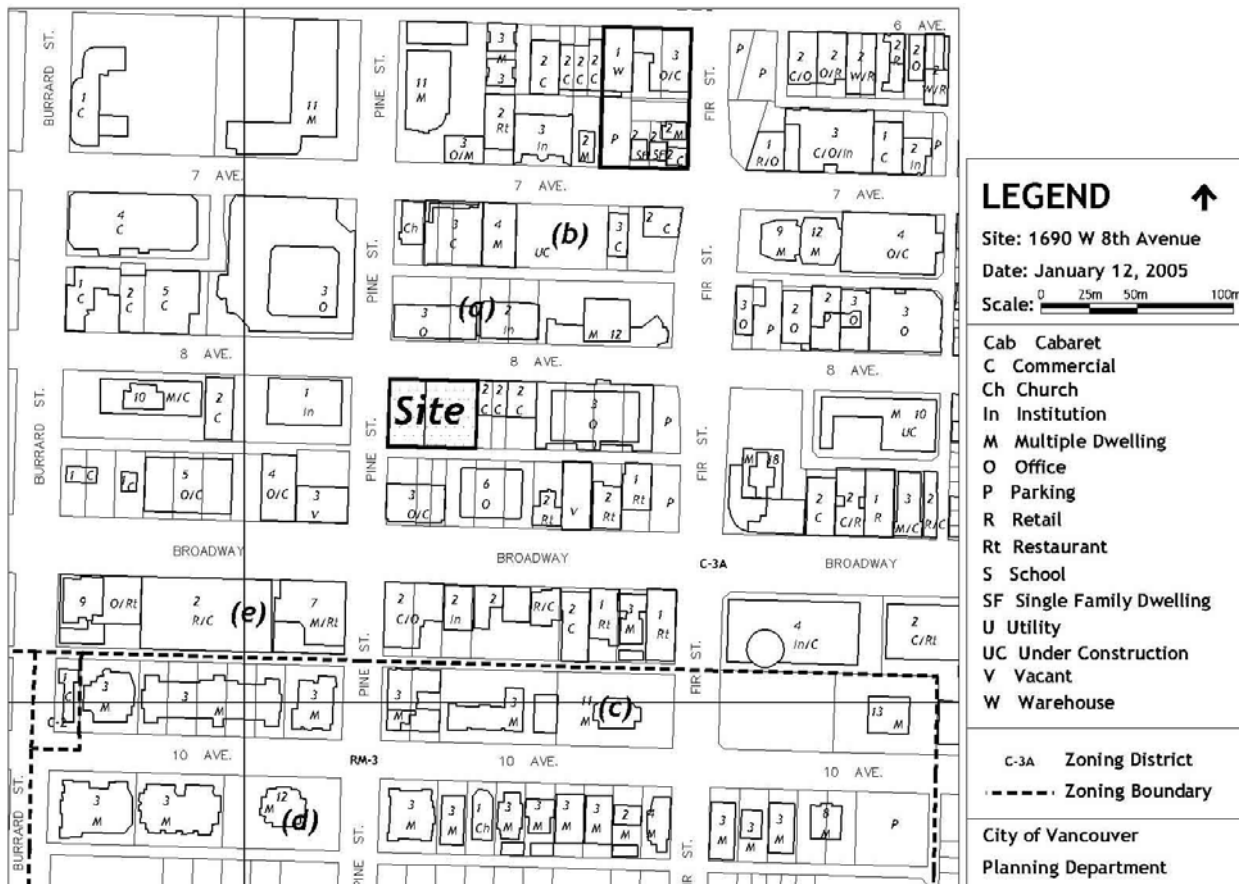
History of Application:

04 11 03 Complete DE submitted
 04 12 08 Urban Design Panel
 05 02 02 Development Permit Staff Committee

Site: The site is located at the southeast corner of Pine Street and West 8th Avenue with a frontage on West 8th Avenue of 150 ft. The site contains an older three-storey office building and surface parking lot with two driveway crossings on West 8th Avenue. The site slopes approximately 7 ft. from the lane down to the north property line.

Context: Significant adjacent development includes:

- (a) 1661-75 West 8th Avenue, Development Site, residential, DE408090 under review
- (b) 1650 West 7th Avenue, residential, under construction
- (c) 1633 West 10th Avenue, residential
- (d) 1736 West 10th Avenue, residential
- (e) 2527 Pine St, mixed-use commercial and 7-storey residential mid-rise



Background:

Staff met with the applicant team last year to discuss the proposed redevelopment of this site. Advice was given regarding the need to take into consideration the anticipated development immediately to the north (1675 West 8th Avenue - DE409080) specifically related to sharing views and tower placement.

A transfer of heritage density has been requested for this site. A recent approval for a similar project at 1650 West 7th Avenue (DE407884) granted a 10% transfer of heritage density. That project demonstrated that the additional 10% of floor area can generally be absorbed by a site such as this, with 150 ft frontage. Transfer of heritage density carries a public benefit to support retention of the City's heritage resources. However, it must be proven that additional massing or overshadowing is not caused by the increase in floor area. (See discussion on page 9)

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 livability 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

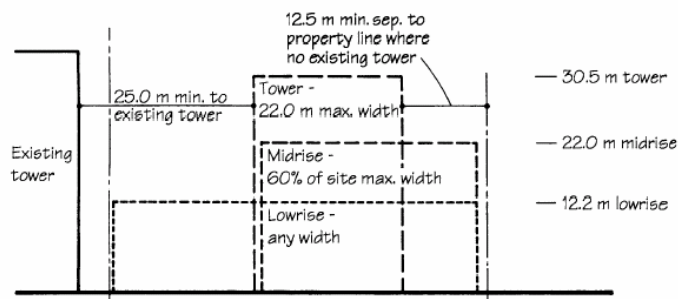
The intent of these guidelines as they relate to this development, in summary, are:

- to create a predominately residential neighbourhood;
- to provide a high quality streetscape;
- to ensure livability and to minimize the impact of new development on neighbouring views through massing and height of 100 ft. 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)



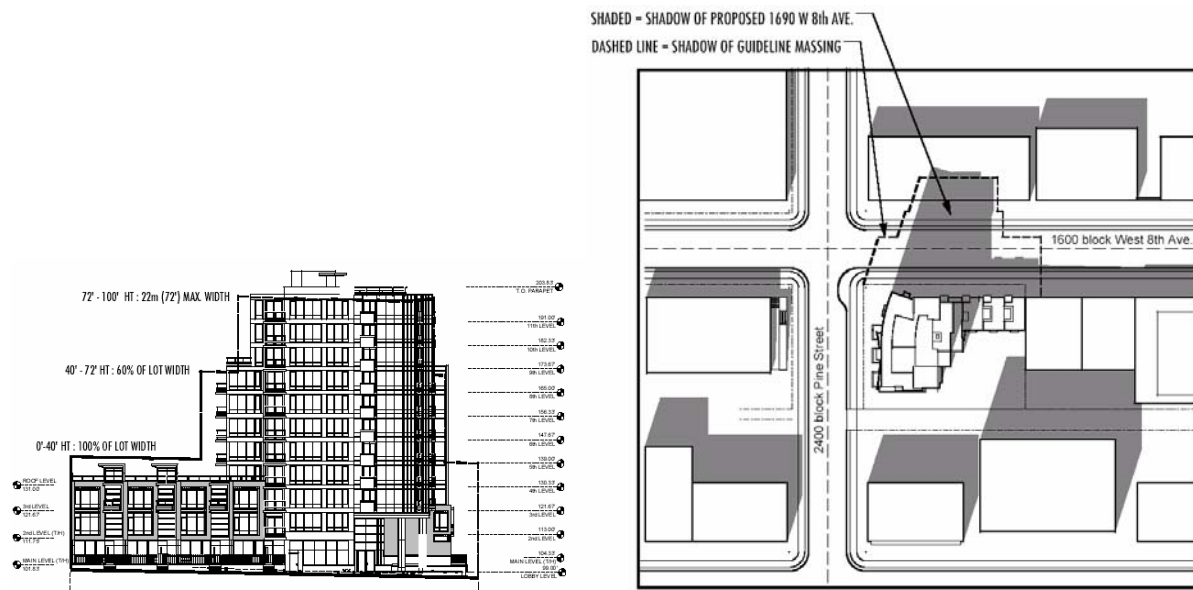
Response to Applicable By-laws and Guidelines:

Use: Staff consider that residential (only) use is supportable on this site and will bring this project closer to the intent of the Burrard Slopes C-3A Guidelines.

Height, Massing and Density: As noted in the Technical Analysis Chart for the Guidelines on pages 4 and 5, the proposal requests several variations to the guideline recommended height and massing. As shown in the diagrams below, these are very minor variations and are balanced by a massing that is less than the guidelines suggested. The variations in massing also do not create additional view intrusion. On that basis, staff support the requested variations. The east elevation requires some design development to simplify the massing and rhythm as suggested by the Urban Design Panel. (Condition 1.2)

Building Materials and Treatments: The proposal received unanimous support from the Urban Design Panel and staff consider the architectural resolution and material treatments using painted architectural concrete with reveals, brick masonry and glass with no stucco, to be well resolved.

Figure 2. Massing and Shadow Analysis



Other:

Public Open Space and Public Realm Treatment: The brick townhouses with a landscape setback, inside row of trees and increased public realm on both streets provide a highly desirable pedestrian amenity for this neighbourhood as it makes the transition to predominantly residential uses. The basalt stone walls defining the townhouse edges are well resolved.

A public open space has been proposed at the northwest corner of the site and a landscaped corner bulge has also been proposed. Staff suggest a slight reduction (several feet) to the extent of the water feature, which will increase the public plaza and complete the public benefit. (See Condition 1.1) It is expected that seating will be provided along the pool edge which will take advantage of the views down Pine Street.

The lane interface, part of which is visible to Pine Street and even Broadway, is well treated with a landscaped setback and flush exit doors. Basalt face masonry has been extended into the visible portion of the parking ramp off the lane which staff consider contributes to the good design of the proposal.

Transfer of Heritage Density: Staff have reviewed the impact of the requested (additional) 5,175 sq. ft. of heritage density. Staff note that the additional area does not have any noticeable impacts on views or shadowing and that the resultant massing meets the intent of the Guidelines. On that basis, staff support the transfer of density, acknowledging the important social benefit of supporting heritage initiatives.

Sustainable Building Features: Outlined in the design rationale, features include drought tolerant plant selection, high efficiency irrigation, a storm water cistern and a landscaped podium. A "green" roof has been proposed on the townhouse roofs. To reduce solar gain, low-e glass and blinds are proposed for windows. Staff support sustainable building efforts and consider that they contribute to the overall amenity of the area through stormwater reduction, landscaped roofs to improve overlook, reduce heat island effects and improve livability through reducing solar gain. Under Standard Condition A.1.18, staff request details of the green roof, and that high efficiency irrigation and cistern be noted

on the landscape plans. The extent of low-e glass is to be noted on the building elevations. (See Standard Condition A.1.8)

Conclusion: This is a well resolved proposal which provides many benefits beyond that which could be achieved with an outright proposal. The benefits are summarized as follows:

- resolution of massing which meets the intent of the by-law and guidelines;
- enhanced pedestrian realm through landscaped setbacks on the street;
- a landscaped corner bulge;
- public open space with a corner plaza at West 8th Avenue and Pine Street;
- high quality building materials and detailing;
- parking access from the lane thereby deleting two existing driveway crossings on West 8th Avenue; and
- sustainable building features.

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

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on December 8, 2004, and provided the following comments:

EVALUATION: SUPPORT (6-0)

- **Introduction:** Mary Beth Rondeau, Development Planner, presented this application in the Burrard Slopes C-3A neighbourhood. The proposal is for all-residential use, which meets the intent of recent policy for a predominantly residential neighbourhood. The application seeks 3.3 FSR, comprising the maximum permitted 3.0 FSR plus a ten percent heritage density transfer. The proposal responds well to the guidelines for the area. A setback of 12 ft. is proposed for the 8th Avenue frontage and 10 ft. on Pine Street. Materials are concrete and masonry.

The advice of the Panel is sought on the following areas:

- whether it earns the requested density;
- massing and general setback treatment including the corner plaza.
- **Applicant's Opening Comments:** The design team briefly described the design rationale and responded to questions from the Panel.
- **Panel's Consensus on Key Aspects Needing Improvement:**
- Design development to the east elevation to simplify and clarify the rhythm and stepping strategy of both massing and openings;
- Increase the relationship between the west curved wall and the townhouses below including consideration of continuing the curved wall to grade while maintaining the townhouse use behind;
- Increase the visual separation between the tower and the townhouse on the north side.
- **Related Commentary:**

The Panel unanimously supported this application and thought it earned the requested height and density, including the additional ten percent heritage density transfer. In general, it was thought to be very handsome and suitable for the area.

The Panel found the project to be very thoughtful in a number of ways, including the treatment of the parking and the amount of amenity on the site, both private and public. The project makes a good contribution to the public realm, including the double row of street trees.

There was strong support for the treatment of the amenity space, its overall usability and good relationship to the children's play area.

The Panel found the building expression to be the weakest aspect of the proposal, particularly the east elevation. Panel members appreciated the way the building is carved to respond to view considerations but would have preferred to see the curved wall come all the way down to the ground. There was thought to be a need to separate the townhouses much more from the tower on the north side. In general, the Panel thought the expression should be simplified, including reconsideration of the angle enclosed balcony which seems to be foreign to the vocabulary that has been developed for the building. There was also a suggestion to reconsider the alignment of the window patterns, and to consider better quality materials for the east elevation given its high exposure from the Fir Street on-ramp. Another minor suggestion was to return the brick of the upper two levels of the townhouse so that it mirrors that suggested on the other three townhouse units.

The Panel strongly supported the corner plaza treatment, including the water feature. There was a word of caution, however, concerning the ongoing maintenance of water features, and a recommendation to consider deleting the secondary water feature in favour of one main water feature with better quality equipment to increase its longevity. The Panel also strongly supported the soft courtyard amenity. There was one suggestion to bring the guard rail to the edge of the west elevation. Additional planting on the roof was also recommended.

Overall, the Panel found that thoughtful and intelligent decisions had been made on the project and commended the applicant team. The Panel also appreciated the completeness of the presentation documentation and general attention to the landscape elements and details.

ENGINEERING SERVICES

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

The applicant should note that the development site will require its own independent public utility services (Hydro, Telus, Shaw Cable, etc.) underground. All services, and in particular electrical transformers to accommodate a primary service, must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged. Resolution of these matters prior to application for a full building permit is recommended. The applicant is further encouraged to pursue opportunities for undergrounding the existing overhead plant in the lane. The Utilities Management Branch can provide guidance in this regard.

HOUSING CENTRE/SOCIAL PLANNING

The proposed building contains 29 units (52%) that are suitable for families with children. A children's play area has been provided in the 2nd level courtyard adjacent to the lane. (Appendix D, page 26 of 27) Staff have no further requirements for this project.

ENVIRONMENTAL PROTECTION BRANCH

There are no requirements related to soil contamination associated with this Development Application. An erosion and sediment control plan will be required for review and approval by the Environmental Protection Branch at the Building 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 (VCHA)

VCHA staff advise that the acoustical consultant's report submitted with this application has been reviewed and accepted. Standard Conditions A.3.1 and A.3.2 relate to implementation of the consultant's recommendations. VCHA staff also advise the applicant to take note of the following:

- (i) The garbage storage area is to be designed to minimize nuisances;
- (ii) The underground parking is to be adequately ventilated to prevent the build-up of noxious gases;
- (iii) Detailed drawings of amenity spaces are 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; and
- (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.

FIRE & RESCUE SERVICES

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

NOTIFICATION

A sign describing the proposal was installed on the site on November 25, 2004. On November 26, 2004, letters were sent to 520 neighbouring property owners advising them of the application. To date, five responses have been received. Four respondents live in/own individual units in buildings in the area to the south of the site, and oppose the project on the basis of the impact that it will have on their views and therefore, on their property value. One respondent is the owner/landlord of the office building directly to the south, across the lane from the subject site. In expressing concerns about view loss, they specifically requested that the tower be shifted to the east, resulting in the townhouse/terrace podium being along Pine Street, thus preserving more of the views from his building.

Staff response to comments received: With respect to views from “The Hennessy” at 1633 West 10th Avenue, the view analysis attached as Appendix F shows that the proposed building will be located within the view shadow of the office building at 1665 West Broadway and will not impact views of these neighbours. With respect to the comments from the owner/landlord of the three-storey office building directly to the south, the proposed tower massing is thinner than the guideline suggested massing at the mid-rise level and provides more view benefits than would a guideline scheme.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

Staff Committee agreed that the project as presented has earned the density (including the transfer of heritage density) and height requested, noting the inclusion of sustainability features in addition to the public benefit of the plaza at the corner of the site. The Committee expressed concern, however, with the long-term viability and functionality of the proposed water feature, and concurred with the recommendation to decrease the size of the feature in order to provide a larger public plaza area, as noted in Condition 1.1.

B. Boons
Chair, Development Permit Staff Committee

M.B. Rondeau, MAIBC
Development Planner

S. Barker
Project Coordinator

Project Facilitator: A. Higginson

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

- A.1.1 provision of a letter which includes confirmation from the owner of the "donor" site that the Heritage Transfer agreement has been finalized, and confirmation of the new "balance" of transferable density remaining on the donor site;

Note to Applicant: A sample of the letter can be obtained from the Project Facilitator, Alison Higginson (604-871-6478).

- A.1.2 provision of details regarding the proposed enclosed balconies;

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 floor surface, a flush threshold at the bottom of the door (for disabled access), large, openable windows for ventilation, and distinct exterior architectural expression. 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." For further details and specifications on enclosure requirements, refer to the Council-approved Balcony Enclosure Guidelines.

- A.1.3 clarification of the proposed use of the amenity space, as well as details regarding finishing, equipment and/or furnishings;

- A.1.4 clarification to the submitted plans, sections and/or elevation drawings;

Note to Applicant: Correct the inaccurate elevations provided on the roof plan, provide the proposed elevation to the top of the main roof parapet to the elevation drawings, and clarify the provided area of semi-private open space as inconsistencies appear between the trace overlays and the project statistics.

- A.1.5 provision of a signed and sealed letter from a Building Envelope Professional, as defined in the Vancouver Building By-law, recommending the proposed wall types, as indicated on the trace overlays;

- A.1.6 clarification of the location of any gas meters or hydro kiosks to be illustrated on both the Site Plan and Landscape Plan;

- A.1.7 clarification of the proposed trellises on the podium open space to specify the materials, height, and to reduce the extent of the overhangs to a maximum of 18 inches;

- A.1.8 notation on building elevations to show windows proposed with low-e glass;

Standard Landscape Conditions

- A.1.9 design development to the four private roof patios to increase the size of the planters and to increase the amount of planting;
-

- A.1.10 clarification of the planting depths for the grade-level planter at the lane edge, and for the inside rows of trees on Pine Street and West 8th Avenue;

Note to Applicant: The lane planter should have a minimum planting depth of 18 inches. The underground slab beneath the inside row of street trees on West 8th Avenue and Pine Street should provide a minimum planting depth of 36 inches.

- A.1.11 provision of large scale (1/4 inch = 1 ft.) detailed section drawing illustrating the treatment of the townhouse to public realm interface (townhouse, patio, retaining walls, sidewalk, street), including planter walls, stairs, gates, guardrails, landscaping, soil depth (indicating any underground structures) and privacy screens;

- A.1.12 provision of a large scale (1/4 inch = 1 ft.) detailed section drawings illustrating the planting depths for the Amenity Room deck, including the planting depth and details of the ground level lane edge planter;

- A.1.13 clarification of the location of the inner row of street trees on West 8th Avenue and on Pine Street;

Note to Applicant: The Landscape Plan shows the trees planted just inside the property line on private property, while the architectural elevations (DP17, DP18 and DP19), and section drawings (DP20 and DP21) show the trees planted on City property (inside boulevard). The inside row of trees are to be planted on private property just inside the property line.

- A.1.14 clarification of the details of planting along the lane;

Note to Applicant: The south elevation drawing (DP19) shows two additional planters at grade level adjacent to the lane that are not illustrated on the Landscape Plan.

- A.1.15 clarification of the names of the proposed plants on the Plants List, and plant symbols shown on the Landscape Plan;

Note to Applicant: Five trees on the Amenity Room deck have not been listed, and a number of the shrub symbols shown have not been listed on the Plant List.

- A.1.16 provision of the following notation on the Landscape Plan regarding new street trees adjacent to the development site: "Final species, quantity and spacing to the approval of the City Engineer and Park Board";

Note to Applicant: Contact Eileen Curran of Engineering Streets Division at 604-871-6131 regarding street tree spacing and quantity, and Bill Stephen of Parks and Recreation at 604-257-8587 regarding tree species and standard street tree notations.

- A.1.17 provision of hose bibs on the private roof deck at Level 9, and on the four private roof decks at Level 2; and

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

- A.1.18 provision of section details of the green roof assembly, stormwater cistern to be shown on plans and specification of high efficiency irrigation to be noted on Landscape Plans.
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A.2 Standard Engineering Conditions

A.2.1 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a surface right-of-way for public access over the proposed plaza, and for the appropriate maintenance agreements for special sidewalk treatments and planting on City property;

A.2.2 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the discharge from title of crossing agreements 440076M, 544005M, and 547542M prior to the issuance of an Occupancy Permit;

Note to Applicant: Prior to issuance of the development permit, the property owner(s) must provide written acknowledgement that they will carry out the necessary arrangements to discharge these agreements prior to the issuance of an Occupancy Permit.

A.2.3 design development to the parking entry ramp, and access to the internal parking ramp in order to provide adequate radii for two-way traffic flow;

Note to Applicant: Inadequate separation between the parking entry ramp and the parallel circulation aisle may cause vehicles to interlock throughout the main parking level access.

A.2.4 correction of the building grades and design elevations at the main entrance on West 8th Avenue and in the lane;

Note to Applicant: Contact the Project Facilitator for the correct grades and elevations which have been provided by Engineering Services by way of "mark-ups" to sheet DP.09.

A.2.5 clarification of the garbage and recycling pick-up operations; and

A.2.6 provision of additional stall widths for parking spaces 33 (on P1), and 29 (on P2), and provision of wheel stops in parking spaces 30, 31, 34 and 35.

A.3 Standard Vancouver Coastal Health Authority Conditions

A.3.1 confirmation must be supplied by the applicant, in the form of a notation on the final plans, that the acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with or amended by the Medical Health Officer (Senior Environmental Health Officer); and

A.3.2 confirmation must be supplied by the applicant, in the form of a notation on the final plans, that 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.

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 February 2, 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 **August 29, 2005**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law 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 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 Amenity areas/common residential storage spaces excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the building, and the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.
 - B.2.4 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 In accordance with Private Property Tree By-law No. 7347, all trees are to be planted prior to issuance of any required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
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- B.2.6 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 All approved street trees shall be planted in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
 - B.2.8 In accordance with the Private Property Tree By-law No. 7347, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
 - B.2.9 This site is affected by the Development Cost Levy By-law No. 7342. Levies will be required to be paid prior to issuance of Building Permits.
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Processing Centre - Building comments

The following comments have been provided by Processing Centre - Building and are based on the architectural drawings received on November 3, 2004 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with requirements of the Vancouver Building By-law (VBBL) #8057

1. Provisions for the Disabled

a) Parking Spaces

- The provisions of 4.8.4 (Parking By-law No. 6059) relating to the required number of disability parking spaces are applicable. It is noted that 3 disabled stalls are provided in the secure residential parking area on level P1. Consideration should be given to providing a disabled parking stall in the visitors parking area on the main level.

2. Storage Garage Security

- Provisions for visual security in underground parking garages (3.3.6.7.) require that maximum unobstructed visual access possible by means of clear wired glass in steel frames be provided in elevator vestibules, exit vestibules and exit shafts. This appears minimal on all exits in the underground parking area.

3. Exits*

a) Number of Required Exits

- Two accessible exits are normally required from a floor area. The visitor parking area on the main level has access to only one exit.

b) Exits- Exposure

- The north exit pathway at the main level is exposed to the adjoining fire compartment (Amenity Room)
- The exit path from Stair #2 at the second level is exposed to the Amenity Room as well as to Townhouse Unit # 4.
- The glazing for these compartments adjoining the exit pathway must be protected accordingly.

c) Exits- Door Swings

- Exit doors are required to swing in the direction of exit travel. This applies to the south exit at the P2 Level, as well as to the vestibule doors located on the main level lobby.

d) Access to Exits

- A minimum of 3 risers are required in stairs per 3.4.6.2. The stairs accessing the main Electrical Room at the P2 Level do not meet this requirement.
- The vestibule shown between the "lobby" and the exit stairs on the main level is required to meet the provisions of 3.3.5.7. 2) & 3).
- Landings conforming to the provisions of 9.8.4.2.4 are required for the exterior stairs for the townhouse units.
- Swinging doors providing access to the open parking floor area are required from the private garages serving each of the townhouse units facing 8th Avenue.

e) Handrails and Guards

- Handrails (including extensions) & guards which are required for stairs and ramps are missing in some locations.
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4. Fire Separations

- Fire separations are required between the lobby and the adjacent occupancies.
- The public corridor on the main level containing the "lobby" is required to be fire separated from all occupancies by a one hour fire separation per the requirements of 3.2.1.4.3.

5. High Rise Measures

- The provisions of 3.2.6. of the Vancouver Building By-law for Additional Measures for High Buildings are applicable for the entire project.
- Cross over floors complying with the provisions of 3.4.6.17. should be designated.

6. Interconnected floor space

- The public corridors of Levels 1 and 2 appear to be interconnected and must therefore meet the requirements of 3.2.1.1.3.

7. Spatial Separation*

- The glazing on the south elevation for the dwelling units adjacent to the east property line is required to be set back 1.2 metres from the property line. This applies to levels 2 and 3.

8. Other Comments

- On level 3 of the third townhouse from the east property line, a set of stairs has been indicated that accesses a deck to the fourth level. However, the fourth level plan indicates that the deck is used by the adjacent 2 bedroom unit.

9. Building Permit Issuance Requirements*

- The issuance of a building permit for construction is contingent on all legal covenants and equivalents (if necessary) being accepted and in place. Notwithstanding the foregoing, code conforming (including Planning and Engineering regulations) back-up solutions shown on the building application drawings are also acceptable for the issuance of building permits.
- Projects submitted under the Certified Professional Program are also required to demonstrate conformance with the Vancouver Building By-law. In the case of phased construction, the comments above regarding equivalents and covenant approval would apply to each phase of the work proposed.

Notes:

1. Items marked with an asterisk have been identified as important non-conforming Vancouver Building By-law issues.
2. All code references unless noted otherwise refer to Vancouver Building By-law #8057.
3. 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.
4. The applicant may wish to retain the services of a 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 November 3, 2004 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.* The distance from the principal entrance/address (Fire Department response) is approximately 40 ft. from the West 8th Avenue curb, and the distance from the access stair for the above grade levels is approximately 60 ft. from the main entrance doors. Access is not direct (must pass through the elevator lobby and travel around the corner) The distance to from the access door to the below grade levels is approximately 41 ft. from the main entry doors. This access is direct through 2 doors. The applicant should review whether access for above grade units can be changed with access for below grade levels.
2. Overhead garage doors are to be open grille type.
3. Review addressing, sprinkler zoning, and fire alarm annunciation. Standpipe coverage could be problematic for townhouse units 5 to 7.
4. Access to the roof level of the tower is from a central scissor stairs. Access to the roof level of Townhouses 5 - 7 must be from the Street.
5. The Fire Department Siamese connection has been indicated on West 8th Avenue near the entrance. A second Fire Department Siamese connection is required for high buildings. A review of the final locations for the Fire Department Siamese connections is required for the Building Permit submission.
6. Additional fire protection equipment (fire hydrant, CACF panel, standpipe, Fire fighter's elevator, etc.) has not been indicated.

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