
2501 Spruce Street (COMPLETE APPLICATION)
DP-2017-00933 - C-3A

BC/MXC/CS

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
C. Joseph, Engineering Services
A. Thompson, Real Estate Services
D. Naundorf, Housing Policy and Projects
C. Buckham, Social Policy
D. Shearer, Park Board

Also Present:

Brenda Clark, Urban Design & Development Planning
Maria Cheng, Development Services
C. Stanford, Development Services

APPLICANT:

GBL Architects
139 East 8th Avenue,
Vancouver, BC,
V5T 1R8

PROPERTY OWNER:

Minglian Holdings Ltd,
303-1338 W Broadway,
Vancouver, BC
V6H 1H2

EXECUTIVE SUMMARY

• **Proposal:**

To develop a new 10 storey residential tower (37 market dwelling units) and a 2 storey commercial/office podium (approximately 465 m², or 5000 sq.ft.) for a FSR of 3.3 (3.0 permitted plus a 10% Heritage transfer allowance from 40 Powell Street). There is both indoor and outdoor amenity space for residents and office users at level 2. Two levels of underground parking (50 parking spaces) are accessed from the lane, with four surface parking spaces directly off the lane.

See Appendix A Standard Conditions
Appendix B Standard Notes and Conditions of Development Permit
Appendix C Plans and Elevations
Appendix D Applicant's Design Rationale

• **Issues:**

1. Improve site planning
2. Improve functionality of ground floor and retail
3. Improve architectural form and character
4. Improve livability
5. Improve ground plane

• **Urban Design Panel: Support with Recommendations**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2017-00933 submitted, the plans and information forming a part thereof, thereby permitting the development of a ten storey mixed use building containing retail (first floor), office (second floor), and residential (third to tenth floor) all over two levels of underground parking with vehicle access from the lane, subject to the following conditions:

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

1.1 Design development to improve site planning, as follows:

- i. relocate loading bay away from Spruce St. (see Engineering Standard Condition A.2.1);
- ii. relocate surface parking underground;
- iii. relocate PMT;
- iv. improve landscaping on Spruce St and on the lane (see Landscape Condition A.1.16)

Note to Applicant: Spruce St should be developed as a major pedestrian connection to False Creek. This can be achieved by shifting the loading bay west, providing a generous entry for the residential tower, with landscaping wrapping around the corner to the lane (see Landscape Standard Condition A.1.16);

1.2 design development to improve functionality of ground floor and retail, as follows:

- i. move elevator core to ensure retail units have minimum depth of approximately 10.7 m. (35');
- ii. relocate bike storage and garbage/recycling to parkade;
- iii. improve the prominence/visibility of residential and office entries;

Note to Applicant: The intent of this condition is to achieve approximately 0.5 FSR for retail space, and to ensure functional retail units that could accommodate a variety of tenants. This could be achieved by shifting core and tower 5m (15') south.

1.3 Design development to improve architectural form and character, as follows:

- i. develop a strong base to the building, with more substantial materials and columns at the street level;
- ii. unify all elevations of the tower to achieve a more cohesive design, with east and west facades treated similarly to the south and north;
- iii. animate the blank walls along Spruce and the lane;
- iv. develop a more prominent roofline at the top of the building;

- v. provide continuous weather protection for pedestrians along streets (min. 1.4 m deep, 4 m. above sidewalk);
- vi. resolve colour, materials and details;

Note to Applicant: The building is highly visible from the Broadway corridor, on a corner site flanking a major pedestrian route. A more unified design could be achieved by wrapping frame elements and balconies around the corners, using colour and materials to break up blank walls, reconsidering vertical stripes (which currently appear unrelated to the overall building design), and improving balcony design and providing details. Blank walls at grade require special treatment to deter graffiti, such as architectural detailing, decorative elements such as steel trellis and/or landscaping (see Landscape Standard Condition A.1.17).

1.4 design development to improve livability, as follows:

- i. consider rain cover and canopies at entries to amenity patios and private patios;
- ii. address overlook and privacy concerns between the residential and office amenity spaces (i.e. standard glass, translucent or transparent);

1.5 design development to improve ground plane, as follows:

- i. provide comprehensive street furniture details (bollards, benches, pedestrian-scale lighting, bike racks, guard rails, decorative grilles, planters etc.);
- ii. enhance ground plane adjacent to building with special paving, such as exposed aggregate, scored or coloured concrete (i.e. entries, ramp, loading bay, parking);
- iii. coordinate on-site paving with City paving grid along Broadway and Spruce (refer to City of Vancouver details SDG-30 and SDG-31). Create one coordinated pedestrian space (See Landscape Standard Condition A.1.16 and Engineering Standard Conditions A.2.2).
- iv. Animate the lane, with a decorative parkade gate, decorative grilles in wall openings, and landscaping coordinated with the two existing power poles, parkade exhaust, and relocated PMT. (See Landscape Standard Condition A.1.16)

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 / REQUIRED		PROPOSED		
Site Size ¹		30.489/30.481 ft X	38.09/38.089 ft	
Site Area ¹		1161.2 m ² =	12499 ft ²	
Uses		Residential: 37 dwelling units Non-residential: Retail and General Office		
Setback		Front (North) - West Broadway	0 ft	
		Side (East) - Spruce Street	4 ft	
		Side (West) - interior	0 ft	
	Rear (South)	Rear (South)	16 ft	
	Rear (South) to Residential	Rear (South) to Residential	26.29 ft	
FSR ²	Maximum	3.00 FSR	Residential	2.71 FSR
	10% heritage density transfer	0.30 FSR	Non-Residential	0.60 FSR
	Total	3.30 FSR	Total	3.31 FSR
Floor Area ²	Maximum	37497 ft ²	Residential	33824 ft ²
	10% heritage density transfer	3750 ft ²	Non-Residential	7493 ft ²
	Total	41247 ft ²	Total	41317 ft ²
Residential Open Balcony ³	Maximum 8%	2686 ft ²		2936 ft ²
Height ⁴	Maximum	30.18 ft	Top of boiler room	118.00 ft
	Discretionary height per Central Broadway C-3A Urban Design Guidelines	120 ft	Top of rooftop guard	114.13 ft
			Top of roof parapet	113.29 ft
Parking	Residential Uses		Residential Uses	
			Standard	30
	Disability	2	Disability	2
	Maximum Small Car (25%)	8	Small Car	9
	Visitor	0	Visitor - Small Car	1
	Minimum	33	Residential Uses Total	42
	Maximum	56		
	Non-Residential Uses		Non-Residential Uses	
			Standard	8
	Disability	1	Disability	1
	Maximum Small Car (25%)	3	Small Car	3
	Minimum	11	Non-Residential Uses Total	12
	All Uses		All Uses	
	Residential Uses Total - Minimum	33	Residential Uses Total	42
Non-Residential Uses Total - Minimum	11	Non-Residential Uses Total	12	
All Uses Total	44	All Uses Total	54	

continue on the next page

Technical Review for: 2511 Spruce Street				Zone: C-3A				DP-2017-00933				
PERMITTED / REQUIRED				PROPOSED								
Loading	Class			A	B	C	Class			A	B	C
	Residential			0	0	0	Residential			0	0	0
	Non-Residential			0	1	0	Non-Residential			0	1	0
	Total			0	1	0	Total			0	1	0
Bicycle	Class			A	B		Class			H	V	L
	Residential			46	6		Residential	A	A	A	B	
	Non-Residential			2	0		Non-Residential	2	2	0	6	
	Total			48	6		Total	52			12	
Dwelling Unit Type						One-bedroom	49%				18 units	
						Two-bedroom	46%				17 units	
						Three-bedroom	5%				2 units	
						Total	100%				37 units	
Horizontal Angle of Daylight	One angle of 50 degrees, or two angles with a sum of 70 degrees over a distance of 78.74 ft Relax minimum distance to 12.14 ft					Comply						
Amenity						Residential	2000 ft ²					
						Non-residential	778 ft ²					
	Maximum 20%					8249 ft ²	Total	2778 ft ²				

Notes:

¹ **Note on Site Size and Site Area:** The proposed site size and site area is based on the properties being consolidated. See Engineering Standard Condition A.2.5.

² **Note on FSR and Floor Area:** As per Section 4.7.1 - Floor Space Ratio, of the C-3A District Schedule, the Development Permit Board may permit an increase in floor space ratio to a maximum of 3.00 (equivalent to 37,497 sf). Under Section 4.7.8, the Development Permit Board may increase the allowable floor space ratio by a maximum of 10% (equivalent to 3,750 sf) where the increase results from a transfer of heritage density.

Overage in FSR is due to overage in residential balcony area (See footnote 3 below).

³ **Note on Residential Open Balcony:** Standard Condition A.1.1 seeks compliance with Section 4.7.6(a) regarding the area of open balconies. The area shall be excluded in the computation of floor space ratio provided that it does not exceed 8% of residential floor area being provided.

Overage in residential balcony area shall be included in the computation of floor space ratio which results in FSR overage.

⁴ **Note on Height:** As per 4.3.2 - Height, of the C-3A District Schedule, the Development Permit Board may permit an increase in the maximum height of a building with respect to any development.

Standard Condition A.1.3 seeks confirmation of compliance with Section 10.11.1(b) - General Regulations, of the Zoning and Development By-law regarding the width and area of mechanical appurtenances to be within one-third of building width, and 10% of roof area. In addition, Standard Condition A.1.4 seeks compliance with the rooftop hatch height to be within 3'-11". If both conditions are met, the proposed height is measured to Top of Rooftop Guard Elevation.

• **Legal Description**

Lot: Lots 9 & 10
 Block: 354
 District Lot: 526
 Plan: VAP590

• **History of Application:**

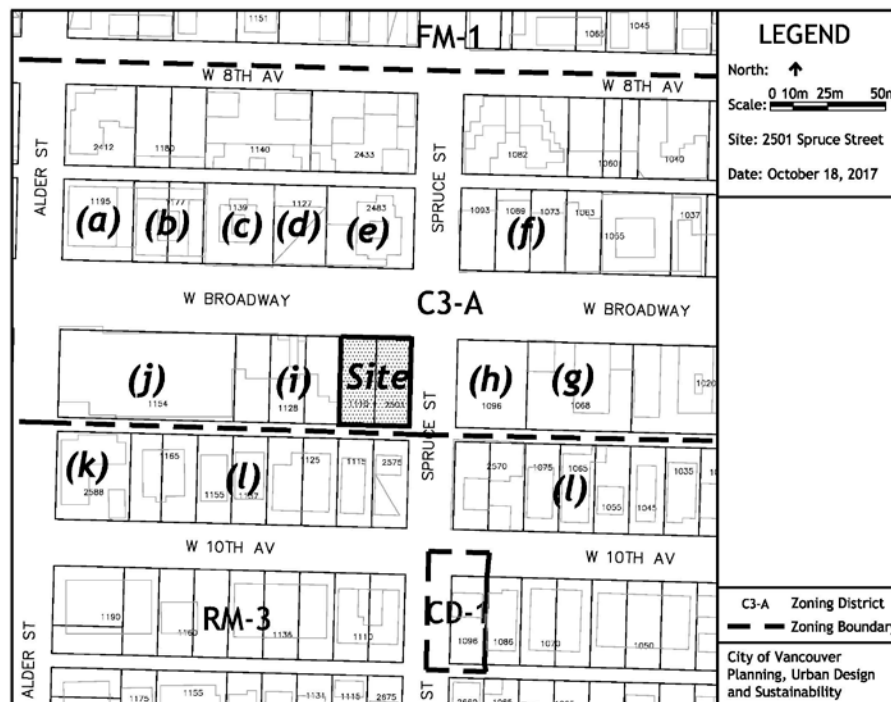
17 09 11 Complete DE submitted
 17 11 15 Urban Design Panel
 17 12 13 Development Permit Staff Committee

• **Site:** The site is located at the south west corner of West Broadway and Spruce Street and is a compact lot with a size of 100 ft. x 125 ft. (12,500 sq. ft area) and has a 7 ft. cross slope from the southwest corner to northeast.

The site and surrounding area are all zoned C-3A, providing a mix of commercial, office, and residential towers with a maximum height of 120' as prescribed under the Central Broadway Urban Design Guidelines.

• **Context:** Significant adjacent development includes:

- (a) 1195 W Broadway, 5-storey mixed-use building;
- (b) 1177 W Broadway, 11-storey mixed-use building;
- (c) 1139 W Broadway, 11-storey mixed-use building;
- (d) 1133 W Broadway, 2-storey commercial building;
- (e) Skyline, 2483 Spruce Street, 10-storey mixed-use building;
- (f) 1063-1093 W Broadway, 13-storey mixed-use building;
- (g) 1068 W Broadway, 13-storey mixed-use building;
- (h) 2550 Spruce Street, 11-storey mixed-use building;
- (i) Broadway Centre, 1128 W Broadway, 2-storey commercial building;
- (j) Toys-R-Us, 1154 W Broadway, 1-storey commercial building;
- (k) 2588 Alder Street, 4-storey Heritage "A" multiple dwelling building; and
- (l) 1035-1165 W 10th Avenue and 2570-2575 Spruce Street, 3 to 4- storeys multiple dwelling buildings



• **Background:**

Staff worked closely with the applicant throughout the pre-application process. A complete development permit application was submitted on September 11, 2017. The proposal appeared before the Urban Design Panel on November 15, 2017 and it was unanimously supported with recommendations.

This application proposes retail, office and residential uses on two parcels on the southwest corner of West Broadway and Spruce, one block west of Oak. The site is located in the Fairview Slopes Sub-area, in the medical/dental area related to Vancouver General Hospital. Per the C-3A guidelines, Spruce Street is identified as an important pedestrian connection to False Creek, and sidewalks should be developed as major pedestrian ways. Broadway is served by express and local bus service, as well as the Canada Line rail service north and south on Cambie Street.

These proposed uses afford well with the intent of the C-3A zone to provide for a range of activities while preserving the character and general amenity of the area and its immediate surroundings. Staff are bringing this application to the Development Permit Board seeking the approval of the recommended Standard Conditions in Appendix A and B, and also Recommended Conditions 1.1 to 1.5 to improve the public realm, appearance, and livability of the proposed building.

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

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

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

1. C-3A District Schedule:

Use: The proposed uses (commercial-general office, commercial-retail, and residential) conform to the provisions of the C-3A District Schedule.

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. A transfer of heritage density up to an additional 10% of the maximum allowable density may be considered under Section 4.7.5 of the C-3A District Schedule. The density proposed in the application meets the maximum of the zone, and therefore complies. Refer to Section 2 below regarding the earning of conditional density.

Height: The proposed height is 34.79 m (114.13 ft.) to the top of the rooftop guard. The outright height in the C-3A zone is 9.2 m (30.18 ft.). The Development Permit Board may permit increases in height to a maximum which is unspecified in the District Schedule. The Central Broadway C-3A Urban Design Guidelines provide further guidance regarding building height (see next section).

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

Density: Staff feel conditional density proposed in this application to the zone's maximum of 3.3 FSR has been earned through a number of positive design choices:

- The provision of a high quality public realm at the corner of Spruce and West Broadway, a location of high pedestrian activity;
- The outdoor roof patios and amenity spaces contribute to a healthy work environment for users of office areas;

- The use of high quality materials and an attractive overall building massing with a small footprint;

Staff's outstanding concerns include resolution of the public realm around the building, including the major pedestrian link along Spruce Street to False Creek. The retail space at grade requires a more workable of depth of 35' (10.7 m). The architectural form and character also requires development, to turn the corners, enliven the blank east and west facades, downplay verticality, and develop a stronger base for the building with materials and colour.

Height & Massing: The guideline height for the Fairview Slopes sub-area of the C-3A zone is 120 feet. The Guidelines also note that the sub-area's highest buildings should be located one block west, between Alder and Birch, to accentuate the high point in the topography. Height restrictions to the east of Heather limit roof elevations to 250 feet (6 storey maximum) to preserve views of City Hall from the downtown and bridges crossing False Creek. The proposed height of 34.79 m (114.13 ft.) is supportable given the building massing.

The C-3A Guidelines recommend that higher building elements be oriented to maximize sun penetration and views to the north. The footprint of the residential tower is narrow, and oriented north-south, which alleviates the impression of upper bulk. The tower is also set back from both streets. Staff feel the proposal achieves the zone's maximum density and valued residential and office space near a major transit node, within a generally well-executed building form.

Street Wall Height: Guidelines recommend a 30 ft. street wall height on buildings on the south side of Broadway in the Fairview Slopes sub-area. This height has been set to allow sunlight to reach the north sidewalk of Broadway on the winter solstice. The addition of the Canada Line Station to the intersection of Cambie Street and West Broadway has permitted flexibility in staff's interpretation of this particular guideline. Note that a recently constructed building at 550 West Broadway with a 200 ft. frontage on the south side of the same block has a continuous six, and partial seven, storey street wall.

The massing and scale of the proposal is appropriate to the context and pedestrian nature of this block of West Broadway. The building proposes a two storey street wall element that relates to existing buildings to the immediate west. The building expression along West Broadway is articulated with frame elements relieving the impression of bulk as viewed from West Broadway. The upper storeys are also set back from the West Broadway property line.

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

The Central Area Plan: Goals and Land Use Policy C-3A encourage housing as the dominant use outside the Cambie to Oak Uptown offices area. The proposed mix of housing, retail and office satisfies the objectives of the Plan.

• Conclusion:

This development proposal will provide residences and desired jobs near a major transit hub. Staff consider the proposed building will be a positive contribution to the urban streetscape emerging along West Broadway as well as Spruce. As discretionary increases in density and height have been achieved subject to the conditions outlined in this report, staff recommend support of the proposed application.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on October 8, 2016, and provided the following comments:

EVALUATION: Support with Recommendations

Introduction:

Development Planner Susan Chang, on behalf of Ji-Taek Park, introduced the project as a development application comprised of two parcels on the southwest corner of West Broadway and Spruce located one block west of Oak. This is part of the Fairview Slopes Sub-area of Central Broadway. Sites along West Broadway are zoned C-3A and consist of a mix of two to four storey commercial buildings, office towers and mixed-use tower developments. The corner site across Spruce is a 10 storey structure and the neighboring site to the west is two storeys. The area south of the lane is zoned RM-3 and mainly consists of low-rise apartment buildings.

Per the C-3A guidelines, Spruce Street is identified as a False Creek Connection. Sidewalks should be developed as major pedestrian ways. The building form, in general, meets the expectations of continuous street wall. The upper massing above has a narrower frontage relative to the base allowing for sufficient daylighting and views. Higher quality materials and architectural details are expected.

The site is 100' x 125' deep with the lane at approximately 6' higher relative to the front property line. Proposed is a 2-storey podium consistent with the expected continuous street wall and 37 market units above in an 8 storey tower form with a floor plate of 4,100sf. The proposed floor space ratio (FSR) is 3.3 which include the 10% heritage density transfer. An 8'-11" setback has been provided along West Broadway and between 4'-7'-6" provided along the majority of frontage along Spruce. Resulting from the higher lane elevation, the loading bay is located at the street interface screened with landscaping. Amenity space is provided on level 2 with contiguous outdoor space. Exterior cladding is primarily brick (specified as manganese iron spot), white fiber cement panels and copper panel accents.

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

1. Please comment on the proposed public realm relationship along Spruce St, intended to be a major pedestrian way.
2. Please comment on proposed materials and colour.
3. Please comment on the overall architectural and landscape composition and expression.

Applicant's Introductory Comments:

The applicants design concept was a contained compact site. There are two main elements to the application, a slender tower form and a strong street wall expression. Both are used for volume and a high quality approach.

The towers follow the guidelines that specify for slender tower forms to minimize shadowing on Broadway. They were broken further into two vertical volumes; this is to set up the relationship of two different elevation expressions. They measure to about 53 feet wide to 120 feet.

The North and South sides have more of an open base and the East and West have more of a solid feature. The North side has large balconies to take advantage of the views to the north shore and a base to help with privacy between units and enclosure to Broadway. There is lots of open space combined with an enclosed feeling for privacy.

The South side has bases that shift according to the difference in units. The unit bases are shifted to take advantage of the sunlight. In the east and west, they are much more solid to allow opportunity to get the wall to window ratio down and increase insulation for the building.

The windows on the elevations have vertical sunshades to help mitigate with the lower sun angles.

The applicant minimized the balconies on the elevation to the back south corner to allow for sunlight from the southern and northern exposures.

The base has a voluntary set back from Broadway to create more opportunities for the public realm. There is an office lobby and residential lobby, both in white to create variety on street frontage yet relatable to the tower. There is an amenity space in the back of the building south facing side, which is a combination of urban agriculture and play space.

There is a secondary access on the lane that is for loading, parking and leads directly to the bike storage. There are additional surface parking spaces which have been voluntarily placed to aide with the parking number.

Spruce Street has two existing street trees that will be retained, and three new street trees will be planted by the applicant. The applicant is looking into getting consent to put three new street trees along Broadway. The loading bay will be screened with a hedge and small tree planting area adjacent.

The applicant team then took questions from the panel.

Panel Consensus:

Having reviewed the project it was moved by Mr. Cheng and seconded by Ms. Parsons and was the decision of the Urban Design Panel:

That the Panel Support the project with the following recommendations:

Panel's Consensus on Key Aspects Needing Improvement:

- Spruce Street elevation needs to be seen more as a street façade and to work with the corner
- Look at more continuous rain shelter with canopies wrapping around and along Spruce Street
- The base on Spruce Street needs more robust columns or and to bring it down as a base
- More attention to the entrance as a gathering place with an added amenity
- Base materials need to have real depth to read as base materials
- Develop canopies more and cove the amenity spaces
- Consider some street trees on Broadway
- With the lane consider bringing in some natural light in your parking ramp
- Animate the lane (i.e. gate choice)

Related Commentary:

The panel noted how the building opened up at the corners and the background was well designed. Suggestions included the residential portion was not properly expressed and feels like your tucked behind the entire view. The ground material needed to ground the building more. The front and the back appeared as two different buildings. The back façade is more successful than the front, partially because it is not symmetrical and the front elevation needs more expression. The applicants could consider animating the façade with another tone or use the copper material differently to loosen up the expression of verticality. There is enough verticality in the design. The frame retail area (Spruce façade) lengths are too thin; it was suggested to make them wider to help with material proportion.

The balcony frame guards should be carefully looked as the framing details impacts the design and helps out the appearance of the project. The lane turning the corner on Broadway would benefit from balconies that wrapped around for a stronger corner expression. Presently the corner of Spruce Street is better designed which makes the building feel like two very different expressions.

A panel member pointed out that the master bedrooms of the penthouse suites have an obstructed view as they are looking at a tunnel.

The panel noted the white concrete stone looked good and was an economical choice. The panel felt the copper will inevitable go as it will patinate, is expensive and will get stolen. As well, the copper could run off onto the white stone. The materials need to have depth, because it is a compact and slender project. If the material is too thin the project will look very flat. The colour choice gives a good contrast between body and base.

The panel found the simplicity of the lane pull up to the parking spots very handy. Additional suggestions included the consideration of paving choice for the loading bay and parking, in the lane puncturing the ramp, and a gate choice for the underground parking.

Access points to the amenity space, coming in and out with bikes and the entry to the office space are well handled. Suggestions included the clarification of the glazing on top of the amenity area; decide whether it is standard glass, translucent or transparent. The amenity patios and private patios could use some rain cover and canopies. The panel suggested defining the residential entrance as a gathering place, especially as it has spaces for bike parking. The building overall needs to have some continuous weather protection to encourage walkability. The panel noted the current horizontal frames of the canopies will pool water but not do much else.

For the public realm a feature such as a built in bench would help shape the area into a nice public space. Broadway should have a continuation of street trees. The panel suggested the elevation on the laneway could benefit from having some landscape incorporated and exposure to natural light.

Applicant's Response:

The applicants clarified the copper material is more of a copper like material. The applicants thanked the panel for their comments.

ENGINEERING SERVICES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

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

LANDSCAPE

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

PARK BOARD

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

HERITAGE PLANNING

Letter "A" has been received confirming the intent to purchase heritage density from 40 Powell Street and is in acceptable form. The seller has adequate density and there are no holds on its release. Prior to issuance of DP-2017-00933 the applicant will need to submit Letter "B" confirming the purchase of this density. The recommendations of Heritage as pertains to the heritage density transfer are contained in the prior-to conditions noted in Appendix A attached to this report.

ENVIRONMENTAL PROTECTION BRANCH

The recommendations of the Environmental Protection Branch are contained in the prior-to conditions noted in Appendix A & B attached to this report.

BUILDING REVIEW BRANCH

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 Building Review Branch 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, firefighting access and energy utilization requirements. Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.

NOTIFICATION

On the 27th October 2017 two site signs were placed at the site, one facing Spruce Street and one facing W Broadway. In addition postcards were sent to neighboring property owners in a 2 block radius notifying them of the application, and offering additional information on the city's website. The postcard and the development application materials were posted online at vancouver.ca/devapps.

Impact on Neighbouring Properties: Some of the respondents expressed concerns on construction noise, limited parking availability in the area and increased traffic congestion due to the development, particularly off the lane on the surrounding area.

Staff Response:

Construction on the site would be subject to Vancouver Noise Control By-Law #65555 which limits construction on private property between 7:30 and 8pm on any weekday that is not a holiday and between 10am to 8pm on any Saturday that is not a holiday. Use of City streets will be subject to and reviewed for impacts to the surrounding transportation network by Engineering Services prior to being granted permits for work on street.

Neighbour Impacts: Some of the respondents, who are living in the adjacent building across the lane to the south expressed concern that the proposal will affect their access to views.

Staff Response:

The adjacent building to the south is two storeys in height and will likely redevelop in the future. The current two storey buildings on the subject site block near views, as do existing towers along the north side of Broadway as they sit on a two storey podium forming a street wall. Fortunately, long views up Spruce to the north shore are preserved as the base of the proposed building is set back from Spruce by 14' (4.3 m) at the southern half of the site. The base of the building is limited to two storeys, and the tower above is set back from the property line along Spruce by 36' (11 m).

Displacement of Small Business: Two respondents expressed concerns about the effect of speculative housing projects displacing small businesses for unaffordable housing.

Staff Response:

Current uses at the site are a small restaurant and several retail-office premises (including an umbrella shop, book store, cannabis dispensary, and 2nd floor health centre, accounting etc.). Unfortunately, the commercial tenants will have to relocate if the new retail commercial space does not meet their or the building owner's respective needs. Any existing rental housing may be eligible for assistance under the city of Vancouver Tenant Relocation and Protection Policy.

Heritage: One respondent expressed a desire for the retention of the facade of the 1110-1116 building and that would be nice to see this preserved as building styles from different decades give the city character.

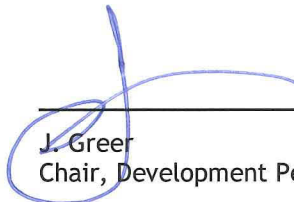
Staff Response:

The character building located on the western portion of the site was evaluated in 2012 as part of the Broadway Corridor Study. The building was rated as "moderate" in terms of retention value, as it appeared unlikely that more than the façade could be incorporated in new development given the permitted density and building massing. Accordingly, the character building at 1110 Broadway has not been retained in the proposed design.


DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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


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



J. Greer
Chair, Development Permit Staff Committee



Brenda Clark
Development Planner



Maria Cheng
Project Coordinator

Project Facilitator: PF

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

- A.1.1 compliance with Section 4.7.1 - Floor Space Ratio, of the C-3A District Schedule of the Zoning and Development By-law;

Note to Applicant: The maximum permitted residential balconies is 8% of the residential floor area as per Section 4.7.6(b). Overage of 250 sf shall be included in the computation of floor space ratio which results in FSR overage.

- A.1.2 provision of Top of Rooftop Guard Elevation on all elevation drawings;

- A.1.3 confirmation of compliance with Section 10.11.1(b) - General Regulations, of the Zoning and Development By-law that mechanical appurtenances do not, in total, exceed one-third of the width of the building as measured on any elevation drawings and do not, in total, cover more than 10% of the roof area on which they are located as viewed from directly above;

- A.1.4 provision of a section detail of the rooftop hatch;

Note to Applicant: Top of rooftop hatch must not exceed 3'-11" from the top of roof slab.

- A.1.5 provision of revised plans showing all existing trees on site;

- A.1.6 confirmation that at least 20% of all off-street parking spaces will be available for charging of electric vehicles;

- A.1.7 provision of bicycle spaces in accordance with Section 6 of the Parking By-law:

- i. number each bicycle space and label each one as horizontal, vertical or locker;
- ii. label below-grade bicycle rooms and bicycle spaces at level 1 as residential or non-residential;
- iii. add a notation on the plans that: "Construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law";
- iv. provide one electrical receptacle per 2 bicycle spaces for the charging of electric bicycles; and,
- v. provision of End of Trip facilities as per Vancouver Building By-law.

- A.1.8 provision of clarifying details on the plans to:

- i. update the overview paragraph on sheet A-0.01 to clarify the location of amenity spaces;
 - ii. update the spelling of the word "increase" on sheet A-0.03;
 - iii. update the parking statistics table to indicate the correct number of dwelling units under 538 sf (50 sq. m) and update parking calculation;
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- iv. correspond the number of Class B bicycle spaces between the site plan and the landscape plan;
 - v. correspond exterior side yard and rear yard dimensions, and proposed bicycle spaces between the floor plans and statistics table; and,
 - vi. clarify tenure of residential use as ownership or market rental.
- A.1.9 deletion of all references to the proposed signage, and add a notation on plans confirming that:
- “All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner[s] assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits.”
- A.1.10 submission of Letter B - Transfer of Heritage Density, completed by the owner of the “donor” site at 40 Powell Street, confirming that an agreement has been reached to sell 3,750 sf of heritage density to the developer of the “receiver” site at 2501 Spruce Street, and also confirming the balance of transferable heritage density remaining on the donor site at 40 Powell Street;
- Note to Applicant:** Refer to the link at <http://vancouver.ca/files/cov/letter-b-proof-of-density-sale-development-application.pdf> for template of Letter B.
- A.1.11 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building’s open space and the Public Realm;
- A.1.12 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;
- A.1.13 written confirmation shall be submitted by the applicant that:
- i. the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
 - ii. adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and,
 - iii. mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555.

Standard Urban Design Conditions

- A.1.14 design development to identify green building and energy efficiency strategies;
- A.1.15 identification on the architectural and landscape drawings of any bird friendly features;

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of features that may be applicable, and provide a design rationale for the features noted. For more information, see the guideline at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Standard Landscape Conditions

A.1.16 design development to increase street level landscaping (in support of the Urban Design Recommended Condition 1.1) as follows:

- i. along West Broadway;
Provide formal and informal seating along W Broadway. Consideration should be given to using raised planters that are designed to facilitate informal seating and deter skateboarding.
- ii. along Spruce Street;
 - a. Provide a 10' planted landscape buffer on private property for the southern half of the site. This will require the loading bay adjacent to the lane to be relocated. This landscape buffer should create a defined outdoor space that is visually connected with the interior residential lobby. This landscape buffer should also provide an entry feature that denotes the residential entrance as well as provide formal and informal seating;
 - b. relocate bike racks, ensure that there is a landscape buffer between the bike racks and the residential entry doors;
- iii. along the Lane;
 - a. the landscape buffer along Spruce St is to wrap around the south-east corner of the site extending into the lane
 - b. replace the at-grade parking stalls with low growth trees (species and final number to later approval of landscape) and enough shrubs to fill out the remaining space; and,

Note to Applicant: Landscaping along the lane should incorporate existing features that border the site (i.e. screen power poles, augment the existing adjacent landscape planter to the west)

A.1.17 design development to soften the massing of the building with planted landscape materials;

- i. provide 'part 2' trees (species and final number to later approval of landscape) on both the east and west roof decks of the second and third floor. Trees should be placed along the outside edge of the roof deck so they are most visible from the public realm;
- ii. provide vines that cascade over the edge of the building at the north and south perimeter of the 3rd floor roof decks.

A.1.18 design development to mitigate this building's contribution to the Urban Heat Island;

Note to Applicant: Provide additional new tree planting on top of the residential tower (number and species to later approval of landscape).

A.1.19 provide an irrigation plan, demonstrating how proposed planting will be irrigated;

A.1.20 provide additional new street trees (number and species to later approval of landscape) fronting onto Broadway Avenue, in coordination with Engineering and the Park Board with the addition of the following standard note on the plans:

“Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Eileen Curran at 604-871-6131 to confirm planting location. New trees must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Cabot Lyford at Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.”

Note to Applicant: Confirmation must be received from Engineering and Park Board to confirm the proposed street trees removal/replacement. New tree information must appear on the Plant List.

- A.1.21 provide generous growing medium and suitable planting depths for tree and shrub planters to ensure long term viability. Planter section details to confirm depth over structures will accommodate rootballs of proposed trees in the long term, with dimensions meeting or exceeding BCSLA standards;

Note to Applicant: Underground parking slabs, roof decks and retaining walls may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should meet or exceed BCSLA standards. With the approval of Engineering any renewal of sidewalks on Broadway should include tree planting pits with soil resources that are contiguous with the surrounding soils. All new services should ensure insofar as possible to be outside the Root Protection Zones of existing trees.

Crime Prevention through Environmental Design (CPTED)

- A.1.22 incorporate CPTED principles, as follows:

- i. ensure natural surveillance throughout pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, stairs, and storage rooms;
- ii. pedestrian-scaled lighting to improve safety and security around the building;
- iii. underground parking to have 24 hour lighting and walls painted white;
- iv. avoid hidden alcoves and concealed spaces along the streets and underground;
- v. reduce opportunities for graffiti around the building, use graffiti deterrent paint, and lighten colour of blank facades along base; and,
- vi. incorporate openings along the lane elevation for natural light to the parkade where possible.

A.2 Standard Engineering Conditions

- A.2.1 make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the Class B loading space between the retail and residential uses in Building A and label the space as ‘Residential and Commercial Loading’;

Note to Applicant: The shared use agreement should specify allocated time periods for shared use by residential vs. commercial units.

A.2.2 provision of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements is required. Please submit a copy of the landscape plan directly to Engineering for review noting the following requirements:

- i. provision of street trees as space permits;
- ii. provision of a standard concrete pedestrian lane crossing on Spruce Street including new curb returns and ramps on both sides of the lane;
- iii. landscaping on street right-of-way adjacent to the proposed Class B loading must be in compliance with the COV Engineering Streets Guidelines for Planting City Boulevards; and,

Note to Applicant: Plants should be set back at least 30 cm (12") from the sidewalk to avoid overgrowth. Plants should be perennials or shrubs that will grow less than one meter (3' 3") in height to ensure good sight lines.

- iv. the landscape plan is to be noted as "NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."

A.2.3 design elevations required along property line adjacent all entrances and driveways;

A.2.4 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, as follows:

- i. provision of a section drawing showing elevations, vertical clearances, and security gates for the main ramp and through the loading bay; label minimum clearance for parking levels on drawing, including overhead gate and mechanical projections;
- ii. provision of minimum vertical clearance for the main ramp, security gates including mechanical projections, and loading bays;
- iii. provision of revised drawings including ramp widths, design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, disability spaces, and at all entrances. Include lengths along ramps between breakpoints;

Note to Applicant: This is to calculate and confirm slopes and crossfalls throughout the parking levels.

- iv. provision of dimensions for columns encroaching into parking stalls on drawings;
- v. provision of revised drawings showing parking and loading spaces numbered, dimensioned and labelled on the drawings as commercial or residential spaces;

Note to Applicant: Spaces missing dimensions include, but not limited to: 10, 32-34.

- vi. provision of improved maneuvering and visibility for two-way vehicle movement along main ramp and at parkade entrance;
 - vii. modification of the loading bay design;
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- a. Provide a standard loading throat;
- b. Provide a minimum 28' (10.7m) of stall length for the Class B loading space.
- viii. provision of automatic door openers on the doors providing access to the bicycle room(s);
- ix. provision of alcoves for the bike room access off the parking ramp and maneuvering aisle on P1; and,
- x. provision of Class B single ring bike racks set a minimum of 36 inches apart and from any wall, building or other vertical element.

Note to Applicant: Please refer to the Parking and Loading Design Guidelines at the following link: (<http://former.vancouver.ca/engsvcs/parking/admin/developers.htm>)

A.2.5 make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Amended Lots 9 & 10 (See 121287L), Block 354, District Lot 526, Plan 590 to create a single parcel;

A.2.6 a canopy application is required;

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage system. Canopies are defined as a rigid roof like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56mm in thickness. (VBBL section 1A.9.8).

A.2.7 clarify garbage pick-up operations;

Note to Applicant: Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.

A.2.8 the General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features;

the applicant is to provide confirmation that all required electrical plant is provided for on-site. There is to be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch; and,

Note to Applicant: Please ensure that in your consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

A.2.9 provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.

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

- A.3.1 a qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during subsurface work.
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B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Building Review Branch, contained in the Staff Committee Report dated December 13th 2017. 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 (**6 months after DP Board date**), this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
 - B.2.4 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
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- B.2.5 the owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions;
- B.2.6 A Ministry of the Environment Release is required prior to the issue of the development permit.
- B.2.7 A Remediation Agreement is required to be signed and registered at the Land Title Office prior to the issue of the development permit.
- B.2.8 provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site;

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

- B.2.9 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.
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