
3438 Sawmill Crescent (COMPLETE APPLICATION)
DP-2017-01176 - CD-1 #566

DW/VK/LEB/AW

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
C. Joseph, Engineering Services
D. Naundorf, Housing Policy and Projects

Also Present:

D. Wiley, Urban Design & Development Planning
A. Wroblewski, Development Services
V. Kopy, Development Services

APPLICANT:

Dean Johnson
Wesgroup Properties
910-1055 Dunsmuir Street
Vancouver, BC
V7X 1L3

PROPERTY OWNER:

Parklane Homes
910-1055 Dunsmuir St
PO Box 49287 Stn Bentall Centre
Vancouver, BC
V7X 1L3

EXECUTIVE SUMMARY

- **Proposal:** to develop this site with a 25 storey multiple dwelling building with live/work use at grade, providing 245 dwelling units over three and a half levels of underground parking.

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. South-west corner of building requires refinement, to anchor courtyard to public realm;
2. Relationship to grade (ie. landscape, private open spaces) on west and south elevations;
3. Livability of dwelling units (ie. access to natural light and ventilation, private outdoor spaces)

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

THAT the Board APPROVE Development Application No. DP-2017-01176 submitted, the plans and information forming a part thereof, thereby permitting the development of a 25 storey multiple dwelling building with live/work uses at grade, providing 245 dwelling units over three and a half levels of underground parking, 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 strengthen the expression of the south-west corner of the building (ie. where the courtyard overlooks the greenway), and better anchor the building to the public realm, as follows:

- i. increase the setback of the south wall, to accommodate minimum 2ft. landscaping between the building elevation and the BC Vista panel;
- ii. remove the exit door and extend the water feature and landscaping to fully “wrap” the corner; and
- iii. further develop the deck feature at the courtyard level, to be a stronger, more visible element from the public realm, and to provide better opportunities for outlook;

1.2 design development to improve the interface with the Kent Ave Greenway, as follows:

- i. increase the setback to minimum 3ft, to provide improved landscaping; and
- ii. provide an improved, finer-grained treatment to the retaining walls of the individual entry stairs;

1.3 design development to improve the West building elevation and interface with the public realm on Jack Uppal St (formerly Road ‘A’), as follows:

- i. provide more window openings at the south end of the podium (west elevation);
- ii. provide larger patios for the northern two units (ie. where there is a larger, landscaped setback); and
- iii. consideration to provide further transparency and open-ness to the street for the live-work units;

Note to Applicant: For the south corner unit (levels 1 to 4), a substantial window(s) should be introduced to the west elevation, to provide views to the street from the living rooms and bedrooms. Consider also adding smaller/high-level windows to bathrooms on this elevation.

1.4 design development to lighten the expression the “frame” at the top of the tower;

Note to Applicant: It’s recommended that some of the vertical bands on the East and West elevations be removed, as well as the trellis structures, to create a more open and transparent structure. The intent of the guidelines is the top of the tower should be expressed as a partial storey, occupying up to 40% of the floor below (and, as such, could excluded from height).

- 1.5 design development to improve the livability of the dwelling units, as follows:
- i. provide a private outdoor space for every dwelling unit (noting that one west-facing live-work unit seems not to have a balcony or patio);
 - ii. increase the depth of balconies on the west and south elevations of the podium to minimum 5ft. clear; and
 - iii. increase access to light and ventilation for secondary bedrooms in the townhouse units on Sawmill Crescent, by removing the interior wall/window facing the open-to-below space, to create an open loft condition;
- 1.6 design development to improve the functionality and sustainability of the common courtyard, by removing north-facing green walls;
- Note to Applicant:** North-facing green walls are resource-intensive to maintain, and may not be feasible over the long-term. An alternative wall treatment that provides visual interest and texture is recommended.
- 1.7 design development to improve the mews and loading areas;
- Note to Applicant:** Further consideration should be given to the pedestrian experience in the mews and loading areas, including lighting and materials, projections and overhangs, and gates and screening.
- 1.8 consideration to increase the number of family-oriented 3-bedrooms units;
- 1.9 consideration to integrate rainwater management functions into landscape features within the courtyard;
- Note to Applicant:** Consider connecting site and roof drainage systems to the planted areas in the courtyard so that this element can further contribute to the site's rainwater management. Consider using greywater from the site for the water feature. Rainwater management options must consider regulations that may impact connecting roof drainage to open water swale within the site.
- 1.10 confirmation that the application is on track to meeting LEED Gold equivalency, per EFL's "Approach to Green Building Design";
- 1.11 identification on the architectural and landscape drawings of any built features intended to create a bird friendly design;
- Note to Applicant:** Refer to the Bird Friendly Design Guidelines for examples of built features, and provide a design rationale for the features noted.
<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.
- 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:**

| | | | | | | | | | | | | |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|---------------------------|---------------------------------------|-----------------|------------|------------|-----------|-----------|------------|------|
| | Technical review for: | | | | 3438 Sawmill Crescent - "Parcel 16.2" | | | | | | | |
| | Permitted/Required: | | | | Proposed: | | | | | | | |
| ¹ Site Size | | | | | Irregular | | | | | | | |
| ¹ Site Area | | | | | 42,411.20 ft ² | | | | | | | |
| Use | Multiple Dwelling/Live Work | | | | Multiple Dwelling /Live work | | | | | | | |
| FSR | Expected area for Parcel 16.2 | | | | 5.69 | | | | | | | |
| ² Floor Area | Total: | 243,609.00 | ft ² | Total | 241,285.00 | ft ² | | | | | | |
| | Dwelling: | 223,222.00 | ft ² | Dwelling Area | 217,259.00 | ft ² | | | | | | |
| | Live-work: | 20,387.00 | ft ² | Live Work: | 24,026.00 | ft ² | | | | | | |
| | Amenity | 75,349.80 | ft ² | Amenity | 9,110.00 | ft ² | | | | | | |
| | Max. Open Balcony 12% | 28,954.20 | ft ² | Open balcony 10.9% | 26,415.00 | ft ² | | | | | | |
| | S & W Balcony Min 4% | 9,651.40 | ft ² | S & W Balcony area 6.7% | 16,158.00 | ft ² | | | | | | |
| ³ Height | Parcel 16.2 | 264.5 | ft | Parcel 16.2 | 257.56 | ft | | | | | | |
| | % of 26 level to 25 level | 40% | | % of 26 level to 25 level | 40% | | | | | | | |
| | # of Storeys - 16.2 | 25 | | # of Storeys - 16.2 | 25 | | | | | | | |
| | Market: | Min. | 231 | Market: | Standard | 203 | | | | | | |
| | | Max. | 272 | | Disability | 8 | | | | | | |
| | | Disability | 9 | | Small | 61 | | | | | | |
| | | Max. Small car (25%) | 58 | | Visitor | 23 | | | | | | |
| | | Visitor 10% of units | 23 | | Sub Total | 295 | | | | | | |
| | | Maximum Permitted | 272 | | | | | | | | | |
| | Live Work: | Min. | 24 | Live Work: | Standard | 20 | | | | | | |
| | | Max. | 28 | | Disability | 1 | | | | | | |
| | | Disability | 1 | | Small | 7 | | | | | | |
| | | Max. Small car (25%) | 6 | | Visitor | 3 | | | | | | |
| | | Visitor 20% of units | 3 | | Sub Total | 31 | | | | | | |
| | | Maximum Permitted | 28 | | | | | | | | | |
| | | Car-Share: | 2 | | Car-share: | 2 | | | | | | |
| | | Total: | 300 | | Total: | 328 | | | | | | |
| ⁵ Bicycle | Class | B | A | | | Tot. | Class | B | A | | | Tot. |
| | | | Min. | Max. | Min. | | | | Hor. | Vert. | Locker | |
| | | | Hor. | Vert. | Locker | | | | Hor. | Vert. | Locker | |
| | Market: | 6 | 145 | 87 | 58 | 289 | Market: | 6 | 145 | 79 | 56 | 280 |
| | Live-work: | 6 | 9 | 5 | 4 | 18 | Live-work: | 0 | 10 | 5 | 3 | 18 |
| Total: | 12 | | | | 307 | Total: | 6 | 155 | 84 | 59 | 298 | |
| Loading | Class | A | B | C | Class | A | B | C | | | | |
| | Market : | 0 | 1 | 0 | Market : | 0 | 2 | 0 | | | | |
| | Live Work: | 0 | 0 | 0 | Live Work: | 0 | 0 | 0 | | | | |
| | Total | 0 | 1 | 0 | Total | 0 | 2 | 0 | | | | |
| ⁶ Unit Mix | Note: A minimum 35% of units shall be suitable for family housing, have a minimum of 2 bedrooms and comply with the High Density Housing for Families with Children Guidelines | | | | Unit Type | | Live Work | Market | | | | |
| | | | | | Studio | 0 | 0% | 0 | 0% | | | |
| | | | | | 1 bedroom | 2 | 14% | 107 | 46% | | | |
| | | | | | 2 bedroom | 11 | 79% | 88 | 38% | | | |
| | | | | | 2+ bedroom | 1 | 7% | 36 | 16% | | | |
| Total: | 14 | | 231 | | | | | | | | | |

¹ **Note on Site Size and Site Area:** This irregular site, also referred to as “Parcel 16.2”, is located in “Sub area 2” of the Town Square Precinct. Sawmill Crescent runs along the North and East Kent Avenue to the South. Jack Uppal Street to the West separates this site from “Parcel 13” and “Parcel 16.1” sits directly to the East. The site falls into a Flood Plain area which has a Flood Construction Level of 4.8m (15.75’). The proposed floor level above underground parking structure is at 4.8m (15.75’).

² **Note on FSR and Floor Area:** The combined floor area permitted for the “Town Square Precinct” is 1,932,002.0 ft² and the maximum floor area for dwelling uses is 1,513,390.7 ft². In the Technical Analysis, “Precinct run total” and “Dwelling run total” includes Parcels 15, 16.1, 17, 18.1, 18.2 and 16.2. There is a limit on floor area for uses listed under Section 5.4 (including Live-work) of the CD-1 By-law, specific to “Sub Area 2”, of 255,392.9 ft². The proposed uses for this building are Dwelling and Live work. Per the East Fraser Lands Guidelines, Parcel 16 (16.1 & 16.2) has a projected Residential floor area of 284,060.00 ft², a projected Commercial /Live-work floor area of 20,387.00 ft² and a projected Commercial/Retail floor area of 22,604.00 ft². The proposed floor areas, respectively, are 280,185.70 ft², 24,026.00 ft² and 17,711.90 ft².

² **Note on Open Balconies:** At the discretion of the Director of Planning, open balconies can be relaxed to 12% of the Residential floor area being proposed, in compliance with Section 5.12(a). The area of the additional exclusion between 8% and 12% is to be located at the South and West Facades. South and West facing balconies make up 6.7% of the proposed dwelling floor area.

³ **Note on Height:** The CD-1 By-law has divided the Town Square Precinct into Parcels where each Parcel has a designated maximum building height and number of storeys. “Parcel 16.2” has a maximum height of 264.5 feet, taken from base surface to the top of slab of the uppermost habitable floor and is allowed up to 25 storeys. An upper storey may be exempted when in compliance with Section 6.2 of the CD-1 by-law. The proposed upper level complies with Section 6.2; however, the intention of the by-law may not be met as the “frame” structure is extended above the entire floor below. The proposed height is 257.56 feet, well below the permitted height of 264.5 feet. Standard Condition A.1.11 requires revision of the height calculation using interpolation as the method of calculating height from base surface from City building grades.

⁴ **Note on Parking:** Parking is to be calculated using Section 7 of the CD-1 By-law. Calculations provided are accurate; except, the maximum number of parking spaces for Residential and Live-work uses is to include visitor parking. Visitor parking spaces are required to serve the demand, and constitute a component of the parking standard. Standard condition A.1.6(i) requires reduction of parking spaces.

⁵ **Note on Bicycles:** Bicycle parking is calculated per Section 6 of the Parking By-law. There are several spaces throughout the bike storage rooms that have been counted and are obstructed by columns. There is a shortfall of 9 Class A bike spaces. Standard Condition A.1.8 requires compliance with Section 6 of the Parking By-law. 6 Class B Bicycle spaces are required and are proposed; however, 6 additional “Class B” bicycle spaces are to be located at the North entrance along Sawmill Crescent. Standard Condition A.1.9 requires addition of these spaces.

⁶ **Note on Unit Type:** 231 Residential Dwelling units are provided and 54% of these are 2 bedrooms or more. 35% are required to be 2 or more bedrooms under the CD-1 By-law and must also meet the “High Density Housing for Families with Children Guidelines”. 14 Live-work units are proposed. The Town Square Precinct requires that at least 317 units consist of Social Housing. Social Housing units are to be provided for in the remaining parcels within the Town Square Precinct.

- **Legal Description**

Lot: 47
 District Lot: 330 & 331
 Plan: EPP53802

- **History of Application:**

17 11 16 Complete DP submitted
 18 02 21 Urban Design Panel
 18 03 21 Development Permit Staff Committee

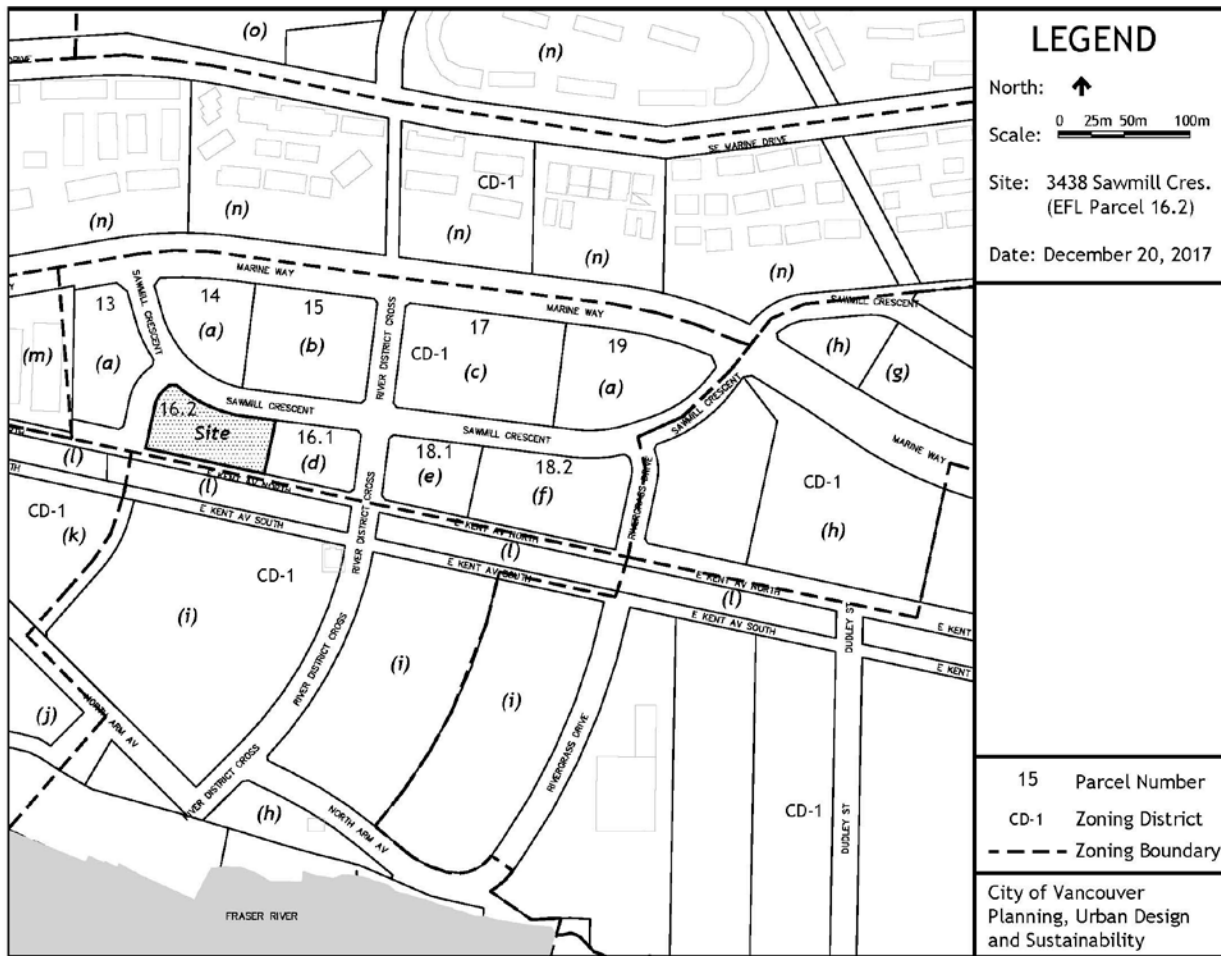
- **Site:** East Fraser Lands (EFL), commonly known as ‘River District’, is located in the south-east corner of Vancouver between Kerr St. and Boundary Road, Marine Way and the Fraser River. North of the River District, the topography slopes upward to Heights and Everett Crowley Park. The district comprises are over 130 acres of land, and one mile of riverfront. Ultimately there will be over 25 acres of park, over 7 million sq. ft. of residential development, 250,000 sq. ft. (23,225 m2) of retail, a community centre, a school and childcare centres. There are three residential neighbourhoods, shaped by two green north-south “corridors” and a riverfront park. A CP rail line bisects the site.

The subject site, known as Parcel 16.2, is in the Area 1 ‘Town Square Precinct’, the central, higher-density neighbourhood and heart of the River District. The Town Square is at the intersection of a north-south “high street”, called River District Crossing, and Sawmill Crescent. River District Crossing is a shopping street leading from Marine Drive to a riverfront plaza.

Four parcels (15, 17, 18.1 and 16.1) shape the Town Square, and animate the public open space with commercial retail uses at grade. The balance of the parcels, including the Parcel 16.2, creates a strong streetwall along Sawmill Crescent, a street which bisects the Town Square and acts as an east-west spine through the precinct. Parcel 16.2 also fronts onto the Kent Avenue Greenway/Bikeway to the south and Road A to the west.

- **Context:** Significant adjacent development includes:

- Future mixed-use developments in the Town Square precinct
- 8533 river district crossing (parcel 15) - under construction
- 8538 River district crossing (parcel 17) - nearing completion
- 3488 Sawmill Crescent (parcel 16.1) - nearing completion
- 8580 River District Crossing (parcel 18.1) - completed and occupied
- 3538 Sawmill Crescent - (parcel 18.2) - under construction
- Future residential developments in the Park precinct
- Future park space
- Future mixed-use development in the Waterfront precinct
- Future residential development in the Area 2 South
- Future school and park site
- CP Rail line
- Existing self-storage facility
- Existing town house developments
- Everett Crowley Park



• Background:

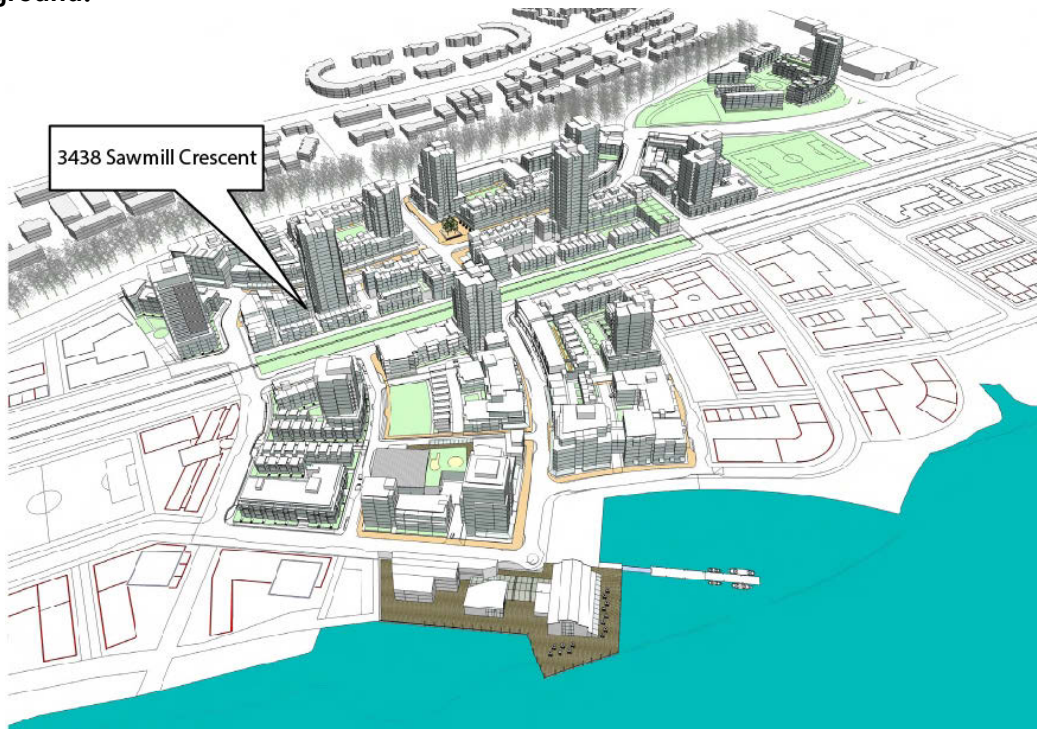


Figure 1: Illustrative massing Area One at Town Square



Figure 2: Illustrative Public Realm Plan Area One

Area 1 was rezoned in 2008, and was intended to be the first phase of development. However, the economic conditions of 2008 did not support the construction of the higher density mixed use developments envisioned for this area. Subsequently, Area 2 or the western neighbourhood was rezoned in 2010 to enable lower density and, in particular, wood-frame developments to proceed. Most of the Area 2 development has now been completed. Development of Area 1 is now gaining momentum: all 4 parcels framing the Town Square are occupied or under construction. The Town Square will be an important public gathering place and the focus of shopping for the area. It will include a major grocery store, as well as other local-serving shops and restaurants. Altogether in the Town Square area there will be approximately 162,071 sq. ft. (15,056.4 m²) of commercial space.

Parcel 16.2 is located immediately to the west of the Town Square, outside of the commercial/retail area. The proposed development is comprised of a 6-storey podium with live-work units at grade on Sawmill Crescent and Jack Uppal St (formerly Road 'A'), and a 25-storey residential tower at the east side of the site. The southern edge of the parcel is framed with 3-storey townhouses fronting onto the Kent Avenue Bikeway/Greenway. A raised courtyard (one storey above grade) provides a common outdoor amenity space with views to the river. Underground parking and loading are accessed off a shared mews (with Parcel 16.1) on the east side.

Parcel 16.2 has approximately 241,273 sq.ft.(2,200.9 m²) of residential floorspace (including live-work) and 245 dwelling units.

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

1. CD-1 (566) East Fraser Lands Area One, Town Square Precinct

Uses:

Multiple Dwelling and Live-Work (in sub-area 2 only).

Conditions of Use: The design and layout of at least 35% of the dwelling units must be suitable for family housing (ie. having two or more bedrooms), and must comply with Council's 'High Density Housing for Families with Children Guidelines'. At least 317 dwelling units must consist of affordable housing dwelling units.

Density: The overall floor space for all uses, combined, must not exceed 1,932,002 sq. ft. (179,483 m²). The floor area for all dwelling uses, combined, must not exceed 1,513,390.7 sq. ft. (140,594 m²). The floor area for all cultural and recreational uses, institutional uses, office uses, retail uses, and service uses in Sub-Area 1, in which Parcel 18.1 is located, must not exceed 163,433.8 sq. ft. (15,183 m²). Common amenity areas must be excluded from computation of floor area to a maximum of 75,350 sq. ft. (7,000 m²).

Building Heights: Parcel 16.2 is one of two components that together make up Parcel 16. The building height in the By-law allows up to 25 storeys and 264.5 ft. (80.62 m). This maximum height was expected to be achieved by a single tower on Parcel 16.2 (the subject site). The guidelines (as noted below) illustrate a 4 to 5 podium on the street frontages and 3-storey townhouses on the Kent Ave Greenway.

2. East Fraser Lands CD-1 Guidelines for Area One

Comprehensive Guidelines were approved as part of the rezoning of Area One. They include public realm plans, site-wide sustainability strategies, public art plan, heritage statement of significance, illustrative built form and design characteristics for each development parcel, and architectural and landscape guidelines.

The Guidelines are organized in three main sections: Section A - Public Realm Plan, Section B - Built Form and Parcelization, and Section C - Character and Expression. The following summarizes relevant sections of the Guidelines that apply to this site.

Section A - Public Realm Plan



Figure 3: Illustrative Town Square Precinct Concept from Design Guidelines with sub areas included

Parcel 16.2 is located just west of Town Square, one of the main open spaces in EFL, at the intersection of High Street (now River District Crossing) and the Crescent (now Sawmill Crescent). The Public Realm Plan Section 4.1 illustrates a preliminary concept plan for the Town Square. The square design should include large scale trees, small water features, public art, and opportunities for restaurants and cafes to spill out. While not located on Town Square, Parcel 16.2 is intended to extend and tie into the streetwall that frames this important public space.

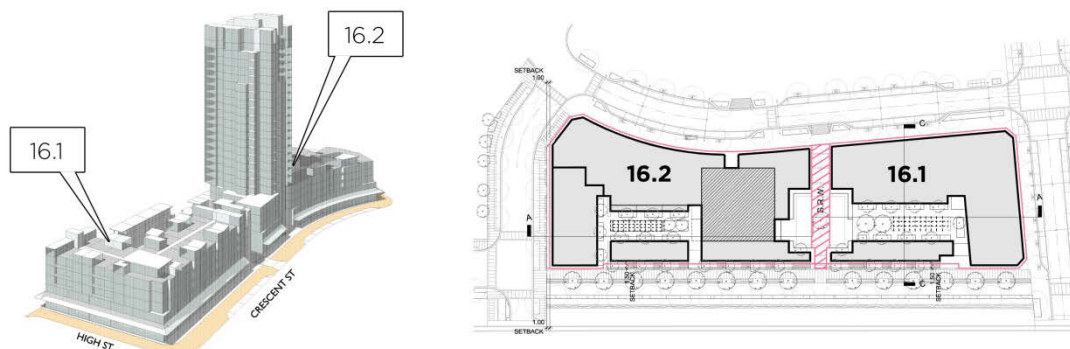


Figure 4: Illustrative form of development Parcel 16.2

The Guidelines contain a data table, 3D illustration, and “urban design role” for each parcel, to describe its potential form of development and density. The allocation of floorspace for Parcel 16 is 327,051 sq.ft. (30,384 sq.m.), which must be split between Parcels 16.1 and 16.2. The allocation of

commercial/retail space is intended to be located in Parcel 16.1, while the live-work use is intended to be located on Parcel 16.2 (the subject site).

The urban design role for this parcel notes that the streetwall along Sawmill Crescent will be highly visible for those entering the neighbourhood from the west on Marine Way, and that the 25-storey tower should punctuate this view. Further urban design objectives for this parcel include:

- Sawmill Crescent frontage should extend/complement the streetwall from the Town Square parcels;
- Townhouse forms along Kent Ave Greenway should give strong definition to this green space;
- Frontage on Jack Uppal St should have a more “urban” character, with minimal setbacks;
- Mid-block court (between parcels 16.1 and 16.2) should provide pedestrian and vehicular access through the block;
- Semi-private gardens at grade (ie. courtyard) and on the podium rooftop should offer common green spaces to expand private patios

Section C - Character and Expression

This section of the guidelines sets the direction for the architecture and landscape of the development parcels in EFL.

Section 1.0 Historical Character: The historic aspects of the White Pine Mill, industrial structures, and elements of the working river should help to inspire a memorable architectural character for EFL. Building design should draw from these references and express them in a contemporary language.

Section 2.0 Green Building: Developments should target LEED gold equivalence or Built Green Gold depending on building construction type.

Section 3.0 Architectural Design: The following are the 10 Principles for Architectural Design for all building typologies in EFL:

1. Rich architectural diversity within a cohesive urban fabric;
2. A unique architecture that captures the history of the site;
3. A contemporary architecture with a high degree of livability and acknowledgement of place;
4. A sustainable architecture that addresses social and environmental aspects of building design;
5. An expressive, permeable architecture that enhances the legibility of the urban structure and facilitates connectivity of retail, residential and community facilities;
6. A distinctive character for each of the three precincts in Area 1;
7. An architecture that enhances the pedestrian experience and supports walkability;
8. Landscape treatments that give parcels their own identity while integrating them with the framework of the public realm;
9. An approach to lighting design that creates nighttime legibility to reinforce the distinctive character of precincts, public spaces and parcels and places priority on pedestrian comfort; and
10. Integration of site-wide ecological initiatives.

The guidelines provide further direction for individual building typologies. Four- to 6-storey mid-rises (whether stand-alone buildings or podiums) are intended to be the primary building typology in EFL. Generally positioned around the perimeter of blocks, these buildings shape and give character to the public realm. In select locations in Area 1 - such as the Kent Ave frontage on this subject site - townhouses contribute to low-scale, fine-grain, pedestrian-friendly streetscapes. For residential buildings, ground-oriented units with individual entries to the street are emphasized. Towers give a 3-dimensional frame to the urban fabric, and give navigational “cues”. For example, the 25-storey tower on Parcel 16.2 is one of a pair, acting as visual markers for High St as viewed from Marine Way.

The guidelines for landscape design emphasize the public/private interface of residential frontages along various street types in Area One, taking into account privacy and neighbourliness, usable outdoor

space, changes in grade and visual connections. Further guidelines address the usability, visual enjoyment, and sustainability of common garden courts and roof gardens.

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



Figure 5: 3438 Sawmill Crescent - Parcel 16.2, view SE from Sawmill Crescent

Uses:

The proposed uses (residential and live-work) are consistent with the CD-1 By-law and the proposal meets the intent of the East Fraser Lands Area One Design Guidelines.

Conditions of Use:

The proposal complies with the requirements for family oriented units with 50.6% of units having 2- or 3- bedrooms. The proposed common amenities and children's play areas are consistent with the 'High Density Housing for Families with Children Guidelines'. There are no affordable housing dwelling units proposed or required for this site. The 317 affordable dwelling units required under the By-law for the Town Square Precinct are expected to be delivered on Parcel 13.

Density:

The proposed floor space of 217,248 sq. ft. (20,183 m²) of residential and 24,025 sq. ft. (2,232 m²) of live/work is consistent with the allocation of density in the guidelines.

Building Heights:

The building heights and number of storeys complies with the CD-1 By-law and is an appropriate refinement of the massing illustrated in the guidelines.

Public Realm:

The proposal for Parcel 16.2 effectively extends the streetwall from Parcel 16.1, which is one of the four parcels fronting on the Town Square. Like Parcel 16.1, this development proposes a 6-storey streetwall, rather than 5 storeys as shown in the guidelines. Staff supports this adjustment, as continuous 6-storey massing will provide an appropriate frame for this curved street. The tower is located at the east side of the parcel, per the guidelines, to demarcate the High Street area.

Built Form and Architectural Expression:

The design of the podium references to the historical “working river” context of the site, in its material palette and character. A screen of vertical, filigreed, metal fins extends across the length of the façade, thus incorporating “industrial” materials in a very contemporary expression, while at the same time providing solar shading and privacy for the dwelling units. The vertical fins will create an interesting effect as the building façade follows the curve of Sawmill Crescent.

Two main building entries and lobbies are provided: one faces the intersection of Sawmill Crescent and Jack Uppal St, creating a strong corner expression, as seen when approaching Town Square from the west; the second is located at the base of the midpoint of tower, on Sawmill Crescent. Individual entries to live-work units on Sawmill Crescent and Jack Uppal St provide small bursts of colour and a finer-grained expression at grade, to create a pedestrian-friendly public realm.

The tower itself has a simple, quiet expression. A white, boxy structure provides a basic frame. The north and south elevations, which enjoy the best views, have extensive glazing and projecting balconies to provide shading. The east and west elevations have a checkered pattern of solid to void, and inset balconies. This patterning obliquely references another historical, industrial motif: metal beehive structures.

Along the Kent Ave Greenway, three-storey townhouses are intended to have a more residential character. To accommodate the site slope, the entries are raised up to 6ft. from grade. Recommended Condition 1.2 seeks to improve this interface at grade, by seeking a larger landscape setback and a finer-grained treatment of the retaining walls.

There is a cut-out at the south-west corner the building, to provide a view from the central courtyard to the river. As the courtyard is raised one story above grade, a vertical water feature is proposed at this corner. Recommended Condition 1.1 seeks to improve this corner, to better anchor it to the public realm at grade.

A public bike-share is located at the south-east corner of the site, where it is accessible from the pedestrian mews and Greenway.

● **Conclusion:**

The development proposal is generally well resolved, and meets the intents of the CD-1 Bylaw and design guidelines. Staff recommends approval of this development application subject to the conditions noted in this report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on February 21, 2018, and provided the following comments:

EVALUATION: Support with recommendations

Introduction: Danielle Wiley, Development Planner, noted that this Development Application follows a masterplan rezoning of Area 1, the central neighbourhood in EFL. The proposed development is a 25-storey residential tower with a 6 storey podium with live-work at grade. There are 245 units (including 14 live-work). The floorspace is approximately 240,000 square feet, which is consistent with the density allocated to this parcel under the guidelines.

The EFL design guidelines stipulate that a tower on this parcel should punctuate the view towards High St, when entering neighbourhood from west. The podium on Sawmill Crescent should create a consistent, well-defined streetwall with adjacent parcels. The interface to Jack Uppal St should be more “urban”, with tighter setbacks. Along the Kent Ave greenway/bikeway, townhouses with semi-private gardens are intended to contribute to the open green space. The guidelines also stipulate a mid-block connection (with 16.1) to accommodate pedestrian access through a block, as well as the parkade entrance. Other requirements include a BC Hydro Vista at the southwest corner and a public bike share at the southeast corner.

The proposed tower is the same location, height and proportion as in the guidelines. The tower is expressed as a strong, simple white frame with projecting balconies on north and south elevations, and inset balconies on the west and east. The podium is 6 storeys, which exceeds the 5 storeys recommended in the guidelines, but staff notes that this taller podium will create a consistent streetwall with Parcel 16.1.

The main entry on Sawmill Crescent is aligned with the centreline of the tower. A second entry is at the intersection, to give a stronger “prow” expression to the podium. The upper four storeys of the podium have a strong vertical expression, with metal “fins” to emphasize a curved streetwall. The “rusted” steel material references the site’s industrial history. Colourful entries to the live-work units at grade punctuate street elevation and give pedestrian scale. Three-storey townhouses are located on the Kent Ave bikeway, per the guidelines. The courtyard is raised one storey above grade, and provides common outdoor area. A cut-out in the bank of townhouses provides views from the courtyard towards the river. A water feature at this corner helps “anchor” the courtyard to grade.

In addition to the courtyard, common amenities include: multi-purpose rooms at Level 2, a rooftop terrace at Level 2 with a co-located gym, and another rooftop terrace and amenity room at Level 7.

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

1. Overall massing & site planning;
2. Podium expression along street frontages, including bikeway;
3. Setbacks at grade & design of the public realm; and
4. Architectural expression and detailing.

The planning team then took questions from the panel.

Applicant’s Introductory Comments: The applicant noted the importance of the tower site as a focal point in EFL. The fins were intended to guide the sightlines along Sawmill Crescent, while providing privacy screening. The “industrial riverfront” history of the site was referenced in the use of metal and wood. The staggered effect of the cladding on the tower references industrial beehive structures. The main tower views are to the south, where large projecting balconies (which double as solar shading) are proposed.

In the landscape design, the site slope is used as an opportunity to move water down the site. The courtyard is proposed with a native plant palette and ample opportunity for children's play. The water feature is designed with textured stone. Private terraces are outlined in seagrass plantings. The overall assembly of the building and LED lighting will optimize energy efficiency. The proposed sustainability rating is LEED Gold.

The applicant team then took questions from the panel.

Panel Consensus:

Having reviewed the project it was moved by Mr. Sharma and seconded by Ms. Avini Beharat and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project with the following recommendations to be reviewed by City Staff:

- Increase the patio size at ground level
- Allow for more daylight access to the courtyard
- Consider removing the green walls on the north facing courtyard
- Open up the live work units on the west facing podium so they interact with street
- Consider expressing tower to grade at one corner
- Consider design elements at the door next to the water feature
- Consider design development of the public realm between the patios and the street on the south side bike lane to allow for more vegetation

Related Commentary: The project was well received by the panel, who noted that the site planning and massing are appropriate for the site. The podium expression was appreciated. The patios at the ground floor, however, are too small. On the west side, the live work units appear too closed off from the street. The south-west corner of the building, with the water feature, requires more development; consider opening up the corner to allow more views. The use of green walls on the north elevation of the courtyard was questioned. The durability and performance of the white panel was also questioned.

Applicant's Response: The applicant team thanked the panel for their comments, and noted some of the units are dividable and the amenity was considered.

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)

Additional design work is required to ensure that the development meets the general principles for CPTED performance (see Standard Condition A.1.12)

LANDSCAPE

The recommendations of Landscaping are contained in the Recommended Conditions in section 1 of this report.

HOUSING POLICY & PROJECTS / SOCIAL POLICY & PROJECTS / CULTURAL SERVICES

High Density Housing for Families with Children

The proposed 25 storey residential building contains 124 units (50.6% of total) with 2 or more bedrooms (comprised of 88 2-bedroom units, 22 3-bedroom units, 8 penthouse 3-bedroom units, and 6 3-bedroom

townhouses) which may be suitable for families with children, the High Density Housing for Families with Children Guidelines therefore apply.

Consistent with the guidelines an indoor amenity room with kitchenette, storage closet and washroom is provided on level 7, adjacent to a common outdoor amenity area. Additional amenity rooms are provided on level 2 and an amenity gym is provided on level 3. Design development is needed to ensure washrooms adjacent to amenity rooms on levels 2 and 7 are wheelchair accessible and are equipped with baby change table. (refer to Standard Condition A.1.13).

Consistent with the guidelines, plans include a rooftop outdoor common area on level 7 and level 2. A children's play area is proposed for the outdoor common area on level 2. Further design development is needed to provide a range of opportunities for creative and motor-skills developing play for children with a range of ages. (play equipment is neither necessary nor encouraged, but landscape features which encourage creative play and motor skills development such as boulders, logs, pathways, water-play elements, sand-play etc. are encouraged) (refer to Standard Condition A.1.14)

Urban Agriculture Guidelines for the Private Realm

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The Guidelines encourage edible landscaping and shared gardening opportunities in private developments.

Plans for Parcel 16.2, include accessible roof top garden planters on the 7th floor outdoor amenity area. A tool storage closet is provided off the adjacent multi-purpose amenity room. Design development is needed to include the necessary supporting infrastructure including composter, hose bib, and a potting bench. (refer to Standard Condition A.1.15).

ENVIRONMENTAL PROTECTION BRANCH

Environmental conditions are contained in the conditions of the development permit.

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, fire fighting access and energy utilization requirements.

NOTIFICATION

On February 21, 2018, 325 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. Two site signs were installed at the east and west entrances to Sawmill Crescent, offering information about the development with direction to the city's Development Permit Board website.

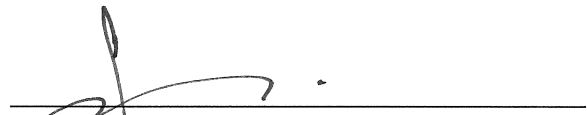
At the time of the writing of this report, no comments have been received.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

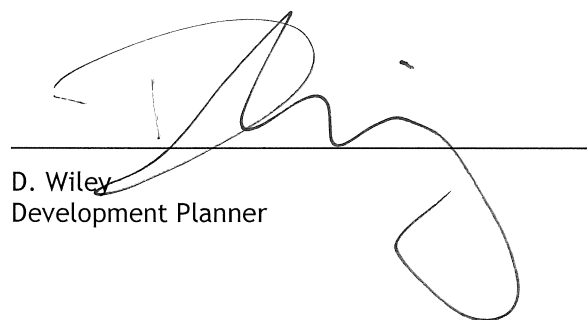
The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law and East Fraser Lands Official Development Plan, it requires decisions by both the Development Permit Board and the Director of Planning.

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.

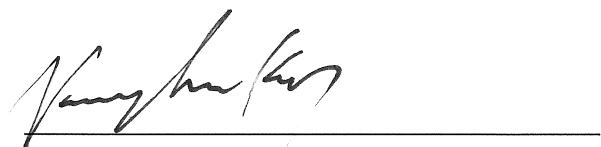
The Development Permit Staff Committee supports this application with the conditions included in this report.



J. Greer
Chair, Development Permit Staff Committee



D. Wiley
Development Planner



V. Kopy
Project Coordinator

Project Facilitator: A. Wroblewski

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 the proposed form of development can and does become approved by City Council;
- A.1.2 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.1.3 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.1.4 written confirmation shall be submitted by the applicant that:
- the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
 - adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
 - mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;
- A.1.5 provision of amenity space for use as a workshop adjacent to Live-work units;
- A.1.6 compliance with Section 7 of the CD-1 By-law by:
- i. reducing the number of parking spaces, including visitor spaces, to the maximum spaces permitted for Residential and Live-work uses; and
 - ii. providing one additional disability parking space for residential use.
- A.1.7 provision of more detail for proposed structure above roof deck at level 26 upper penthouse;
- A.1.8 compliance with Section 6 of the Parking By-law by providing an additional 9 "Class A" Bicycle spaces in;
- Note to Applicant:** The floor plans show numerous bike spaces with column encroachments which have been counted towards the required number of bike spaces. These spaces are not compliant and contribute to the shortfall of bike spaces.
- A.1.9 provision of 6 additional "Class B" bicycle spaces to be located at the North entrance;
- A.1.10 correction of required number of Class B loading spaces to 1 space on Page A001;
- A.1.11 provision of a corrected height calculation on page A004;

Note to Applicant: The calculation proposed for base surface shows an average of the four corners of the site. Height calculation from base surface is to be interpolated from the established Building Grades at the four corners of the site to the critical internal point on the site.

Crime Prevention Through Environmental Design (CPTED)

A.1.12 design development to respond to CPTED principles having particular regard for:

- i. theft in the underground parking;
- ii. residential break and enter; and
- iii. mischief and vandalism, such as graffiti;

Housing Policy & Projects / Social Policy & Projects / Cultural Services

A.1.13 design development to ensure the washroom adjacent to the level 7 amenity room is wheelchair accessible and to add a baby change table;

A.1.14 design development to provide opportunities for creative and motor-skills developing play for children with a range of ages;

Note to Applicant: Play equipment is neither necessary nor encouraged, but landscape features which encourage creative play and motor skills development such as boulders, logs, pathways, water-play elements, sand-play etc. are encouraged.

A.1.15 design development to include the necessary supporting infrastructure including composter, hose bib, and a potting bench;

A.2 Standard Engineering Conditions

A.2.1 release of SRW CA3663412-17 (temporary agreement for utilities) from the title of Lot 47, prior to issuance of permits for the proposed structures located within the SRW;

A.2.2 provision of 'stairs free' loading access to the elevator cores;

Note to Applicant: Stairs are shown at gridline C/1 on drawing A104. Consider providing a loading lift or elevator to achieve 'stairs free' access.

A.2.3 enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of [1] Shared Vehicle(s) and the provision and maintenance of [2] Shared Vehicle Parking Space(s) for use exclusively by such Shared Vehicle(s), with such parking spaces to be in addition to the minimum parking spaces required by the Parking Bylaw, on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:

- i. provide 1 Shared Vehicle(s) to the development for a minimum period of 3 years;
 - ii. enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle(s);
 - iii. provide and maintain the 2 Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles;
 - iv. make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);
 - v. provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle;
 - vi. registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right
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- of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions; and
- vii. provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy.

Note to Applicant: Shared vehicle spaces are required to be a minimum width of 2.9m.

- A.2.4 confirmation that access to the shared vehicle is being provided 24/7, for shared vehicle members who live in the neighbourhood;

Note to Applicant: Show the route to and from the shared vehicle to access the car share vehicle on P1 on the architectural plans for members who live in the neighbourhood.

- A.2.5 confirmation that the bio-swale retaining wall along property line is consistent with building grades;

- A.2.6 correction of design elevations as follows:

- i. along Road A, adjacent corner entrance design elevations should be 5.0m and 5.19m; and
- ii. along Sawmill Crescent adjacent LW104 and LW105, design elevations should be 4.81m and 4.88m (see sheet A006).

- A.2.7 confirmation from River District Energy Utility that the location and size of the Energy Transfer Station room is acceptable and there are no utility corridor conflicts;

- A.2.8 provision of updated landscape plans for the adjacent road works triggered by the Services Agreement to be submitted to the satisfaction of the GMES and submitted directly to Engineering Services;

- A.2.9 provision of standard EFL bike racks previously agreed to for the Town Square to be used for all Class B on all development parcels in EFL;

Note to Applicant: Replace custom sculptural bike racks proposed on private property with standard units.

- A.2.10 provision of a 8m X 8m Public Bike Share (PBS) space on private property at the southeast corner, to the satisfaction of the GMES, including clarification and confirmation of the following requirements:

Access: Coordination of the placement of building elements (e.g. fire department connections, HVAC vents, etc.) and landscaping that require frequent access and maintenance directly adjacent to the PBS space. These elements shall not be in conflict or cause frequent disruption to the PBS station. Applicant to provide outline of typical maintenance activities and frequency for the proposed “green wall” feature (mesh trellis with vine planting) adjacent to the north edge of the PBS space to ensure that typical maintenance will result in minimal to no impact or disruption to the PBS station.

Surface treatment: A hard surface, CIP concrete (saw cut of broom finished) is required with no utility access points or in-ground features (e.g drains, grates) within the PBS station footprint (except as noted below). Any utility access point within 1m of the PBS space is to be identified and shown in a detailed drawing submitted. Other firm, paved materials are subject to approval. Applicant to confirm the hard surface material proposed for the 8m x 8m PBS space.

Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the PBS space must be provided.

Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station. Applicant to show the location of the electrical connection for the PBS station on the drawing.

Note to Applicant: Delete images/depictions of the PBS station (including baseplates, docks, and bikes) from all drawings and include an outline of the 8m x 8m square box to identify the PBS space.

A.2.11 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:

i. provision of dimensions and numbers for all stalls, and dimension all column encroachments;

Note to Applicant: Provide additional parking stall width for stalls adjacent to walls and note overall stall widths.

ii. relocation of the enterphone and O/H gate 5 feet further down the ramp in order to improve maneuvering on the ramp;

iii. modification of the parking ramp design to the satisfaction of the General manager of Engineering Services.

Note to Applicant: The slope on the inside radius of the ramp from elevation 9'9" to 6'9", calculates to 23% slope. The slope must not exceed 10% for the first 20' from the property line. The slope must not exceed 12.5% after the first 20' from the property line. 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4m in length.

Please contact Dave Kim of the Parking Management Branch at 604-871-6279 for more information or refer to the Parking and Loading Design Guidelines at the following link: (<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>)

A.2.12 provision of automatic door openers on the doors providing access to the bicycle room(s) and note on plans;

A.2.13 provision minimum vertical clearance for the main ramp, security gates, and loading bays.

Note to Applicant: Ensure adequate vertical clearance is provided for utilities and other services over the loading access and stalls to maintain 3.8m of vertical clearance.

A.2.14 design development to provide independent loading access to the building from the Class B loading spaces;

Note to Applicant: Shifting the loading spaces forward to provide an access aisle would achieve this.

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Building Review Branch, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated March 21, 2018. 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 **October 16, 2018**, 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.1.6 Erosion Sediment Control Plan is required at the building application stage for Environmental Protections review and acceptance.
- B.1.7 Details of swimming pools/hot tubs to be submitted to the Environmental Health Division and Provincial Health Engineer prior to construction.

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 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.
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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.

Note to Applicant: It is presumed with your consultation so far 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.

- 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 & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial 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 qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.
- B.2.7** In the event, contamination of any environmental media are encountered, a Notice of Commencement of Independent Remediation must be submitted to the Ministry of Environment and a copy to the City of Vancouver.
- Upon completion of remediation, a Notification of Completion of Independent Remediation must be submitted to the Ministry of Environment and a copy to the City of Vancouver.
 - Dewatering activities during remediation may require a Waste Discharge Permit.
 - Submit a copy of the completion of remediation report signed by an Approved Professional stating the lands have been remediated to the applicable land use prior to occupancy permit issuance.
- B.2.8** 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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