
1427 HARO STREET (COMPLETE APPLICATION)
DE418712 - ZONE RM-5B

ML/JMB/AEM/WL/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
K. Mulji, Engineering Services
D. Drobot, Housing Policy & Projects

Also Present:

M. Linehan, Urban Design & Development Planning
J. Bosnjak, Development Services
W. LeBreton, Development Services

APPLICANT:

Hearth Architectural Inc.
Attention: Carman Kwan
205-1730 West 2nd Avenue
Vancouver, BC
V6J 1H6

PROPERTY OWNER:

Strathmore Lodge Ltd.
#1000 - 840 Howe Street
Vancouver, BC
V6Z 2M1

EXECUTIVE SUMMARY

- **Proposal:** To add to, rehabilitate, designate and convert the existing Heritage "B"-listed Lightfoot Residence (currently containing 1 dwelling unit, 2 housekeeping units, and 1 sleeping unit) to provide 6 rental dwelling units; and to develop the rear of the site with a new 4 storey multiple dwelling infill building containing 5 rental dwelling units, for a total of 11 rental dwelling units on the site.

See Appendix A Standard Conditions
Appendix B Standard Notes and Conditions of Development Permit
Appendix C Processing Centre - Building comments
Appendix D Applicant's Plans, Elevations, and Design Rationale

● **Issues:**

1. Outdoor amenity space for family units (roof deck)
2. Laneway public realm interface
3. Courtyard design
3. Family unit size and livability

- **Urban Design Panel: SUPPORT 9-0**
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE418712 submitted, the plans and information forming a part thereof, to add to, rehabilitate, designate and convert the existing Heritage "B"-listed Lightfoot Residence (currently containing 1 dwelling unit, 2 housekeeping units, and 1 sleeping unit) to provide 6 rental dwelling units; and to develop the rear of the site with a new 4 storey multiple dwelling infill building containing 5 rental dwelling units, for a total of 11 rental dwelling units on the site, subject to the following conditions:

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

- 1.1 design development to provide improved outdoor amenity space for the family units, Units 301 and 302, in the new infill building by providing access to the roof deck;

Note to Applicant: The roof deck should incorporate an intensive green roof consistent with the expectations of the Administrative Bulletin: 'Roof-Mounted Energy Technologies and Green Roofs - Discretionary Height Increases' and appropriate for families with children.

- 1.2 arrangements to be made to the satisfaction of the Chief Housing Officer and the Director of Legal Services which secures all 11 residential units as rental housing for 60 years or the life of the building, whichever is greater and subject to the following additional conditions in respect of those units:

- a) That such units may not be subdivided by deposit of a strata plan;
- b) That none of such units may be separately sold;
- c) That none of such units will be rented for less than one month at a time;
- d) That at least 50% of the dwelling units must contain two or more bedrooms;
- e) On other such terms and conditions as the Chief Housing Officer and the Director of Legal Services may in their sole discretion require;

Note to Applicant: this condition will be secured by a Housing Agreement to be entered into by the City by by-law enactment pursuant to a Section 219 Covenant.

- 1.3 design development to improve the interface with the public realm at the lane;

Note to Applicant: Laneway infill development should enhance and activate the lane. Landscaping and greenery should be provided where possible in the 2ft lane setback and side yards to soften the lane elevation. The landscape treatment should read as contiguous with landscape and public realm improvements at the 6.5ft 'threshold space' as per condition 1.6. An active use such as the bike room may be provided with a door to the lane. A single car-share parking space is proposed, accessed from the lane. The development is required to provide 5 parking spaces, including one disability parking space. Given the constrained site width and West End Plan goals for activating laneways, it may not be possible to accommodate more than one parking space at the lane edge. Staff recommend providing the disability space on-site and other required parking space(s) off-site.

- 1.4 design development to improve the quality and functionality of the shared courtyard space;

Note to Applicant: The steps and ramp should be minimized and located to prioritize open usable space within the courtyard, and reduce overlook into adjacent dwelling

units. The provision of a large tree is a positive feature adding definition to the space; a tree variety should be selected suitable to the solar access and space constraints of the courtyard (see landscape condition A.1.24). Consideration should be given to reducing the extent of steps to the main entry vestibule at the infill, or internalizing the steps within the building if possible.

- 1.5 design development to the family units in the infill building to provide improved livability with regards to unit size and layout;

Note to Applicant: Unit 202 and Unit 301 are undersized to be functional as two bedroom and three bedroom family units, respectively. Larger common living and dining space is required, commensurate with the unit type.

- 1.6 submission of a separate application to the General Manager of Engineering Services describing public realm improvements to the threshold space to lane immediately adjacent to the infill development;

Note to Applicant: In conjunction with the infill development, 6.5 feet of the laneway right of way adjacent to the site shall be improved with a landscaped public realm treatment that will remain public right of way. The adjacent property owner will be responsible for the ongoing maintenance of the green strip, including replacement of any landscape treatments that may be removed or damaged as a result of accessing underground utilities. The design should be developed in consultation with Planning, Landscape and Engineering Services staff.

- 1.7 provision of enlarged details, at $\frac{1}{2}'' = 1' - 0''$ or better, of all significant exterior features;

Note to Applicant: A high quality material, such as wood, should be provided a roof and balcony soffits at the infill building.

- 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	EXISTING	PROPOSED
Site Size	-	-	33.00 ft. x 131.10 ft.
Site Area	-	-	4,330 sq.ft.
Floor Area ¹ (Max.)	6,495 sq. ft.	3,490 sq. ft.	Multiple Dwelling 3,824.0 sq.ft. Infill MD (New) 3,257.0 sq.ft. Total 7,081.0 sq.ft.
FSR ¹ (Max.)	1.5	0.81	Multiple Dwelling 0.88 Infill MD (New) 0.75 Total 1.63
Height ² (Max.)	40 ft. (Infill) 60 ft. (Overall)	40.52 (Multiple Dwelling)	Top of Parapet Wall (West) 40.19 ft. Top of Parapet Wall (East) 40.92 ft. Top of Ridge (Multiple Dwelling) 40.52 ft.
Front Yard (Min.)	12.14 ft.	12.7 ft. (Building) 7.1 ft. (Porch)	Building 12.7 ft. Porch 7.1 ft.
Side Yards (Min.)	MD - East 6.89 ft. MD - West 6.89 ft. Infill - East 3.00 ft. Infill - West 3.00 ft.	MD - East 5.16 ft. MD - West 1.40 ft.	MD - East 5.16 ft. MD - West 1.40 ft. Infill - East 3.28 ft. Infill - West 3.28 ft.
Rear Yard (Min.)	Infill 2.00 ft.		Infill 2.00 ft.
Separation between buildings (Min.)	20.00 ft.		22.00 ft.
Site Coverage ³ (Max.)	50% (2,163 sq. ft.)		- % (-,--- sq. ft.)
Parking ⁴ (Min.)	M.D. 3 Spaces Infill 2 Spaces Total 5 Spaces (1 - Disability)	2 Spaces	Total 1 Space (1 Car Share = 5 Spaces)
Bicycle Parking (Min.)	Class A Total 14		Class A Total 14
External Design ⁵	Residential windows that open shall be more than 14.76 ft. from rear property line;		- Not compliant with 2 nd floor dwelling units facing lane;
Use		- One Family Dwelling unit, and two housekeeping units and one sleeping unit;	- Multiple Conversion Dwelling with 6 units - Infill Multiple Dwelling with 5 Units

Unit Type	50% of Units in Infill Multiple Dwelling to have 2 or more bedrooms;	Proposed MD		Proposed Infill:	
		One Bed	3	One Bed	2
		Two Bed	1	Two Bed	1
		Three Bed	2	Three Bed	2
		Total:	6	Total:	5

¹ **Note of Floor Area and FSR:** Section 5.3 of the RM-5 District Schedule allows the Development Permit Board to relax the regulation in Section 4.7 allowing a Floor Area/FSR that consider the intent of the RM-5 District Schedule and all applicable policies and guidelines. The proposal does comply with Section 5.3 (a), (b), (c) and (d).

² **Note on Height:** The height of the building is above the maximum suggested in the RM-5 design guidelines for infill buildings. The Development Permit Board may permit an increase in the maximum height of a building with respect to any development as per Section 10.11 of the Zoning and Development By-law. Discretionary height as measured to the top of stairwell/elevator shaft can be considered only if minimum requirements including green roof areas are achieved. For extensive green roofs, at least 50% of the roof should be planted. For intensive green roofs, at least 25% of the roof area should be planted. Note that if the extent of the green roof is not sufficient, additional conditions to reduce building height will be applied. The top of the elevator shaft/stair is considered to be the overall height of the building. Condition 1.1 and Standard condition A.1.6 seeks compliance with height.

³ **Note on Site Coverage:** Standard Condition A.1.8 seeks confirmation that the site coverage (section 4.8) of the RM-5 District Schedule of the Zoning and Development By-law, does not exceed the maximum permitted;

⁴ **Note on Parking:** Standard Condition A.1.9 seeks compliance with Section 4.3.6 and 4.8.4 of the Parking Bylaw;

⁵ **Note on External Design:** Section 5.3 of the RM-5 District Schedule allows the Development Permit Board to relax the regulation in Section 4.17.1 allowing residential units with windows closer than 14.76 ft. to a lane that consider the intent of the RM-5 District Schedule and all applicable policies and guidelines. The proposal does comply with Section 5.3 (a), (b), (c) and (d).

• **Legal Description**

Lot: E ½ of lot 18
 Block: 44
 District Lot: 185
 Plan: 92

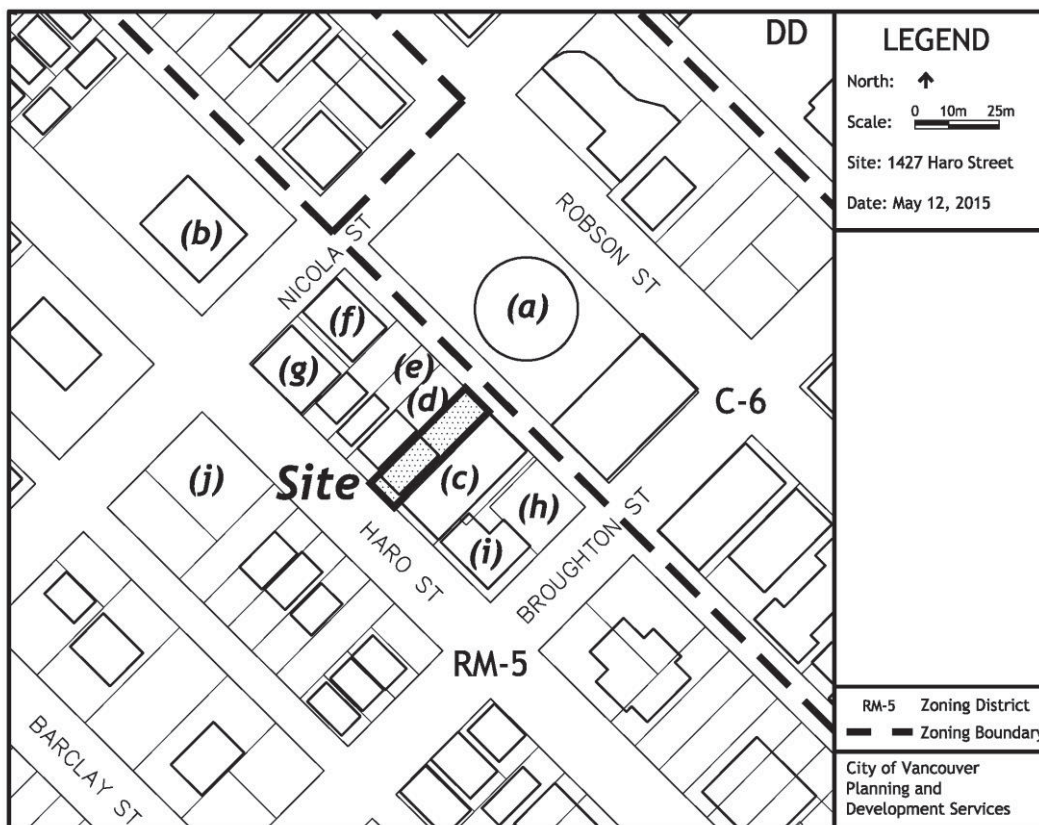
• **History of Application:**

12-23-14 Complete DE submitted
 05-06-15 Urban Design Panel
 05-20-15 Development Permit Staff Committee

• **Site:** The site is a 33ft x 131.1ft midblock site at 1427 Haro Street in the West End neighborhood, across the street from Barclay Heritage Square. The site backs onto the commercial lane serving Robson Street, specifically the Empire Landmark Hotel. The site contains the Lightfoot Residence, an Edwardian-era, Heritage “B”-listed house constructed as a single family home in 1903 and containing 4 rental units, currently vacant. There is a cross fall on the site of approximately 2 feet east to west.

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

- (a) 1400 Robson - Empire Landmark Hotel - 35 storey tower (1971)
- (b) 1501 Haro Street - 20 storey residential tower (1973)
- (c) 1425 Haro Street - 2 storey rental apartment (1927)
- (d) 1435 Haro Street - c. 1903 house - rental multiple conversion dwelling
- (e) 1461 Haro Street - c. 1920 house with infill constructed in 1981
- (f) 814 Nicola Street - 3 storey apartment (1981)
- (g) 852 Nicola Street - 4 storey rental apartment (1927)
- (h) 823 Broughton Street - c. 1905 house - multiple conversion dwelling
- (i) 1405 Haro Street - 3 storey apartment (1983)
- (j) Barclay Heritage Square - Park with perimeter homes owned and rented/leased by the City, including several restored heritage houses such as Barclay Manor (West End Seniors’ Center), the Weeks House (Diamond Centre for Living) and the Roedde House Museum.



• **Background:**

A development permit application was submitted on December 22, 2014, following pre-application review by staff. The proposal was reviewed and supported by the Urban Design Panel on May 6, 2015. The Conservation Plan for the Lightfoot Residence was reviewed by the Vancouver Heritage Commission on May 25, 2015.

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

1. West End Community Plan

The West End Community Plan was approved by Council in 2014 and provides the framework to guide positive change, development, and public benefits in the West End. Increasing the housing supply and providing a range of affordable housing options are stated policy directions, with the Plan identifying new rental housing opportunities, including those for families with children.

The Plan identifies the wider laneways of the West End as providing a unique opportunity to develop new, ground-oriented infill housing, which will enhance the lanes while preserving the existing streetscape character.

The wider 33ft lanes in the West End provide space for the development of a new public realm. A 20ft wide corridor will be retained for vehicular access, leaving 6.5ft at either side for landscaping and other public realm improvements. This will serve to narrow the lane and improve its' pedestrian quality, and act as a buffer or 'threshold space' to the new residential infill development.

The Plan emphasizes the significance of the West End's remaining 124 character houses and seeks to protect these houses by allowing laneway infill development in existing under-utilized rear yards, while also preserving the house

The Plan envisages this type of incremental change and redevelopment as a way to gradually renew the existing housing stock, as well as support the provision of additional rental units. It estimates that infill on existing market rental sites within the neighborhoods has the potential to add approximately 1,000 new secured market rental units.

Approval of the West End Plan included the adoption of By-law amendments for the residential RM zoned areas to allow for low-rise laneway infill housing, as well as the supplemental West End RM Design Guidelines for Infill Housing.

2. RM-5, RM-5A, RM-5B, RM-5C and RM-5D District Schedule

The intent of the District Schedule is to permit a variety of residential developments. Emphasis is placed on achieving development which is compatible with neighboring development with respect to streetscape character, open spaces, view retention, sunlight access and privacy. The RM-5 District also encourages developments suited to families with children.

Infill multiple dwelling use is permitted in accordance with Section 5 of the Schedule which allows the Director of Planning or the Development Permit Board to relax the regulations of the Schedule as they relate to required front yard, side yards, rear yard, floor area and density, site coverage, horizontal angle of daylight, and external design for infill multiple dwelling, if the Director of Planning or the Development Permit Board first considers the intent of the Schedule, and all applicable Council policies and guidelines, except that:

- (a) the infill multiple dwelling must be used for secured market rental housing;

- (b) in an infill multiple dwelling with four or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms;
- (c) in an infill multiple dwelling with ten or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms and at least 10% of the dwelling units must contain three or more bedrooms; and
- (d) existing buildings, landmarks or features on the site which are listed on the Vancouver Heritage Register, or may have heritage value must be conserved to the satisfaction of the Director of Planning.

3. West End RM Design Guidelines for Infill Housing

Infill multiple dwelling is a conditional use and requires discretionary approval for relaxations of the RM-5 'outright' regulations, most notably FSR and setbacks. West End RM Design Guidelines for Infill Housing assist staff in evaluating applications for infill development. Emphasis is placed on compatibility with adjacent development, and enhancement and activation of the lane as a public space, while maintaining necessary service functions.

The Guidelines outline development scenarios for the four typical lot configurations in the West End, as well as urban design considerations with regards to scale and height, building frontage and separation, setbacks, orientation, threshold space, architecture and form, open space, and parking.

4. High Density Housing Guidelines for Families with Children

The intent of the High Density Housing Guidelines is to address key issues of site, building and unit design to ensure residential livability for families with children. Although quantitative standards are given in some cases, these are intended to assist applicants in their design, as well as staff in their evaluation, and are not necessarily absolute requirements.

• Response to Applicable By-laws and Guidelines

1. West End Community Plan

The proposal is consistent with the expectations of the West End Community Plan to conserve the existing heritage building, as per Condition A.1.20, and to provide new low-rise laneway infill development, with secured rental units, in the under-utilized space to the rear of the site.

2. RM-5, RM-5A, RM-5B, RM-5C and RM-5D District Schedule

The proposal is compliant with RM-5 District Schedule regulations applicable to infill multiple dwelling. The rental units will be secured as per Condition 1.2; the unit mix meets the required percentage of two and three bedroom units in the infill multiple dwelling.

3. West End RM Design Guidelines for Infill Housing

The proposal is generally consistent with the anticipated form of development described by the Guidelines as follows:

- i) Lot Typology, Scale and Height

The subject lot conforms to Lot Typology 01: 33ft to 65ft Lots, and the development scenario described: a modest 4 storey laneway infill building at a height of 40ft.

The site backs on the Robson Street C-7 commercial zoning; specifically the Empire Landmark Hotel, which occupies the full block across the lane. While Figure 5 in the West End Plan notes that heights of 6 storeys or 60ft may be considered on lanes adjacent commercial zoning, such as this, staff have recommended a 4 storey height with upper level setbacks be provided to improve the quality of the open space at the shared courtyard, and to be more consistent with the scale of the existing heritage building on the site.

ii) Building Separation

The project provides a 22ft courtyard separation to the main building mass, which exceeds the minimum 20ft separation recommended in the Guidelines. The main entry porch and roof project 4ft into the courtyard. Staff support this projection, which strengthens the identification of the main entry to the infill building and does not create undue impact on the quality of the courtyard.

iii) Setbacks

The existing front yard setback to the Heritage building is maintained, as recommended in the Guidelines. The proposal meets the required 2ft setback to the lane, which should be further improved through the development of the adjacent 6.5ft threshold space on the lane as per condition 1.6. Upper level setbacks are provided to the lane to respond to the more intimate scale and character of the lane; upper level setbacks are provided to the shared courtyard to improve the quality of the open space and provide an improved scale transition to the existing building.

Side yard setbacks meet the required 3ft from side property lines, which is prescribed for all development scenarios. Condition A.1.2 seeks further design development of the side elevations to address the visual impact of the new infill building on existing development, particularly the apartment building to the east (condition A.1.3), whose side units currently overlook an open rear yard and parking area on the subject lot.

iv) Orientation

One of the key objectives of infill development is to enhance and activate the lane as a walkable public space with a residential character. The laneways are envisioned as 'secondary streets,' edged with ground-oriented residential infill buildings with entries directly facing the lane. Addressing from the lane will be available.

In this case, staff support the proposed single principal entry vestibule oriented to the shared courtyard and Haro Street due to the constraints related to the site width and adjacency to the commercial lane. It is recognized that this is an active commercial lane serving the hotel site, and that the large blank, commercial podium creates a somewhat inhospitable environment for ground level unit entries. Laneway activation and 'eyes on the street' are provided with residential balconies overlooking the lane. Design development to provide further improvements to the public realm interface at the lane is sought, as per recommended condition 1.3.

v) Threshold Space

Condition 1.6 seeks a supplementary application for the threshold space, the design of which will be developed in consultation with staff and to the satisfaction of the General Manager of Engineering Services and the Director of Planning.

vi) Architecture and Form

In line with the eclectic nature of existing development in the West End, there is no stylistic preference for new infill development. Infill development should clearly express a small scale residential character, and, regardless of style, provide high quality materials and details, and a high level of design excellence to contribute to the enrichment of the laneways.

Staff are generally satisfied that the proposed contemporary form and expression is appropriate, with conditions seeking articulation of the blank side elevations to provide visual interest, as well as further design development to provide a more cohesive and unified architectural expression for the overall project.

vii) Open Space

The provision of common outdoor space is expected to form an integral part of the overall site development and landscape plan. All infill development will provide a shared courtyard between the new and existing buildings, the design of which should be informed by solar access, privacy and functionality. Further to this, as new infill development is intended to be family-oriented, family units should provide private outdoor space that is suitable for children.

Balconies are proposed for the infill units, in addition to the shared courtyard for both buildings. Recommended condition 1.1 seeks design development to provide access to the roof deck for the two larger family units at the upper levels of the infill building. The functionality of the courtyard is impacted by the stepped, terrace design which is in response to the grade change on site and the infill entry steps. Condition 1.4 seeks design development to the shared courtyard space to improve its' quality and functionality. Conditions A.1.1 and A.1.23 seek further development of the front yard to provide a small common seating area. Staff note that the small site is across the street from Barclay Heritage Square park space.

viii) Parking

The Parking Bylaw allows for alternate ways to meet the site's parking demands. One of those ways allows the Director of Planning and General Manager of Engineering Services to permit an on-site shared vehicle and space to replace 5 required parking spaces.

The proposal is to provide one car share space and the vehicle is proposed to be located in the infill building, which satisfies the reduced parking standard for secured market rental housing as per Section 4.5B of the Parking By Law. The development is also required to provide one disability parking space (see Condition A.1.9). Given the constrained site width and West End Plan goals for activating laneways, it may not be possible to accommodate both the proposed shared vehicle and required disability space at the lane edge. Staff recommend providing the disability space on-site and an alternative location off-site may be considered for the remaining required parking.

● **Conclusion:**

The proposed development permit application is consistent with the applicable by-laws, policies and guidelines, and increases the stock of family-oriented rental housing in the West End while preserving the existing heritage resource on the site.

Staff support the application, subject to the conditions noted.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on May 06, 2015, and provided the following comments:

EVALUATION: EVALUATION: SUPPORT (9-0)

- **Introduction:** Marie Linehan, Development Planner, introduced the proposal for a development application for a site located in the RM-5 zone on Haro Street. The RM-5 zoning allows for a variety of residential development. Ms. Linehan mentioned that recent changes to the zoning in response to the West End Community Plan allow for the provision of infill multiple dwellings for secured market rental housing with at least 50% of the dwelling units containing two or more bedrooms to provide units suitable for families. The zoning also notes that existing buildings which are listed on the Vancouver Heritage Register or may have heritage value must be conserved.

In describing the site, Ms. Linehan noted that the existing building on the site is a Heritage B Edwardian-era home built in 1903. The house next door is a character building of the same vintage, and designed by the same architect. Other adjacent lots to the west are single family houses, some of which have been converted to multiple rental units; one lot to the west also has an infill building built in the 1990s under the older RM-5 zoning. On the east side is an older character apartment building built in 1927 which occupies the full lot depth. Across the lane is the Robson Street commercial zoning, specifically the Empire Landmark Hotel at this block.

Ms. Linehan described the proposal noting it is to retain, restore and designate the existing Heritage B building, and to provide six rental units and to construct a new 4-storey infill building with five units at the rear of the site, for a total of eleven units. The infill height and setbacks fit generally within the expectations of the West End Community Plan Laneway 2.0 Guidelines. A common courtyard of twenty-two feet width is provided between the buildings. The minimum courtyard width as per the Plan is twenty feet and upper level setbacks are recommended. One co-op car share vehicle and space is provided which meets the reduced parking requirement for secured rental projects of this type.

Ms. Linehan explained that one of the expectations of the Guidelines is to provide a residential presence on the lane with units and entries oriented to the lane. Eventually as part of the West End Community Plan Public Realm Plan improvements a six foot landscape strip will be provided to narrow the lane and act as a buffer and threshold space to infill development. Addressing will be available from the lane. This lane is an active commercial lane serving the hotel site. There is a commercial podium for the hotel that runs the full block width with parking entry at grade. The main entry to the infill is oriented to face Haro Street with an entry path along the east side yard. Laneway activation and overlook is provided with residential balconies at the upper levels.

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

1. Treatment of the lane elevation and uses at the ground floor in terms of laneway activation.
2. Quality of the common courtyard amenity space.
3. Design of the units in terms of size and livability.
4. The relationship of the new building to the overall context, including the existing Heritage B building.

Ms. Linehan took questions from the Panel.

- **Applicant's Introductory Comments:** Carman Kwan, Architect, further described the proposal and mentioned that the existing house is in disrepair and has been vacant for at least five years. Some of the features are important in terms of heritage value. They are retaining the existing massing on the heritage building that fronts the street. They will be repairing all the details and removing a lot

of the old additions on the back that is not in keeping with the design of the building. They will introduce a new dormer on the east facing side to create more livable head height on the second floor. Ms. Kwan mentioned that they decided on a contemporary design for the infill so it wouldn't compete with the heritage. The tower behind the site is 40-storey and has a blank wall with one parkade entrance.

Ms. Kwan took questions from the Panel.

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

- Consider simplifying the colour palette;
- Design development to improve the livability of the lower units in the heritage building;
- Consider a softer treatment of the ground plane in the lane;
- Design development to improve the quality of the courtyard;
- Consider moving the new units over to make a wider sidewalk to the lane;
- Consider reducing the amount of paving.

- **Related Commentary:** The Panel supported the proposal and thought it was an interesting infill project.

The Panel acknowledged that the proposal was a good way to get more density into the West End and that it follows the West End Plan. They noted that the site has a tough neighbour with the tower across the lane. Some Panel members thought the west elevation was a little bland and that the green colour was a little aggressive and suggested the applicant revisit the shade of green. The Panel suggested using something more muted to compliment the heritage building.

Regarding the design of the units in terms of size and livability, the Panel thought it was generally an intelligent strategy to have compact units on the ground floor with the larger units on the upper floors. The Panel noted that the lower floor had some livability issues especially with respect to the lack of light and privacy. It was suggested that the house could be raised to mitigate this issue. The landscape design should also be adjusted to deal with these issues.

The Panel thought the proposal was an interesting addition to the lane but thought it could use a bit softer treatment of the ground plane that could help activate this difficult stretch of commercial lane. The panel thought the courtyard was somewhat unfriendly with the amount of hard landscape. Some Panel members didn't mind the hardscape in the courtyard but suggested that perhaps the stairs could be reduced and the design of the ramp revisited. A couple of Panel members liked the large tree in the courtyard while other members were concerned with the size of it.

The Panel thought the relationship of the new building to the overall context, including the existing Heritage B building, worked well together. They were also supportive of having contemporary architecture next to a heritage building. Some Panel members did question the width of the sidewalks and thought the new townhouses could be moved over to make more space on one side. They noted that this would make a better opportunity to get light into the living spaces on the lower floors.

- **Applicant's Response:** Ms. Kwan said she appreciated the Panel's comments. She mentioned that it is a difficult site with a 40-storey tower adjacent. She said they looked at many options on how to address the lane. At one point they did have an entrance off the lane but they also didn't have any parking there. Staff asked them to add parking so the entrance needed to be removed. She said they were committed to making the proposal work to better address the context.

ENGINEERING SERVICES

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

LANDSCAPE

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

HERITAGE PLANNING

The Vancouver Heritage Commission reviewed this proposal on May 25, 2015. It was unanimously supported that the Vancouver Heritage Commission support the conservation plan and development application for 1431 Haro Street, the Lightfoot Residence, noting that the applicant should use cedar shingles for the replacement roof, and they should consider reinstating the chimney as a non-functional character element. The Commission also requested that 1431 Haro Street be designated as a condition of approval. The recommendations of the Heritage Planning Department are contained in the prior-to conditions noted in Appendix A attached to this report.

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

The unit breakdown of 45% 1-bedroom units 55% 2 or more bedroom units (comprised of 36% 3-bedroom units and 19% 2-bedroom units) meets the requirements of the District Schedule that at least 50% of the dwelling units must contain two or more bedrooms. The minimum family housing unit mix and rental tenure are secured by housing agreement (See Condition 1.2).

ENVIRONMENTAL PROTECTION BRANCH

Based on the site profile received dated February 19, 2015 for 1431 Haro Street, no schedule 2 uses were noted; it has been a residential premise since the early 1900s; and there is low risk for environmental concerns.

PROCESSING CENTRE - BUILDING

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

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, firefighting access and energy utilization requirements.

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

NOTIFICATION

On March 31, 2015, 782 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. To date, 3 written responses were received: 2 offering their support for the project, and 1 requesting additional information. A fourth respondent called the City requesting information about how to rent a unit in the new development.

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.

It also requires the Board to consider By-law relaxations, per Section 5.3 of the RM-5 Districts Schedule and Section 4.2 of the Parking By-Law. The Staff Committee supports the relaxations proposed.

The Staff Committee supports this proposal subject to the conditions contained in this report.



J. Greer
Chair, Development Permit Staff Committee

M. Linehan
Development Planner

J. Bosnjak
Project Coordinator

Project Facilitator: W. LeBreton

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 design development to the ground floor units in the existing building to improve livability with respect to privacy and outlook;

Note to Applicant: The window to Bedroom 1 at Unit 101 should be screened with substantial planting, and the ramp set back to reduce overlook. Consideration should be given to providing direct access to the courtyard from the Living Room at Unit 101. The space beneath the front porch of the existing building may be developed to provide direct access to a private outdoor patio in the front yard for Unit 102.

- A.1.2 design development to provide improved visual interest at the side elevations;

Note to Applicant: Provide more varied material treatment, including shallow changes in plane, where possible to further articulate the west side elevation. A 'green wall' or trellis with planting may be provided at the east side to soften the visual impact on the adjacent building.

- A.1.3 design development to reduce overlook impact on the site to the east;

Note to Applicant: Delete balcony at infill entry porch roof, or provide smaller screened balcony of 4ft depth.

- A.1.4 design development to provide a unified and cohesive architectural expression for the overall project, as well as improved material hierarchy for the infill building;

Note to Applicant: A more subdued colour palette is suggested for the infill building to better compliment the Heritage building. Materials for the infill building should be located to define and articulate the building volumes. More durable, 'heavier' masonry-style materials, such as tile, should extend to grade and should not be located above 'lighter' materials, such as siding. Site treatments, furniture and landscape features should assist in unifying the overall project.

- A.1.5 confirmation that a PMT (Pad Mounted Transformer) is not required;

Note to Applicant: Undergrounding of utilities typically requires provision of a PMT (Pad Mounted Transformer) on site. No PMT is currently shown; provision of a PMT on site will require significant site and building re-design. See Engineering condition A.2.5.

- A.1.6 compliance with Section 4.3.1 - Height of the RM-5 District Schedule of the Zoning and Development Bylaw;

Note to Applicant: The top of parapet wall (east) exceeds the maximum height permitted.

- A.1.7 detailed floor and roof elevations for each floor and roof level in the building, as related to the existing grades on site;

Note to Applicant: Top of Parapet on infill building (Westerly portion) as well as top of roof hatch are required.

- A.1.8 confirmation that the Site Coverage (4.8) of the RM-5 District Schedule of the Zoning and Development By-law, does not exceed the maximum permitted;
-

Note to Applicant: Submission of detailed Site Coverage plan is required to confirm this number. The inclusion of porches and outermost walls are required for this calculation.

A.1.9 compliance with 4.8.1 and 4.8.4 of the Parking By-law;

Note to Applicant: A total of one disability parking space is required. Alternative solutions may need to be considered to accommodate the remaining required parking spaces currently proposed to be met in the form of one shared vehicle space on-site. See also Condition 1.3.

A.1.10 compliance with Section 4.10 - Horizontal Angle of Daylight of the RM-5 District Schedule of the Zoning and Development By-law;

Note to Applicant: Bedroom 1.11 and 2.11 do not comply with section 4.10 of the District Schedule.

A.1.11 provision of details of bicycle rooms, in accordance with Section 6 of the Parking By-law, which demonstrates the following:

- a minimum of 20 percent of the bicycle spaces to be secured via lockers;
- a maximum of 30 percent of the bicycle spaces to be vertical spaces;
- a provision of one electrical receptacle per two bicycle spaces for the charging of electric bicycles; and
- notation on the plans that "construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law";

A.1.12 city building grades, existing and finished grades to be shown on the site plan including around the perimeter of all principal and accessory buildings;

A.1.13 provision of a minimum of 5.7 m³ (200 cu. ft.) of useable storage space for each dwelling unit for the storage of bulky items such as winter tires, ski and barbecue equipment, excess furniture, etc.;

Note to Applicant: The storage area[s] may be below grade with individual lockers in a common space or may be provided en suite; however, laundry facilities should not be located inside such storage areas. Refer to Bulk Storage - Residential Development bulletin for more information.

A.1.14 updating the Statistics drawing on Page DP101;

Note to Applicant: Floor area numbers are to be updated.

A.1.15 Provision of finish slab elevations on floor plans;

A.1.16 Provision of a cross-section of the roof hatch;

Note to Applicant: Roof hatch is to be no greater than 3' 11" or it will be counted in floor area.

A.1.17 renaming the floors to first/second/third and fourth in the infill and basement/first/second and third in the existing building;

A.1.18 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.1.19 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;

Heritage Conditions

- A.1.20 approval by Council of the heritage designation of the Lightfoot Residence at 1431 Haro Street which is listed in the 'B' category on the Vancouver Heritage Register and that the associated by-law is enacted by Council;
- A.1.21 submission of a final copy (PDF) of the Conservation Plan to the satisfaction of the Director of Planning;
- A.1.22 that the owner enters into an agreement with the City (219 Covenant) prior to By-law approval, which provides for the protection of the heritage building during construction, and related matters, and that the agreement / covenant is registered on title to the Lands to the satisfaction of the Director of Legal Services prior to the issuance of the development permit for the project.

Standard Landscape Conditions

- A.1.23 design development to enhance front yard and presentation to the street by the following:
- (a) retain front property line stone wall, posts and original walkway entry location;
 - (b) reduce surface paving to minimum necessary and replace with additional planting area;
 - (c) relocate hedge inside the private property, add lower, layered plants in front of it and orient to the street;
 - (d) confirm removal of existing front property line hedge by the addition of notation; and
 - (e) provide privacy planting to suggested patio to unit #101 (see standard condition A.1.1), while still orienting layered planting to the street.
- A.1.24 provision of a different tree species for the central courtyard with a higher-branched canopy, single stem deciduous tree, which enables unimpeded movement at the base (see also recommended condition 1.4);
- A.1.25 provision of enhanced presentation to the east adjacent property by the addition of a trellis along the east façade of the infill building;
- A.1.26 provision of revised site details, furnishings and materials to unify both buildings, while maintaining reference to heritage aspect of front building;
- A.1.27 provision of section details for all landscape elements including the wall trellises at front façade and east façade of infill building, at a minimum scale of 1/4"=1'-0" (see also condition 1.7);
- A.1.28 coordination of landscape plan, site plan and survey with the arborist report by the addition of the two existing site trees on the plans;
-

Note to Applicant: The arborist report calls Tree #1 and #2 to be permit sized. These trees should be added to the survey with corrected sizes, the site plan and landscape plan (suggest dashed line), noted to be removed.

- A.1.29 provision of notations to confirm locations of proposed fences within the subject site, including a double line to delineate the fences;
- A.1.30 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:
“Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board”.

A.2 Standard Engineering Conditions

- A.2.1 provision of the Shared Vehicle parking space with a minimum width of 2.9m and a minimum length of 5.5m and an increased width of opening into parking space greater than the 8' width proposed;
- A.2.2 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 1 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:
- a) provide 1 Shared Vehicle(s) to the development for a minimum period of 3 years;
 - b) 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);
 - c) provide and maintain the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles;
 - d) make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);
 - e) provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle; and 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 of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions.
 - f) 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: Conditions 1.3 and A.1.9 require some reconfiguration of parking. Options that do not rely on the provision of shared vehicles should be given priority. Should the provision of parking not require the use of shared vehicles, a shared vehicle agreement will no longer be required.

- A.2.3 modification of the bicycle parking to meet the requirements of the Parking By-law and Bicycle Parking Design Supplement as follows:
- There must be no more than 30% vertical bicycle parking spaces.
 - At least 20% of the Class A bicycle spaces must be bicycle lockers.
 - An electrical outlet must be provided for each two Class A spaces.
-

- Clearly label the access route between the bicycle spaces and the street or lane and provide a written description of this route.
- A.2.4 provision of a separate application to the General Manager of Engineering Services for street trees and sidewalk improvements is required. Please submit a copy of the landscape plan directly to Engineering for review;

Note to Applicant: Landscaping on City property must meet guidelines for boulevard planting. A separate application and approval is required for all non-standard landscaping on City property. Refer also to Recommended Condition 1.6 regarding design of the threshold space on the lane.

- A.2.5 the General Manager of Engineering Services will require all utility services to be underground for this “conditional” development from the nearest service point. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch (see standard Condition A.1.5).
-

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated May 20, 2015. 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 **December 15, 2015**, 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.
 - B.2.5 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.**
-

Processing Centre – Building Comments

The following comments are based on the architectural drawings by Hearth Architectural dated December 24, 2014 that have been submitted for Development Permit application DE418712. This is a cursory review in order to identify issues which do not comply with the 2014 Vancouver Building By-law (#10908). A detailed review will be completed at the Building Permit application stage and additional requirements may be identified.

1. **The heritage house may in fact be a four-storey building. The infill building is clearly a four-storey building. Refer to the definition of grade. A four-storey building must comply with the requirements of Part 3 of the VBBL.
2. **The heritage house must be upgraded in accordance with Part 11 of the VBBL, including accessibility and energy requirements. The applicable upgrade triggers should be identified at the Building Permit application stage. All new construction must comply with VBBL 2014.
3. **If new openings are proposed in the exterior walls of the heritage house, the affected building faces must conform entirely with the spatial separation requirements of Subsection 3.2.3. or Subsection 9.10.14. (as applicable, see item 1).
4. **The proposed increase in dwelling units will require the installation of sprinklers throughout the heritage house.
5. **The infill building and the new dwelling units in the heritage building must meet the accessibility requirements of 3.8.2.27. and 3.8.5. except as permitted by Part 11 for the heritage building.
6. **The infill house must meet the requirements of 3.2.5.5. and 3.2.5.6. for firefighter access to the buildings. It appears that the minimum 2m wide path of travel to the infill building cannot be maintained past the existing bay window of the heritage house. An alternative solution is required for the excessive travel distance to the main entrance of the infill building.
7. **Two exits are required from every floor area in a building of more than two storeys.
8. **Dwelling units must have a secondary means of egress where they open directly into exit stairways serving more than one unit.
9. Exit exposure protection appears to be required in some locations.
10. A climbable guard is shown on the roof of the infill building.
11. Each space must have an egress door that swings on the vertical access, including the car-share stall and the garbage/recycling/bicycle area.
12. Use the following diagram for H/C clearances for doors into the bicycle/garbage rooms, car-share stall, and main entrances.
13. Pedestrian access to buildings via a lane is not typically supported. A public route to the car-share stall from Haro Street will be required to be demonstrated at the Building Permit stage.
14. Demonstration of compliance with the requirements of ASHRAE 90.1-2010 will be required at the Building Permit stage.

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

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

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

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PLANNING PERMISSION ELECTRICAL WORKS

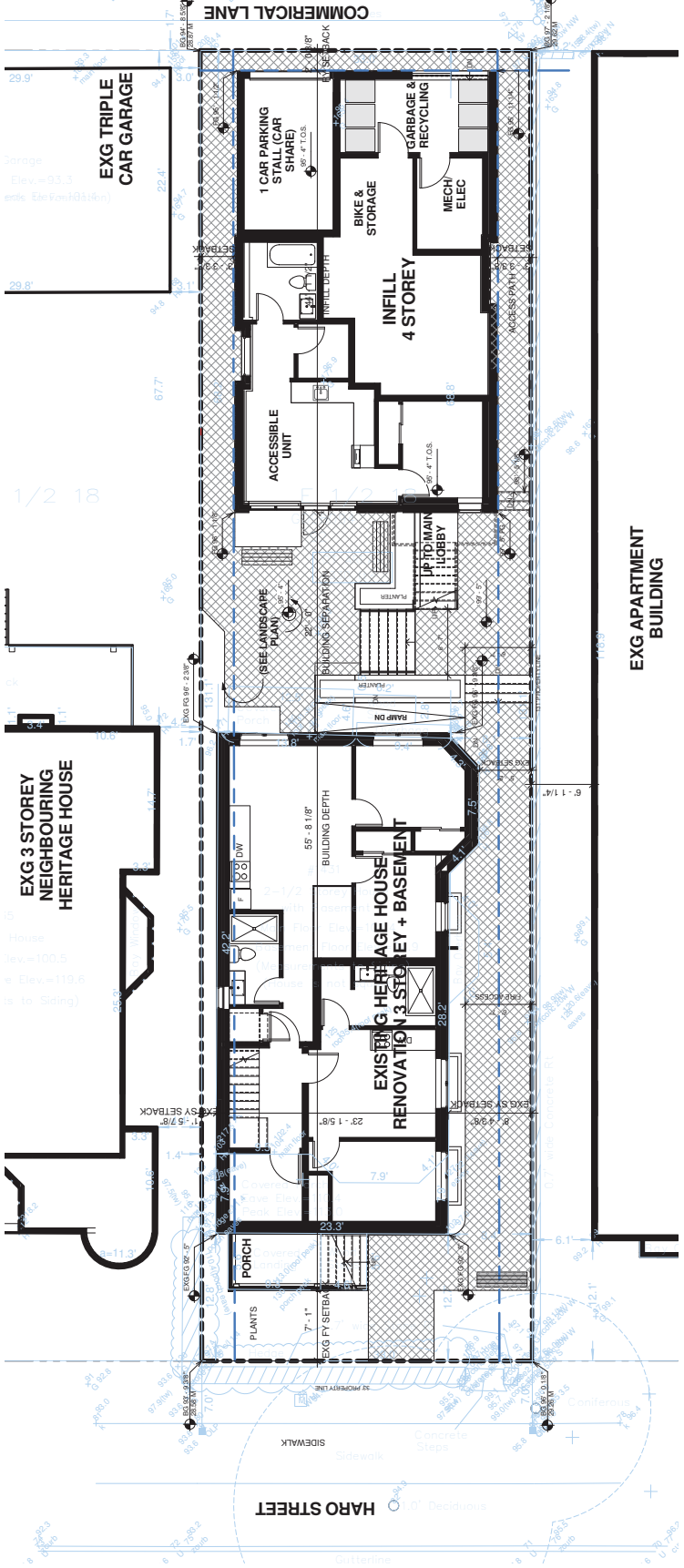
This drawing is a site plan for the proposed development. It is not a final plan and should not be used for construction without the approval of the relevant authorities. The plan shows the proposed building footprint, parking stalls, and other site features. It is intended to provide a clear and concise representation of the proposed development for the purpose of obtaining planning permission.

NO.	DESCRIPTION	DATE
1	SCALE FOR PLOT SUBMISSION	2014 DEC 23

PROJECT NORTH

PROJECT: 1431 HARO STREET - VANCOUVER
HERITAGE RETENTION - INFILL PROPOSAL

SITE PLAN	
Date	2014 DEC 23
Project Number	1239
Scale	As Indicated
Quantity	CK
Approval	CK
DP100	



LIST OF DRAWINGS

#	DRAWING
DP100	SITE PLAN
DP101	PROJECT STATISTICS
DP101a	DESIGN RATIONALE
DP102	EXISTING STREETSCAPE - HARO ST.
DP103	EXISTING STREETSCAPE - HARO ST. - PERSPECTIVES
DP104	FSR OVERLAYS - HERITAGE BSMT, MAIN, SECOND, THIRD
DP105	FSR OVERLAYS - INFILL BSMT, MAIN, SECOND, THIRD
DP106	FSR EXCLUSIONS
DP200	HERITAGE EXISTING
DP201	HERITAGE - BSMT, MAIN & SECOND FLOOR PLANS
DP202	HERITAGE - BSMT, MAIN & SECOND FLOOR PLANS
DP203	INFILL - BSMT, MAIN & SECOND FLOOR PLANS
DP204	INFILL - 3RD FLOOR & ROOF PLANS
DP210	MARCH SHADOW STUDIES
DP211	SEPTEMBER SHADOW STUDIES
DP202	HERITAGE NORTH & SOUTH ELEVATIONS
DP203	HERITAGE EAST & WEST SIDE ELEVATIONS
DP204	INFILL NORTH & SOUTH ELEVATIONS
DP205	INFILL WEST ELEVATION
DP210	HEIGHT CALCULATIONS
DP211	HEIGHT CALCULATIONS & MATERIALS & COLOURS
DP401	SECTION - HERITAGE BLDG (NORTH-SOUTH)
DP402	SECTION - HERITAGE BLDG (SOUTH-NORTH)
DP403	SECTION - INFILL (NORTH-SOUTH)
DP404	SECTION - INFILL (SOUTH-NORTH)



TRUE NORTH
CONTEXT PLAN
NOT TO SCALE



REAR LANE ELEVATION

1 3-16 SITE PLAN (GROUND FLOOR)
3/16" = 1'-0"

BALCONY EXCLUSION STATISTICS
 A balcony is defined as a platform or walkway, whether enclosed or not, that is located on an upper level of a building and is supported by columns or walls. It is not a part of the floor area of the building. Balconies are excluded from the floor area of a building for the purpose of calculating the floor area ratio (FAR) and the gross floor area (GFA) of a building. Balconies are also excluded from the floor area of a building for the purpose of calculating the floor area ratio (FAR) and the gross floor area (GFA) of a building.

No.	Description	Area
1	EXCLUDED FOR FSR SUBMISSION	3014.86C.28

PROJECT:
 1431 HARO STREET - VANCOUVER
 HERITAGE RETENTION + INFILL
 PROPOSAL

PROJECT STATISTICS

Date	2015 JAN 7
Project Number	1239
Quantity	CK
Approval	CK

DP101

RENTAL UNIT STATISTICS:

LEVEL	NAME	AREA
H-BSMT FLOOR	HERITAGE - BSMT	1191 SF
H-MAIN FLOOR	HERITAGE - MAIN	1063 SF
H-SECOND FLOOR	HERITAGE - SECOND	999 SF
H-THIRD FLOOR	HERITAGE - THIRD	821 SF
INFILL GROUND	INFILL GROUND	1445 SF
INFILL SECOND	INFILL SECOND	1045 SF
INFILL THIRD	INFILL THIRD	875 SF
INFILL MAIN	INFILL MAIN	1059 SF

TOTAL FLOOR AREA: 8,192 SF

LEVEL	NAME	AREA
H-BSMT FLOOR	MECHELEC	79 SF
H-BSMT FLOOR	WALL EXCLUSION	22 SF
H-MAIN FLOOR	MECHELEC	79 SF
INFILL GROUND	PARKING	169 SF
INFILL GROUND	GARBAGE/RECYCLING	133 SF
INFILL GROUND	BIKE & STORAGE	297 SF
INFILL GROUND	WALL EXCLUSION	11 SF
INFILL GROUND	STORAGE	27 SF
INFILL GROUND	MECHELEC	79 SF
INFILL SECOND	STORAGE	24 SF
H-MAIN FLOOR	STORAGE	24 SF
INFILL MAIN	WALL EXCLUSION	24 SF
H-SECOND FLOOR	STORAGE	32 SF
H-SECOND FLOOR	STORAGE	38 SF
INFILL SECOND	WALL EXCLUSION	24 SF
INFILL SECOND	STORAGE	33 SF
INFILL THIRD	WALL EXCLUSION	24 SF
INFILL THIRD	STORAGE	23 SF

FLOOR AREA EXCLUSION: 1185F

NAME	LEVEL	AREA
202 BALCONY	INFILL MAIN	62 SF
201 BALCONY	INFILL MAIN	23 SF
301 BALCONY	INFILL SECOND	53 SF
302 BALCONY	INFILL SECOND	22 SF
303 BALCONY	INFILL SECOND	22 SF
302 B BALCONY	INFILL THIRD	65 SF

BALCONY TOTAL AREA: 2768F
 (COMPLIES FOR EXCLUSION)

ROOM/UNIT #	NAME	LEVEL	AREA
101	1 BEDROOM	INFILL GROUND	367 SF
201	1 BEDROOM	INFILL MAIN	330 SF
301	3 BEDROOM	INFILL MAIN	444 SF
302	3 BEDROOM	INFILL SECOND	360 SF
303	3 BEDROOM	INFILL THIRD	371 SF
302	3 BEDROOM	INFILL SECOND	436 SF
H101	1 BEDROOM	H-BSMT FLOOR	332 SF
H102	1 BEDROOM	H-BSMT FLOOR	314 SF
H201	1 BEDROOM	H-MAIN FLOOR	424 SF
H301	3 BEDROOM	H-MAIN FLOOR	399 SF
H302	3 BEDROOM	H-SECOND FLOOR	402 SF
H303	3 BEDROOM	H-THIRD FLOOR	321 SF
H302	3 BEDROOM	H-SECOND FLOOR	415 SF
H303	3 BEDROOM	H-THIRD FLOOR	402 SF

PROPOSED SCOPE OF WORK:

PROPOSED SCOPE OF WORK:
 THE DEVELOPMENT PROPOSAL FOR 1431 HARO STREET, VANCOUVER, BC IS TO RETAIN AND RESTORE THE EXISTING 2.5 STOREY CLASS 'B' HERITAGE BUILDING AND TO RENOVATE THE EXISTING BUILDING WITH A SENSITIVE DESIGN THAT REFLECTS THE BUILDING'S HISTORICAL CHARACTER AND ARCHITECTURAL DETAILING. THE EXISTING RESIDENTIAL UNITS WILL BE INCREASED TO A TOTAL OF 6 MARKET RENTAL UNITS WITH A UNIT TYPE MIX OF 3 DIFFERENT SIZES. THE LIGHTFOOT RESIDENCE IS A HERITAGE RETENTION PROJECT FOR DESIGNERS AND ARCHITECTS. THE LIGHTFOOT RESIDENCE IS A HERITAGE BUILDING THAT IS ACCESSIBLE FROM HARO STREET AND IS LOCATED ON THE NORTH FACING CORNER OF THE LIGHTFOOT RESIDENCE. THE LIGHTFOOT RESIDENCE IS A HERITAGE BUILDING THAT IS ACCESSIBLE FROM HARO STREET AND IS LOCATED ON THE NORTH FACING CORNER OF THE LIGHTFOOT RESIDENCE. THE LIGHTFOOT RESIDENCE IS A HERITAGE BUILDING THAT IS ACCESSIBLE FROM HARO STREET AND IS LOCATED ON THE NORTH FACING CORNER OF THE LIGHTFOOT RESIDENCE. THE LIGHTFOOT RESIDENCE IS A HERITAGE BUILDING THAT IS ACCESSIBLE FROM HARO STREET AND IS LOCATED ON THE NORTH FACING CORNER OF THE LIGHTFOOT RESIDENCE.



GARBAGE REQUIREMENTS
 (PER CITY OF VANCOUVER GARBAGE & RECYCLING STORAGE FACILITY DESIGN SUPPLEMENT GUIDELINES)
 TOTAL VOLUME GENERATED PER WEEK = # OF UNITS X ESTIMATED VOLUME GENERATED PER UNIT/WEEK
 TOT. VOL./WEEK = 11 UNITS X 95L = 1045L = 2.9 = 3 (360L CONTAINERS) REQ'D
COMPOSTABLES:
 TOT. VOL./WEEK = 11 UNITS X 14L = 154L = 2.9 = 3 (260L CONTAINERS) REQ'D
MIXED PAPER (INCL. CARDBOARD):
 TOT. VOL./WEEK = 11 UNITS X 8.5L = 93.5L = 1.155L CONTAINER REQ'D & PROPOSED
MIXED PAPER (INCL. CARDBOARD):
 TOT. VOL./WEEK = 11 UNITS X 9L = 99L = 1.155L CONTAINER REQ'D & PROPOSED
MIXED PAPER (INCL. CARDBOARD):
 TOT. VOL./WEEK = 11 UNITS X 40L = 440L = 2 (360L CONTAINERS) REQ'D & PROPOSED

PROJECT STATISTICS:

1. CIVIC ADDRESS: 1431 HARO STREET, VANCOUVER, BC
 2. LEGAL DESCRIPTION: PLAN OF LOT 18 BLOCK 44 DISTRICT LOT 185 PLAN 92
 PID: 015-775-6458

ZONING: RM5B - APPROVED USES INCLUDE MULTIPLE UNIT RESIDENTIAL EXISTING AND PROPOSED USE: RESIDENTIAL (MULTIPLE UNIT RENTAL)

4A. SITE AREA: 3,371 SQ. FT. (433,952 SQ. FT.)

4B. EXISTING FLOOR AREA:

NAME	AREA
HERITAGE - 3RD EXCL	191 SF
HERITAGE - 2ND EXCL	974 SF
HERITAGE - MAIN EXCL	1059 SF
HERITAGE - BSMT EXCL	1869 SF

TOTAL EXISTING FLOOR AREA: 3,673 SF
 EXISTING FSR: 0.85
 ZONING FSR ALLOWABLE: 1.5

4C. PROPOSED FSR TOTAL: 1.69 = 7075SF (658SM)
 HERITAGE RETENTION OF EXISTING HOUSE (CONVERSION TO RENTAL UNITS) NEW INFILL BUILDING ON REAR OF PROPERTY FOR NEW RENTAL UNITS

4D. FLOOR AREA EXEMPTIONS:
 TOTAL AREA EXCLUSION: 1185 SF

4E. BUILDING AREAS: (REFER TO DP104-106 FOR FSR OVERLAYS)
 (REFER TO TABLE TO THE RIGHT)

4F. SITE COVERAGE: 9.29% SF (430 SF) = 65.5%
 (MAX. ALLOWABLE) = 50% (NOT INCLUDING INFILL BUILDING)

4G. SETBACKS

EXISTING SETBACKS UNCHANGED:
 a) EAST SIDE SETBACK: 5.17 FT. (1.57M) (EXISTING NON-CONFORMING)
 b) WEST SIDE SETBACK: 1.4 FT. (0.43M) (EXISTING NON-CONFORMING)
 c) NORTH FRONT SETBACK: 7.8 FT. (2.38M) (CONFORMS FOR INFILL)
 d) SOUTH REAR SETBACK: 2 FT. (0.61M) (CONFORMS FOR INFILL)

5. PROPOSED HEIGHTS
 MAX. ALLOWABLE HEIGHT: 60'-0" (18.3M) OR 6 STOREYS FOR LANEWAY
 PROPOSED MAX. HEIGHT AT: 31.25' (10.35M)
 (REFER TO DP106-311 FOR HEIGHT CALCULATIONS & PROPOSED HEIGHTS)

5B. PARKING REQUIREMENTS:

4.3.6 - (HERITAGE SITE OUTSIDE OF HA AND C2 AREAS)
 1 STALL PER 140SM (1507SF) OF GROSS FLOOR AREA
 82228 SF (GFA) / 1507 SF = 5.45 = 5 PARKING STALLS REQ'D
1 CAR SHARE STALL PROVIDED (EQUIVALENT TO 3 STALLS)

BIKE PARKING REQUIREMENTS
 6.2.1.2 MULTIPLE DWELLING, INFILL, MULTIPLE DWELLING OVER 3 UNITS

CLASS	SPACES	STALLS PROVIDED
CLASS A	1.25 STALLS PER UNIT	1.25X11 UNITS = 13.75-14 STALLS REQ'D
CLASS B	6 SPACES FOR DEVELOPMENT W/ 20+ UNITS	STALLS PROVIDED = 14 STALLS



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PLANNING / DESIGN / ARCHITECTURE
 1431 HARO STREET - VANCOUVER
 HERITAGE RETENTION + INFILL
 PROPOSAL

NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN SUBMISSION	2014 DEC 28

PROJECT
 1431 HARO STREET - VANCOUVER
 HERITAGE RETENTION + INFILL
 PROPOSAL

Date	2014 DEC 23	Project Number	1239
Scale			
Quantity	CK		
Approval	CK		

DESIGN RATIONALE

DP101a

**1431 HARO STREET
 HERITAGE RETENTION (MULTIPLE CONVERSION DWELLING AND INFILL DEVELOPMENT) (LANEWAY 20)
 INTRODUCTION**

The West End is a Vancouver downtown neighbourhood and community that combines the architectural history of Vancouver's modest beginnings of rental housing to the robust density achieved by the 1980s. Now a recognition that all these buildings and neighbourhoods can co-exist harmoniously in the present and future has been acknowledged by Vancouver City Planning policies where heritage, neighbourhood, growth, density and affordability are blended into a sustainable solution.

The West End began its residential development in the 1880s in the original center of the city's downtown district. At that time the large residential homes and estates thrived until Shaughnessy and Kerrisdale became the new popular affluent neighbourhoods. The Lightfoot Residence, originally built in 1903 is a valuable example of the original residential buildings in the West End. Although in need of much needed care and attention, the Lightfoot Residence by and large has many of its original heritage elements that include cladding, windows, trim and detailing in the front of the building. The neighbouring houses to the west have been extensively altered leaving the Lightfoot Residence an exceptional structure left on the north side of the block to represent the turn of the century residential architecture in the West End. 1431 Haro Street is a tall masonry building with side corners and a stepped roof porch. Entry is located in the West End, which has been a well utilized building for the last two years, and is well under utilized.

The development proposal for the Lightfoot Residence is to preserve and restore the existing Heritage Class "B" Edwardian era building that has been in disrepair and in need of a restoration/conservation. In sensitive additions to the rear of the building that will be removed include a rear porch, infilled rear deck and exit door at that the attic level that suggest there was an exit stair added that is no longer in sight. The redesign of the rear of the building will include 6 residential units and a rear addition of a common living east and east side of the building. The building will be designed to meet the height and setback requirements while making the height clearances conform to building code requirements. Added to the rear of the site is a four storey infill residential rental building that houses 5 residential units providing a total of 11 rental units.

CONTEXT PLANNING / STREETScape AND SUSTAINABILITY

Haro Street is composed of varied mix of residential building types. A large apartment building is the immediate east neighbour that fills the entire lot area in its footprint and front streets. The neighbouring lots to the west are three single family houses with one that has a laneway house that was built approximately fifteen years ago. Mid rise, low rise and concrete residential towers all form the fabric of the eclectic neighbourhood. Across the south side of the street are more single family style houses from the turn of the century with Barclay Heritage Square just further to the south. On the north side of the Lightfoot Residence facing the north side of the commercial lane is the Empire Landmark Hotel tower on a large podium that fronts Robson Street.

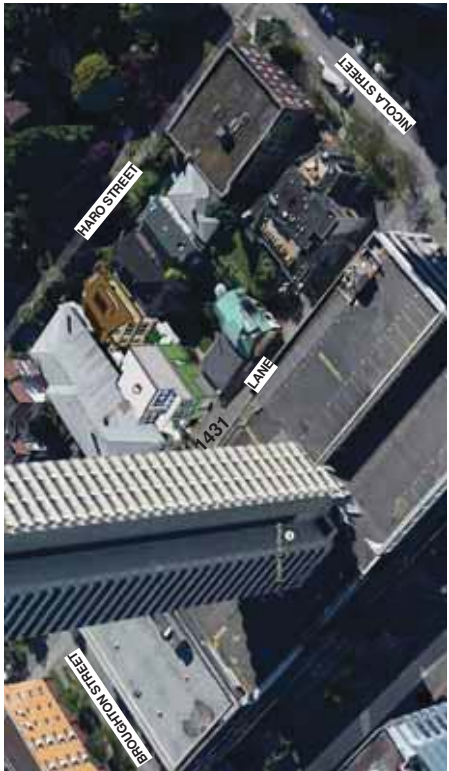
With downtown sustainability that includes convenient shopping amenities, transit routes, bike friendly dedicated lanes and pedestrian centered neighbourhoods, there has been a large increase also in urban amenities that has made the downtown neighbourhoods further thrive. The variety of rental housing available though has remained static over the years as the focus of market buyer focussed residential units have risen in the last twenty years. In order to address sustainability, there is also the need to address livability and affordability. As the shift of ownership turns to rental for the housing market, the housing stock will need to turn its attention to building rental units that provide a mix of unit types that can accommodate different family needs and sizes.

1431 Haro's development proposal is to provide a 11 rental residential units with a variety of unit types that include studios and up to 3 bedroom units to accommodate growing families in the West End community. This proposed design responds to the zoning policies of RM-5B where heritage restoration is encouraged with the ability to increase density at the same time with the infill building that follows the Laneway 2.0 design guidelines in the West End Community Plan which allows up to 6 storey developments.

The commercial lane that the infill building's north elevation faces directly is a different interface than the City Planning vision of the engagement of lane access to Laneway developments. With this detail in mind, the proposal is to retain the lane access for the infill building from the front (Haro Street) and to provide addressing from the established street orientational.

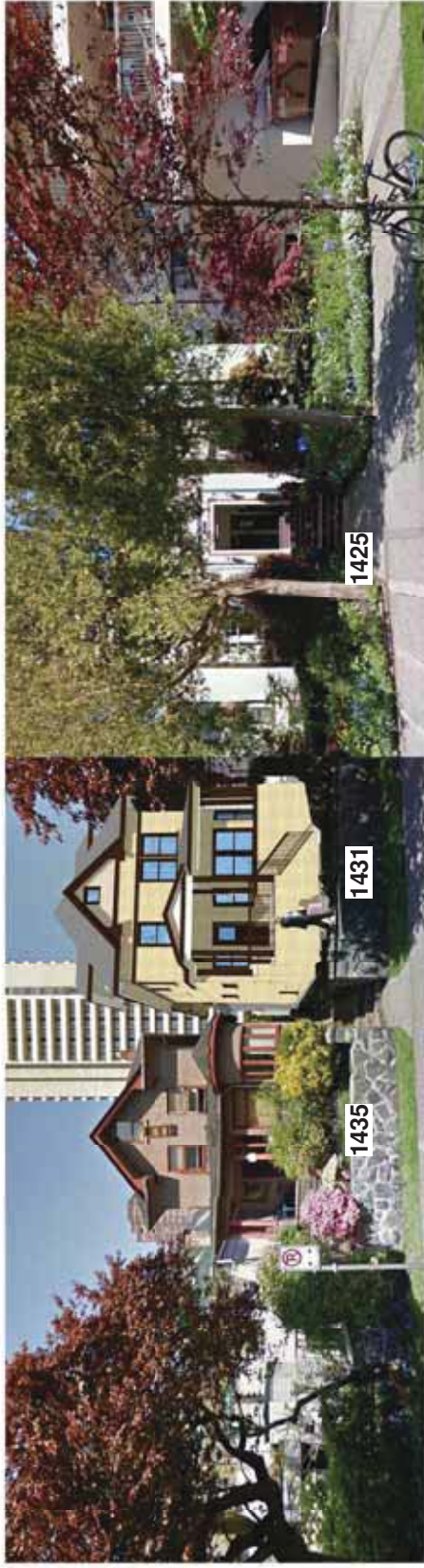


VIEW FROM HARO STREET

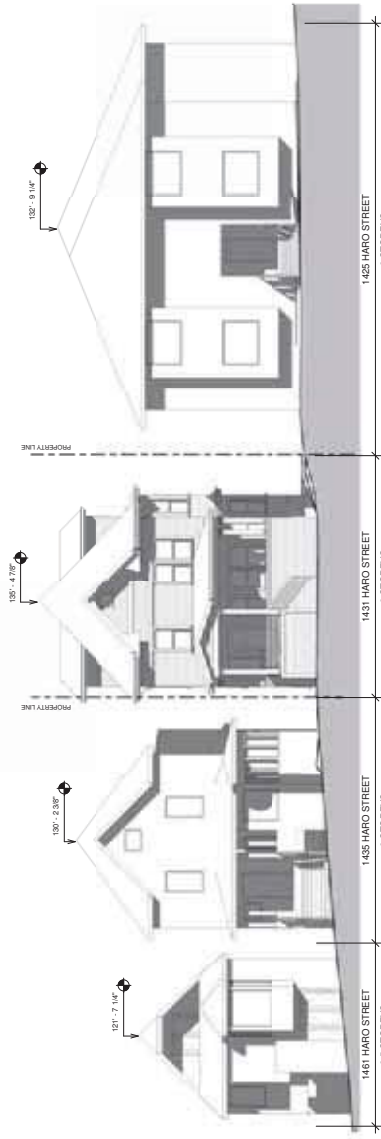


VIEW FROM LANE

EXISTING PHOTOGRAPHIC STREETScape - HARO STREET



(SHOWING RESTORED HERITAGE BUILDING)



HEARTH ARCHITECTURE
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PLANNING PERMISSIONS AND REGULATIONS
 This is a preliminary drawing. It is not to be used for construction. It is subject to change without notice. It is not to be used for any other purpose without the written consent of the architect. It is not to be used for any other purpose without the written consent of the architect. It is not to be used for any other purpose without the written consent of the architect.

NO.	DESCRIPTION	DATE
1	SCALE FOR LAYOUT SUBMISSION	2014 DEC 28

PROJECT:
 1431 HARO STREET - VANCOUVER
 HERITAGE RETENTION - INFILL PROPOSAL

EXISTING STREETScape - HARO ST.

Date: 2014 DEC 23
 Project Number: 1239
 Scale: 1/8" = 1'-0"
 County: AL
 Approval: CK

DP102

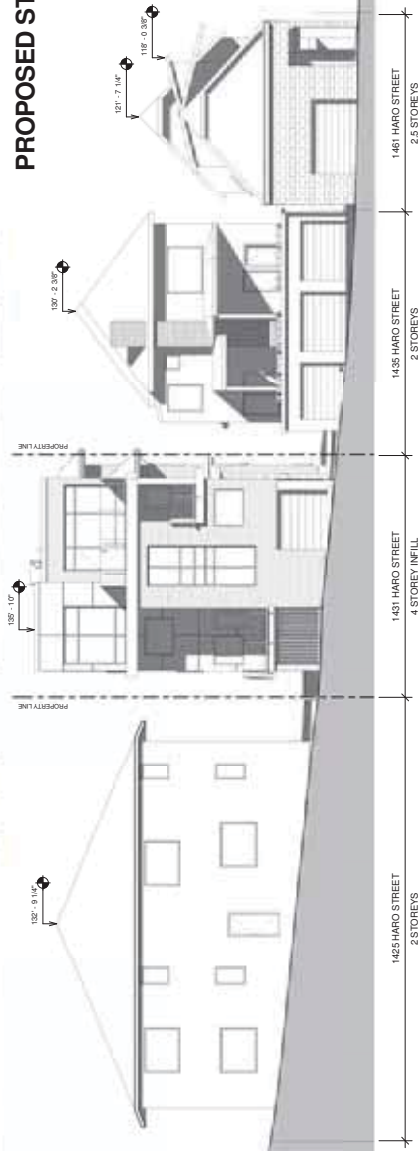
EXISTING PHOTOGRAPHIC STREETSCAPE - LANE



PROPOSED PHOTOGRAPHIC STREETSCAPE - LANE



PROPOSED STREETSCAPE - LANE



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DESIGNER'S RESPONSIBILITIES AND OBLIGATIONS
 The design professional is responsible for the design and construction of the project. The design professional is not responsible for the design and construction of the project if the design professional is not the design professional for the project. The design professional is not responsible for the design and construction of the project if the design professional is not the design professional for the project. The design professional is not responsible for the design and construction of the project if the design professional is not the design professional for the project.

NO.	DESCRIPTION	DATE
1	SCALED FOR LAYOUT SUBMISSION	2014 DEC 23

PROJECT:
 1431 HARO STREET - VANCOUVER
 HERITAGE RETENTION - INFILL
 PROPOSAL

PROJECT TITLE:
 STREETSCAPE -
 LANE EXISTING &
 PROPOSED

Date:	2014 DEC 23	Project Number:	1239
Scale:	1/8" = 1'-0"		
Quantity:	AL		
Approval:	CK		

DP102a

HEARTH
STUDIOS (1978)

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REVISIONS

No.	Description	Date
1	ISSUED FOR RFP	2014 MAR 28

PROJECT
1431 HARO STREET - VANCOUVER
HERITAGE RETENTION - INFILL
PROPOSAL

PERMISSIONS TITLE
PERSPECTIVES

Date	2014 DEC 23	Project Number	1239
Scale			
Drawn by	CK		
Approved by	CK		

DP103



COURTYARD - BIRDS EYE VIEW



EAST ELEVATION



WEST ELEVATION



HARO STREET HERITAGE ELEVATION
(SOUTH ELEVATION)



INFILL SOUTHEAST CORNER



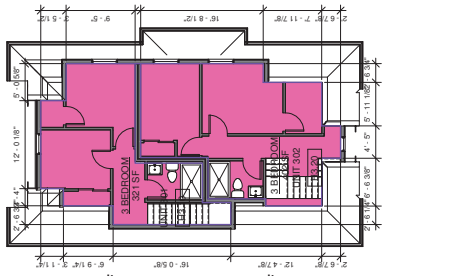
HERITAGE NORTHEAST CORNER

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BUILDING PERMITS AND LAND USES
 The drawings are prepared by HEARTH CONSULTANTS INC. and are subject to the approval of the City of Vancouver. The drawings are prepared in accordance with the Building Act and the Building Code of Canada. The drawings are not to be used for any other purpose without the written consent of HEARTH CONSULTANTS INC. The drawings are not to be used for any other purpose without the written consent of HEARTH CONSULTANTS INC. The drawings are not to be used for any other purpose without the written consent of HEARTH CONSULTANTS INC.

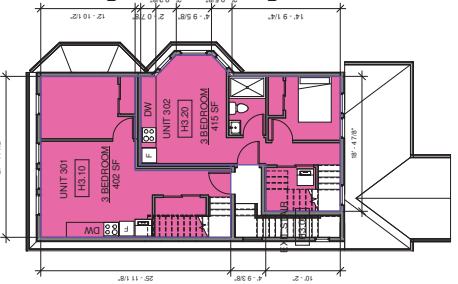
NO.	DESCRIPTION	DATE
1	SUBMITTED FOR PERMIT	2014 MAR 28

UNIT SIZES
■ 3 BEDROOM



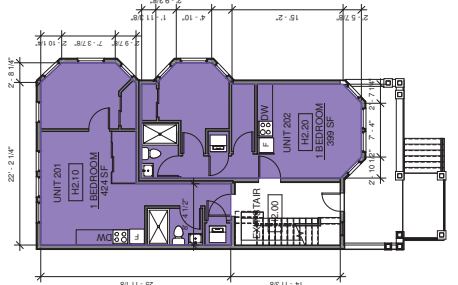
4 H-THIRD FLOOR
 1/8" = 1'-0"

UNIT SIZES
■ 3 BEDROOM



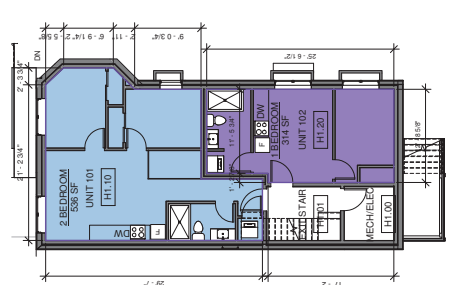
3 H-SECOND FLOOR
 1/8" = 1'-0"

UNIT SIZES
■ 1 BEDROOM



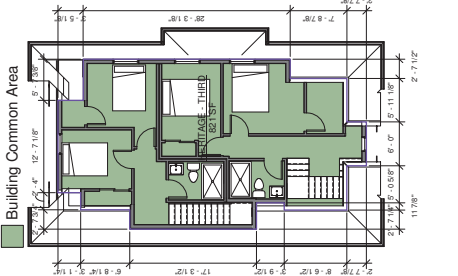
2 H-MAIN FLOOR
 1/8" = 1'-0"

UNIT SIZES
■ 1 BEDROOM
■ 2 BEDROOM



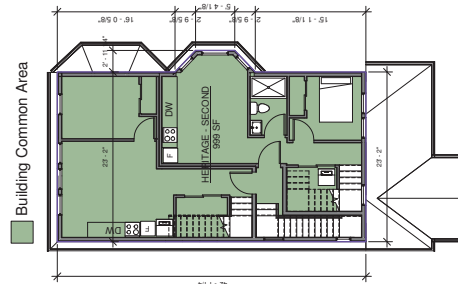
1 H-BSMT FLOOR
 1/8" = 1'-0"

GFA
■ Building Common Area



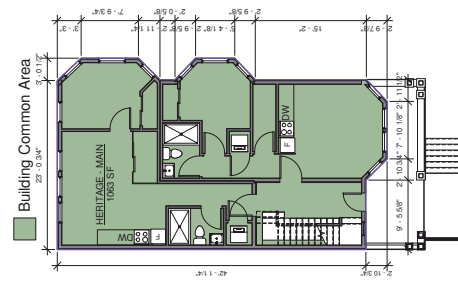
8 H-THIRD FLOOR
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GFA
■ Building Common Area



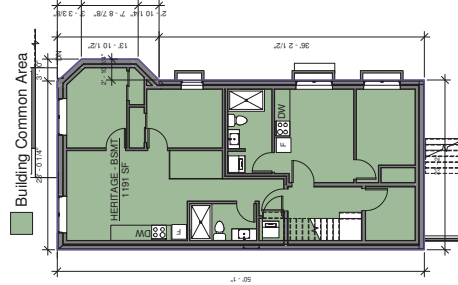
7 H-SECOND FLOOR
 1/8" = 1'-0"

GFA
■ Building Common Area



6 H-MAIN FLOOR
 1/8" = 1'-0"

GFA
■ Building Common Area



5 H-BSMT FLOOR
 1/8" = 1'-0"

PROJECT: 1431 HARO STREET - VANCOUVER
 HERITAGE RETENTION + INFILL
 PROPOSAL

DATE: 2014 DEC 23
PROJECT NUMBER: 1239

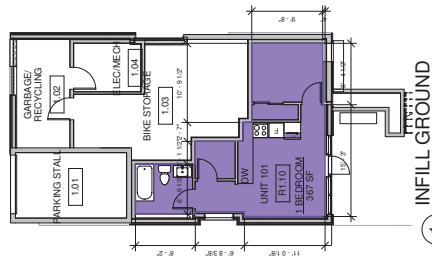
DATE: 2014 DEC 23
SCALE: 1/8" = 1'-0"

DESIGNER: CK
APPROVER: CK

DP104

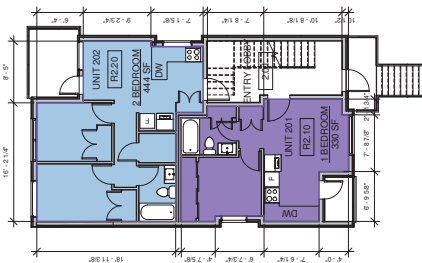
APPROVALS:
 FSR OVERLAYS -
 HERITAGE BSMT,
 MAIN, SECOND,
 THIRD

UNIT SIZES
 1 BEDROOM



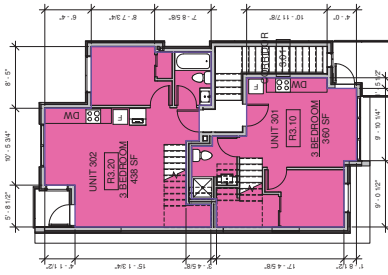
① INFILL GROUND
 1/8" = 1'-0"

UNIT SIZES
 1 BEDROOM
 2 BEDROOM



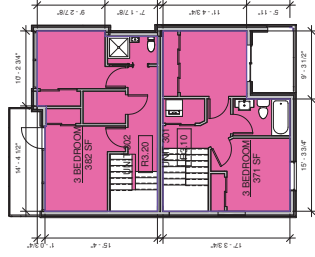
② INFILL MAIN
 1/8" = 1'-0"

UNIT SIZES
 3 BEDROOM



③ INFILL SECOND
 1/8" = 1'-0"

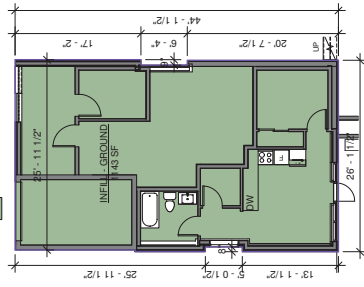
UNIT SIZES
 3 BEDROOM



④ INFILL THIRD
 1/8" = 1'-0"

GFA

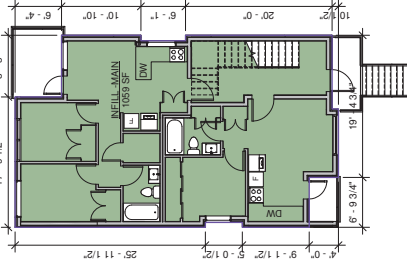
Building Common Area



⑤ INFILL GROUND
 1/8" = 1'-0"

GFA

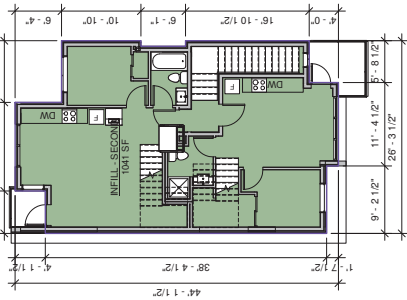
Building Common Area



⑥ INFILL MAIN
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GFA

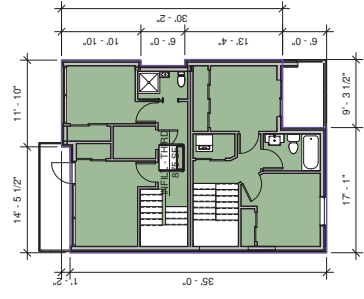
Building Common Area



⑦ INFILL SECOND
 1/8" = 1'-0"

GFA

Building Common Area



⑧ INFILL THIRD
 1/8" = 1'-0"

HEARTH
 ARCHITECTURE

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PLANNING AND DESIGN SERVICES

HEARTH ARCHITECTURE has been selected to provide architectural and interior design services for the proposed development. The services to be provided include: conceptual design, schematic design, preliminary design, and final design. The services to be provided are subject to the terms and conditions of the contract. The services to be provided are subject to the terms and conditions of the contract.

NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	2014 MAR 28
2	PRELIMINARY DESIGN	
3	FINAL DESIGN	

PROJECT: 1431 HARGREAVES STREET - VANCOUVER
 HERITAGE RETENTION + INFILL
 PROPOSAL

PROPOSAL TITLE:
 FSR OVERLAYS -
 INFILL BSMT,
 MAIN, SECOND,
 THIRD

Date:	2014 DEC 23	Project Number:	1239
Scale:	1/8" = 1'-0"	Quantity:	CK
Approval:	CK	Approval:	CK

DP105

HEARTH ARCHITECTURE
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REGISTERED ELECTRICAL ENGINEER
 I am a registered electrical engineer in the Province of British Columbia. I am responsible for the design and construction of electrical systems in accordance with the applicable codes and standards. I am a member of the Engineering Council of British Columbia.

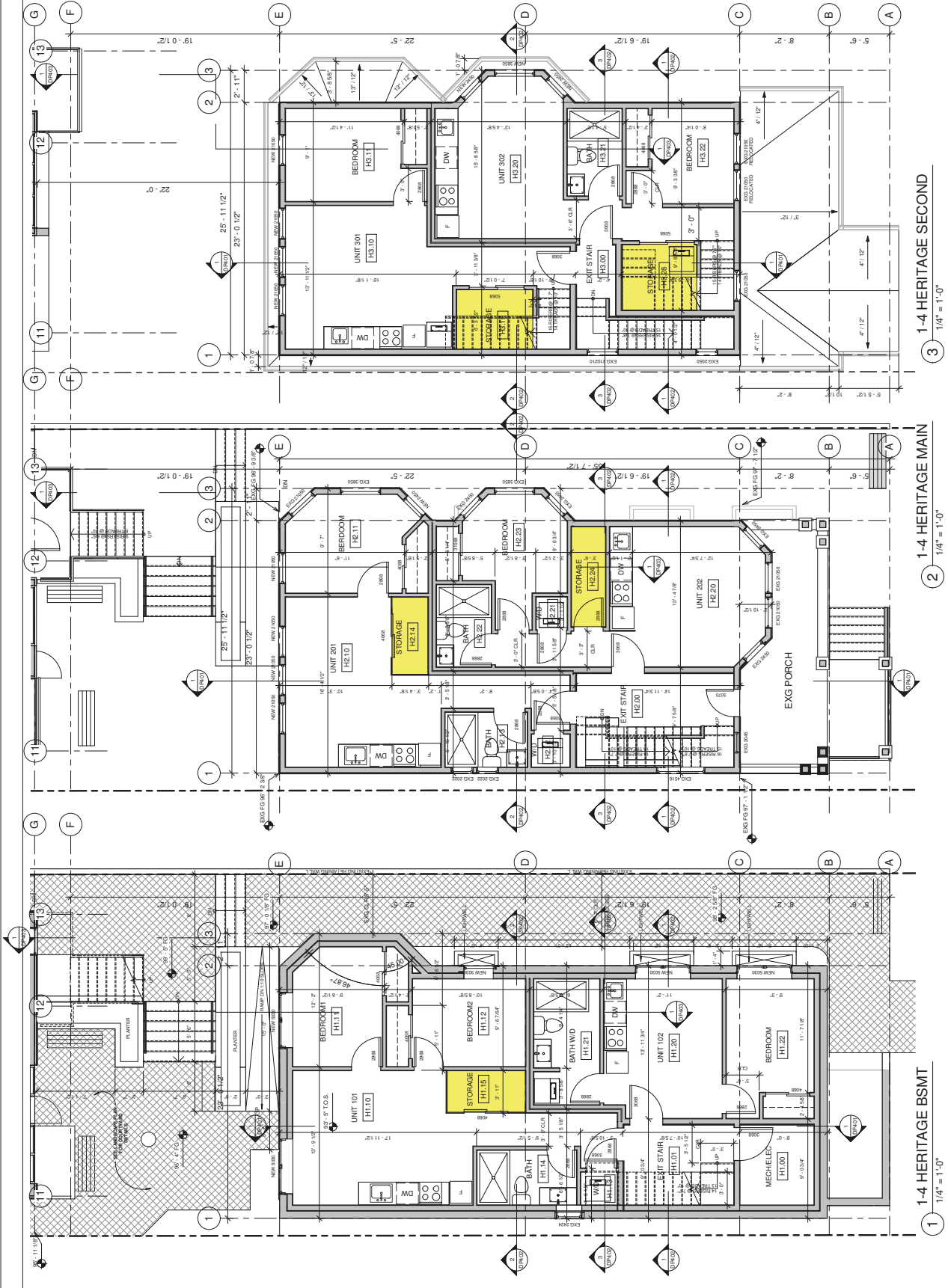
NO.	DESCRIPTION	DATE
1	SCALE FOR LAYOUT	2014 DEC 23
2	REVISION	
3	REVISION	

PROJECT: 1431 HARO STREET - VANCOUVER
HERITAGE RETENTION - INFILL PROPOSAL

DATE: 2014 DEC 23
PROJECT NUMBER: 1239

SCALE: 1/4" = 1'-0"
QUANTITY: CK
APPROVED BY: CK

DP201



HEARTH ARCHITECTURE
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PLANNING AND DESIGN SERVICES
 HEARTH ARCHITECTURE HAS BEEN SELECTED TO PROVIDE ARCHITECTURAL SERVICES FOR THE HERITAGE RETENTION AND INFILL PROPOSAL. THE SERVICES WILL INCLUDE CONCEPT DESIGN, PRELIMINARY DESIGN, PERMITTING, AND CONSTRUCTION ADMINISTRATION. HEARTH ARCHITECTURE WILL BE RESPONSIBLE FOR THE ARCHITECTURAL DESIGN AND CONSTRUCTION ADMINISTRATION OF THE PROJECT. THE CLIENT WILL BE RESPONSIBLE FOR THE ENGINEERING AND STRUCTURAL DESIGN OF THE PROJECT.

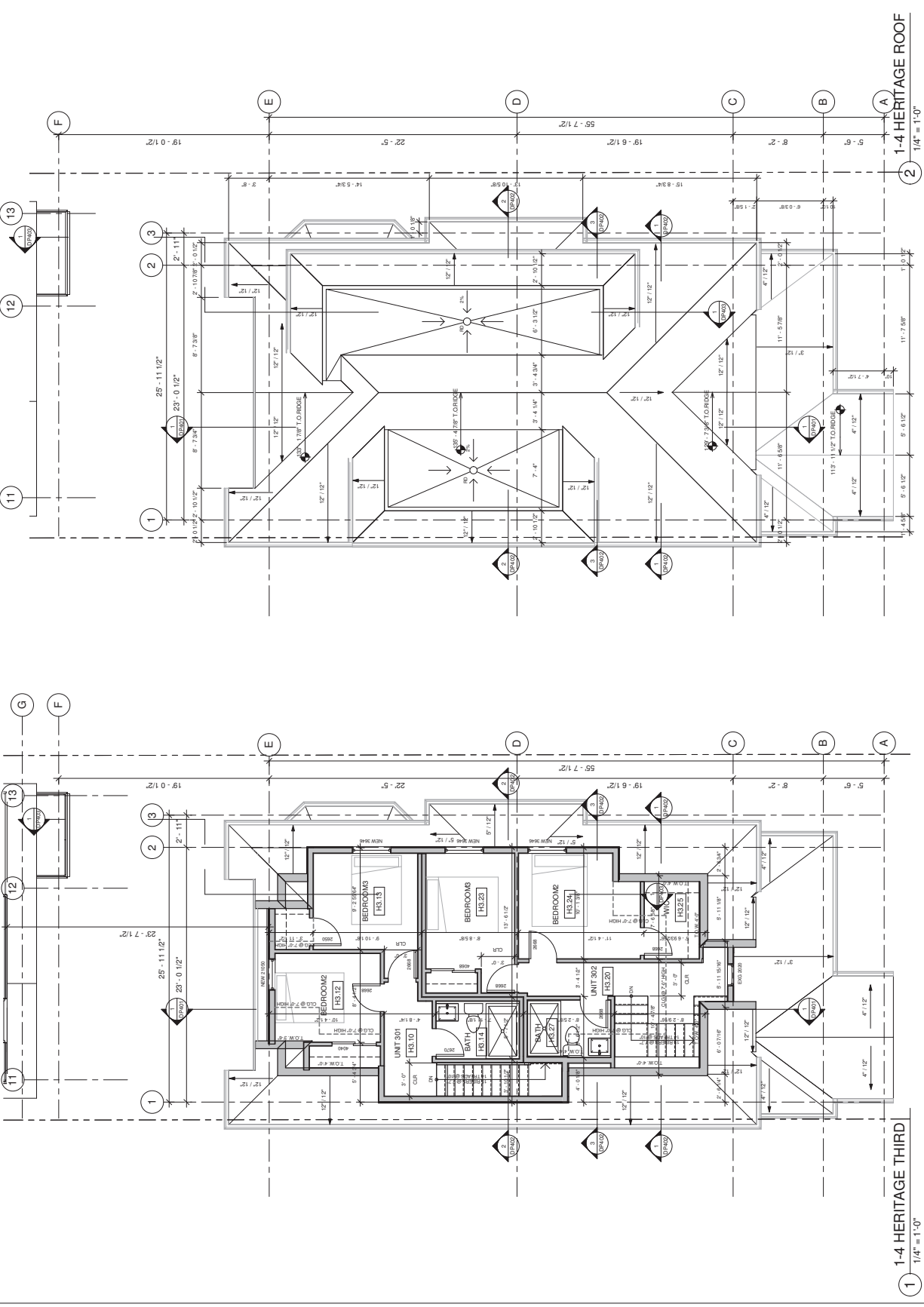
NO.	DESCRIPTION	DATE
1	SCALE FOR PLAN SUBMISSION	2014 MAR 28

PROJECT: 1431 HARO STREET - VANCOUVER
HERITAGE RETENTION + INFILL PROPOSAL

PROPOSAL TITLE: HERITAGE - THIRD FLR & ROOF PLANS

Date:	2014 DEC 23	Project Number:	1239
Scale:	1/4" = 1'-0"	Client:	CK
Drawn by:	CK	Approved by:	CK

DP202



HEARTH
ARCHITECTURE

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REGISTERED ARCHITECTS

HEARTH ARCHITECTURE INC. is a registered architectural firm under the Architectural Act, R.S.B.C. 1996, Chapter 437. The firm is registered with the British Columbia Council of Registered Architects and Engineers (BC CRAE). The firm's registration number is 1239. The firm's registration expires on 31/12/2014.

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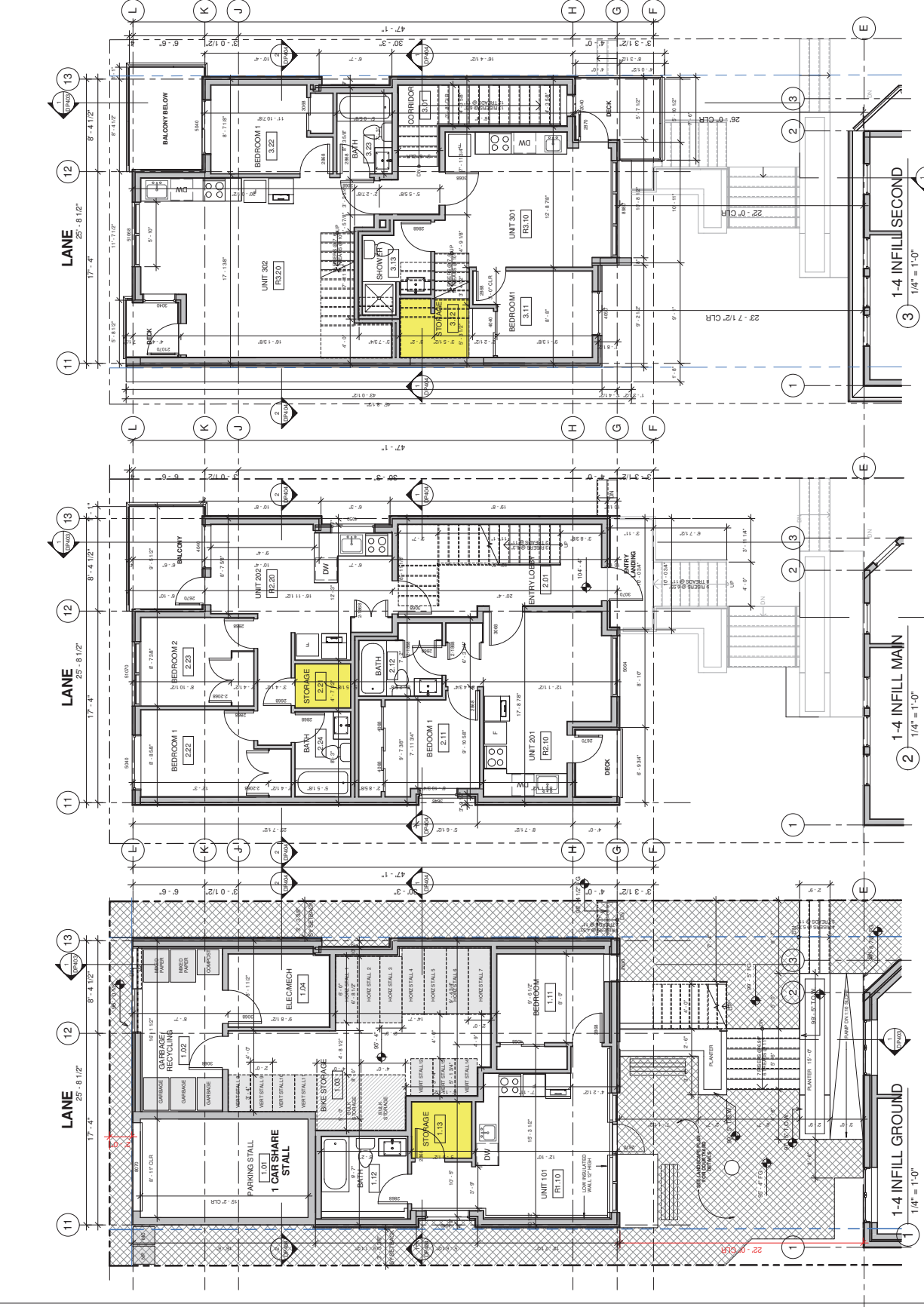
NO.	DESCRIPTION	DATE
1	SCALE FOR LAYOUT	2014 DEC 23
2	SUBMISSION	

PROJECT:
1431 HARGREAVES STREET - VANCOUVER
HERITAGE RETENTION - INFILL
PROPOSAL

PROPOSAL:
INFILL - BSMT,
MAIN & 2ND
FLOOR PLANS

Date:	2014 DEC 23	Project Number:	1239
Scale:	1/4" = 1'-0"	Quantity:	CK
Author:	CK	Approver:	CK

DP205



HEARTH
ARCHITECTURE

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Vancouver BC V6J 1H6
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REGISTERED PROFESSIONAL ARCHITECT
I am a registered architect in the province of British Columbia, Canada. I am a member of the Architectural Association of British Columbia and the Royal Architectural Institute of Canada. I am also a member of the British Columbia Building Council and the Vancouver Building Society. I am a registered professional engineer in the province of British Columbia, Canada. I am a member of the Professional Engineers Society of British Columbia and the Institution of Professional Engineers of Canada. I am also a member of the British Columbia Building Council and the Vancouver Building Society. I am a registered professional geotechnical engineer in the province of British Columbia, Canada. I am a member of the Professional Geotechnical Engineers of British Columbia and the Institution of Professional Geotechnical Engineers of Canada. I am also a member of the British Columbia Building Council and the Vancouver Building Society.

NO.	DESCRIPTION	DATE
1	SCALE FOR PLAN SUBMISSION	2014 MAR 28

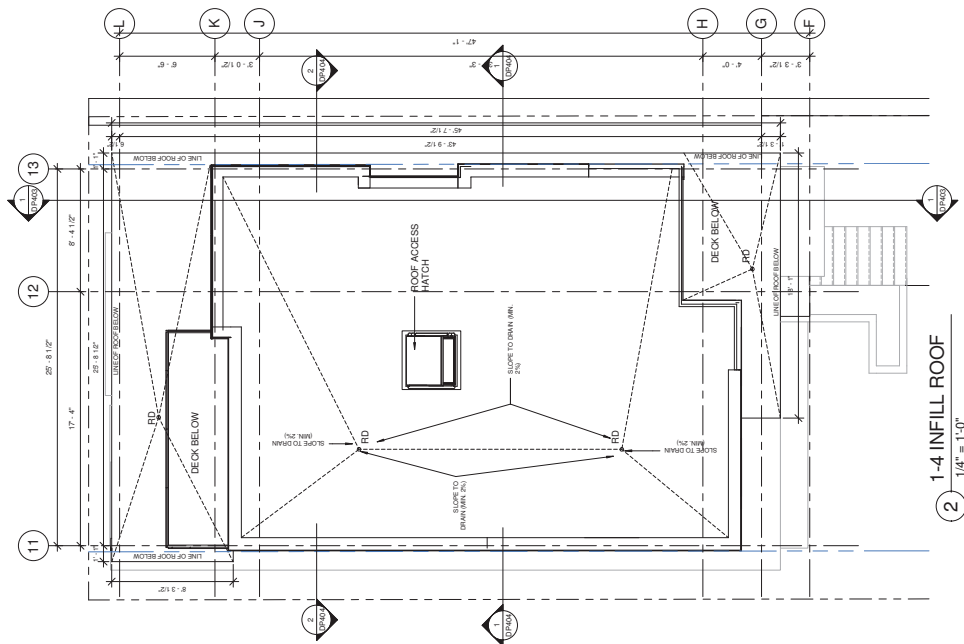


PROJECT:
1431 HARO STREET - VANCOUVER
HERITAGE RETENTION - INFILL
PROPOSAL

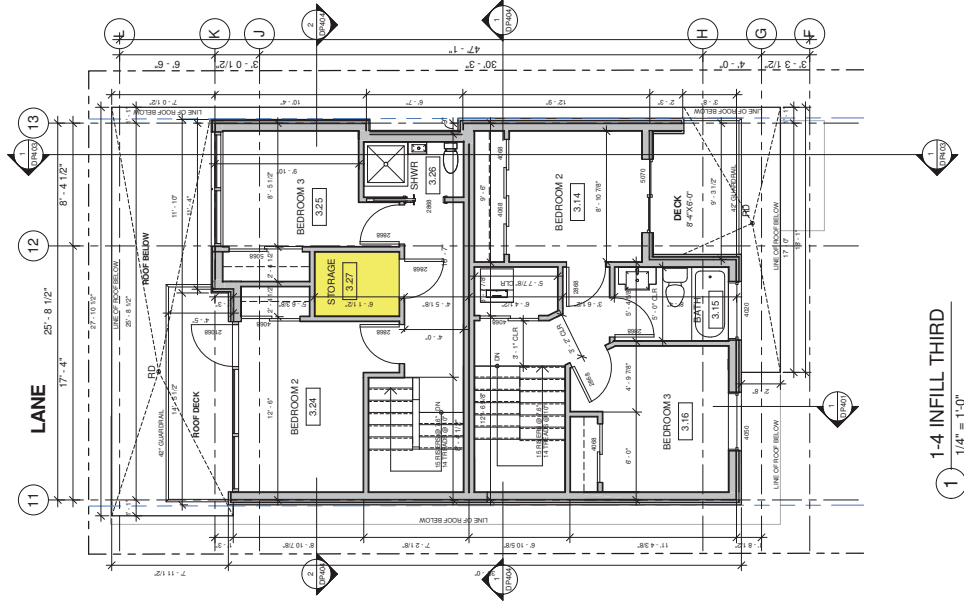
PROJECT TITLE:
INFILL - 3RD
FLOOR & ROOF
PLANS

Date:	2014 DEC 23	Project Number:	1239
Scale:	1/4" = 1'-0"	Quantity:	CK
Drawn by:	CK	Approved by:	CK


DP206



② 1-4 INFILL ROOF
1/4" = 1'-0"



① 1-4 INFILL THIRD
1/4" = 1'-0"



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PLANNING RESPONSIBILITY TO LANDOWNER

HEARTH ARCHITECTURAL WORKS is pleased to assist you in the planning and design process for your project. We understand that the success of any project depends on the quality of the design and the level of collaboration between the architect and the client. We will work closely with you to ensure that your vision is realized and that the project is completed on time and within budget.

REVISIONS

No.	Description	Date
1	SELECTED FOR SUBMISSION	2014 DEC 23

PROJECT

1431 HARD STREET - VANCOUVER
 HERITAGE RESTORATION - INFILL
 PROPOSAL

PREPARED BY

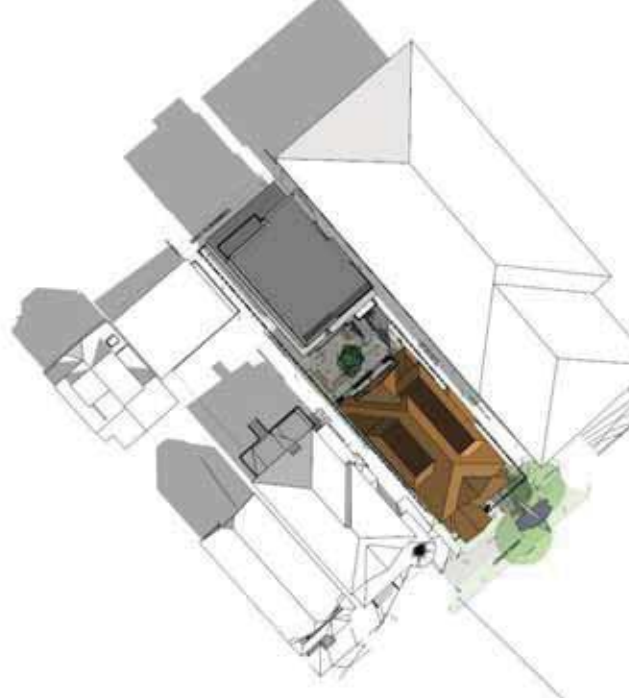
SEPTEMBER
SHADOW
STUDIES

Date: 2014 DEC 23
Project Number: 1239

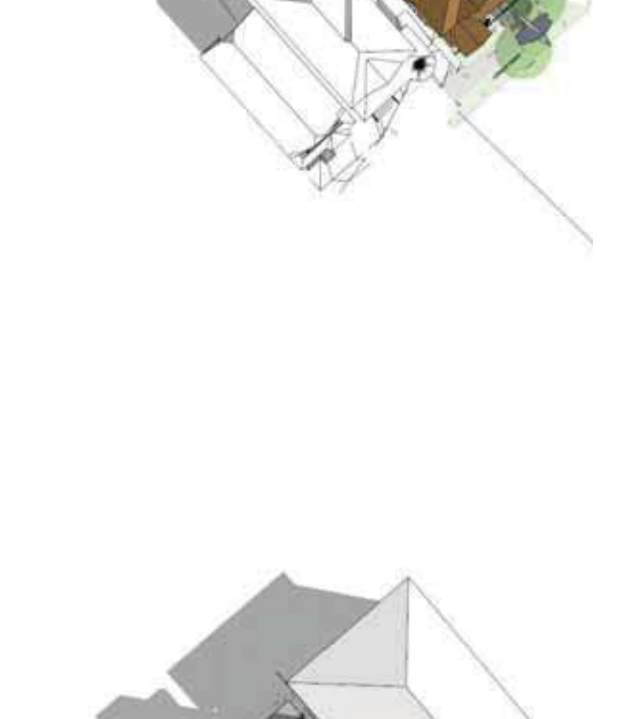
City: AL

Approval: CK

DP211



SEPTEMBER 21 @ 10 AM



SEPTEMBER 21 @ 12 PM



SEPTEMBER 21 @ 2 PM





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PERMITS REQUIRED FOR CONSTRUCTION

It is the responsibility of the contractor to obtain all necessary permits. The contractor shall be responsible for obtaining all necessary permits from the appropriate authorities. The contractor shall be responsible for ensuring that all work complies with the applicable codes and regulations. The contractor shall be responsible for ensuring that all work is completed in a timely and professional manner. The contractor shall be responsible for ensuring that all work is completed in accordance with the contract documents. The contractor shall be responsible for ensuring that all work is completed in a safe and sound manner. The contractor shall be responsible for ensuring that all work is completed in a cost-effective manner. The contractor shall be responsible for ensuring that all work is completed in a manner that is consistent with the client's expectations. The contractor shall be responsible for ensuring that all work is completed in a manner that is consistent with the industry standards. The contractor shall be responsible for ensuring that all work is completed in a manner that is consistent with the applicable codes and regulations. The contractor shall be responsible for ensuring that all work is completed in a timely and professional manner. The contractor shall be responsible for ensuring that all work is completed in accordance with the contract documents. The contractor shall be responsible for ensuring that all work is completed in a safe and sound manner. The contractor shall be responsible for ensuring that all work is completed in a cost-effective manner. The contractor shall be responsible for ensuring that all work is completed in a manner that is consistent with the client's expectations. The contractor shall be responsible for ensuring that all work is completed in a manner that is consistent with the industry standards. The contractor shall be responsible for ensuring that all work is completed in a manner that is consistent with the applicable codes and regulations.

NO.	Description	Date
1	SCALED FOR UPLOAD SUBMISSION	2014 DEC 23

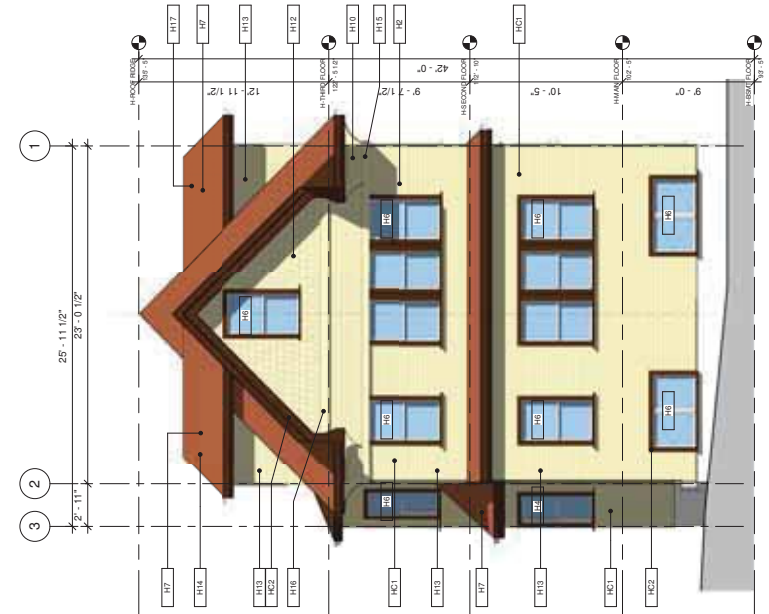
PROJECT:
1431 HARD STREET - VANCOUVER
HERITAGE RETENTION - INFILL PROPOSAL

PERMIT TITLE:
HERITAGE NORTH & SOUTH ELEVATIONS

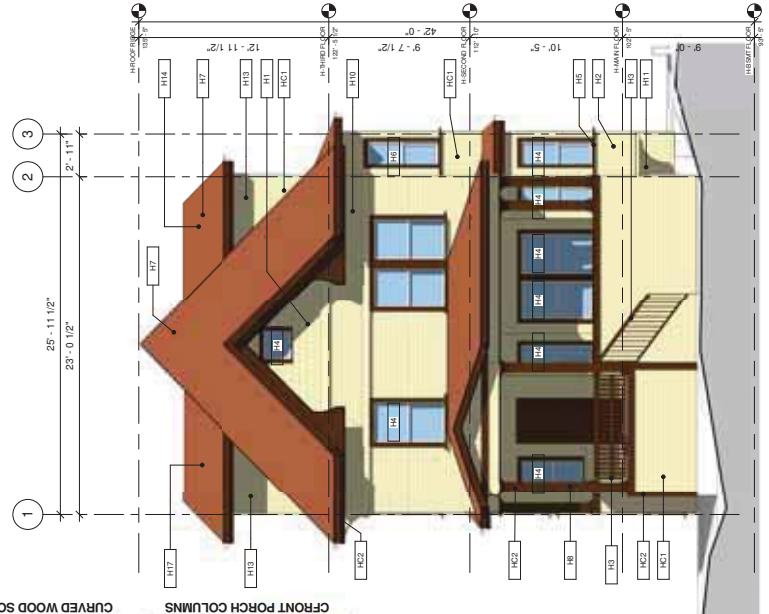
Date: 2014 DEC 23
Project Number: 1239
Scale: 1/4" = 1'-0"
Quantity: CK
Approval: CK

DP301

#	DESCRIPTION
H1	EXG SHINGLES TO BE STRIPPED, SANDED & REPAINTED (REPLACE ROTTEN OR DAMAGED SHINGLES WITH NEW PRIMED CEDAR SHINGLES TO MATCH)
H2	EXG WOOD BRACKET TO BE STRIPPED, SANDED & REPAINTED
H3	EXG WOOD GUARDRAIL TO BE STRIPPED AND REPAINTED TO MATCH WOOD TRIMS
H4	EXG WOOD WINDOWS TO BE RESTORED AND REINSTALLED
H5	EXG 2x4 WOOD SILL
H6	NEW WOOD WINDOW TO MATCH EXG WOOD WINDOWS
H7	NEW ASPHALT SHINGLES WITH LAMINATED SHINGLES (MALARKEY - SIENNA & ENO)
H8	EXG SQUARE SECTION CW BASE AND POST CAPS PTD WOOD COLUMN TO BE SANDED AND PREPARED REPAINTING
H10	EXG CURVED WOOD SOFFIT TO BE RETAINED
H11	EXG WOOD BRACKET TO BE SANDED, PREPARED & REPAINTED
H12	EXG WOOD BRACKET TO BE SANDED, PREPARED & REPAINTED
H13	NEW PAINTED WOOD SIDING TO MATCH EXG EXPOSURE AND COLOUR
H14	NEW DORMER BEYOND
H15	NEW 2x6 WOOD TRIM COLOUR TO MATCH EXG
H16	NEW 2x6 WOOD TRIM COLOUR TO MATCH EXG
H17	EXG DORMER TO BE EXTENDED
HCT1	BENJAMIN MOORE VC-2 CRAFTSMAN CREAM
HCT2	BENJAMIN MOORE VC-34 STRATFORD MAHOOGANY



1-4 HERITAGE NORTH ELEVATION
1/4" = 1'-0"

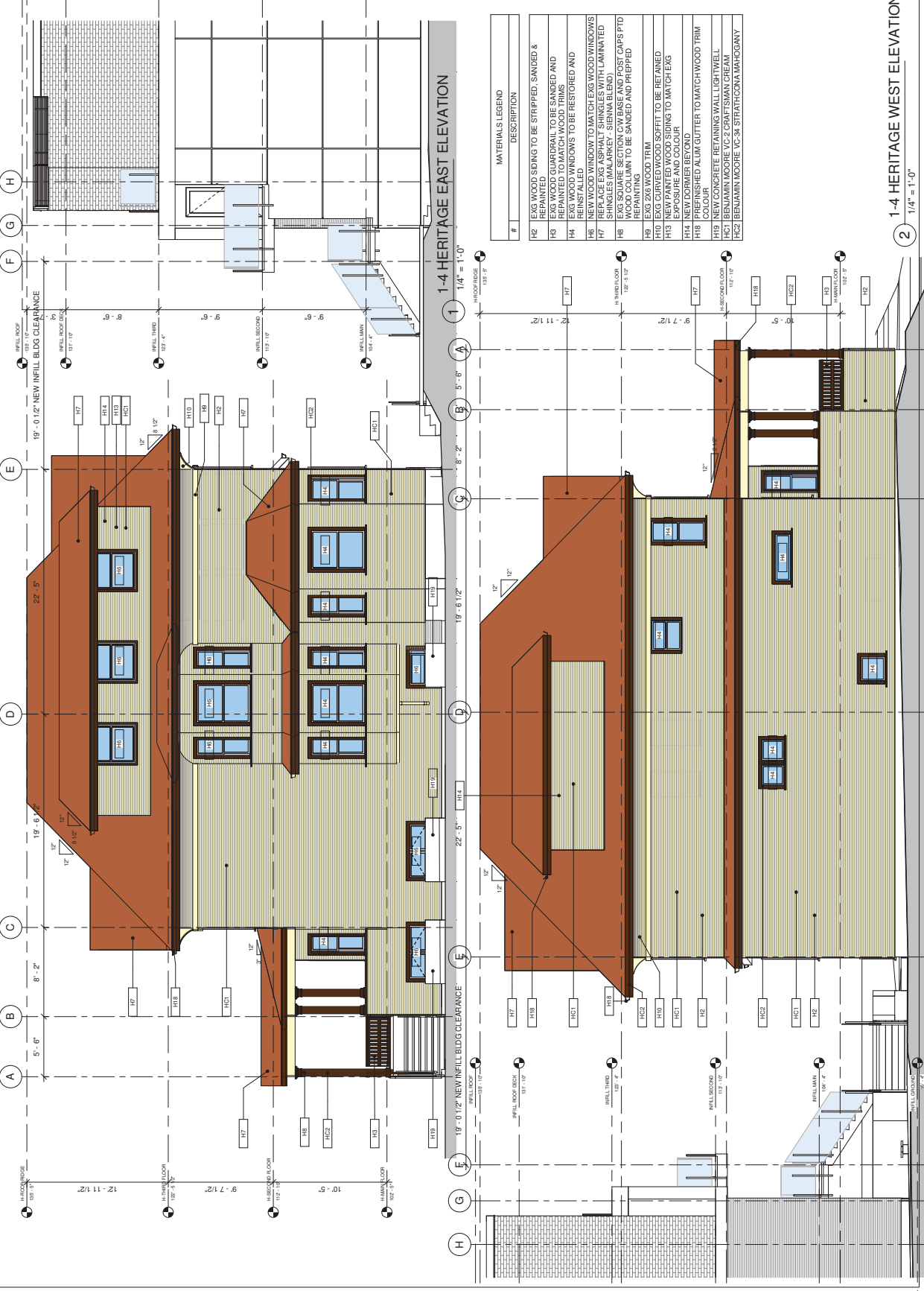


1-4 HERITAGE SOUTH ELEVATION
1/4" = 1'-0"

HEARTH ARCHITECTURE
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 T 604-686-4677 F 604-686-4679
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PLANNING PERMISSIONS AND CONDITIONS
 The above information is provided for informational purposes only. It is not intended to constitute a contract. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.

NO.	DESCRIPTION	DATE
1	SCALE FOR PLOT SUBMISSION	2014 DEC 23



MATERIALS LEGEND

#	DESCRIPTION
H2	EXG WOOD SIDING TO BE STRIPPED, SANDED & REPAINTED UNIVERSAL TO BE STAINED AND REPAINTED TO MATCH WOOD TRIMS
H3	EXG WOOD SIDING TO BE STRIPPED, SANDED & REPAINTED TO MATCH WOOD TRIMS
H4	EXG WOOD WINDOWS TO BE RESTORED AND REINSTALLED
H5	NEW WOOD WINDOW TO MATCH EXG WOOD WINDOWS
H6	EXG WOOD WINDOW TO MATCH EXG WOOD WINDOWS
H7	EXG WOOD WINDOW TO MATCH EXG WOOD WINDOWS
H8	EXG SQUARE SECTION C/W BASE AND POST C/AS PTD WOOD COLUMN TO BE SANDED AND PREPPED REPAINTING
H9	EXG 2X6 WOOD TRIM
H10	EXG 2X6 WOOD TRIM TO BE STAINED
H11	NEW PAINTED WOOD SIDING TO MATCH EXG EXPOSURE AND COLOUR
H12	NEW DORMER BEYOND
H13	PREFINISHED ALUM GUTTER TO MATCH WOOD TRIM
H14	NEW CONCRETE RETAINING WALL LIGHTWELL
H15	BENJAMIN MOORE VC-2 CRAFTSMAN CREAM
H16	BENJAMIN MOORE VC-34 STRATHCONA MAHOOGANY

1-4 HERITAGE WEST ELEVATION
 1/4" = 1'-0"
 2 1/4" = 1'-0"

Date	2014 DEC 23
Project Number	1239
Scale	1/4" = 1'-0"
Quantity	CK
Approval	CK

DP302

HERITAGE EAST & WEST SIDE ELEVATIONS

PROPOSAL
 HERITAGE RETENTION - INFILL
 PROPOSAL

1431 HARO STREET - VANCOUVER



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NO.	DESCRIPTION	DATE
1	SCALE FOR PLAN SUBMISSION	2014 MAR 28

PROJECT:
 1431 HARO STREET - VANCOUVER
 HERITAGE RETENTION - INFILL
 PROPOSAL

CONTRACT:
 INFILL - NORTH & SOUTH ELEVATIONS

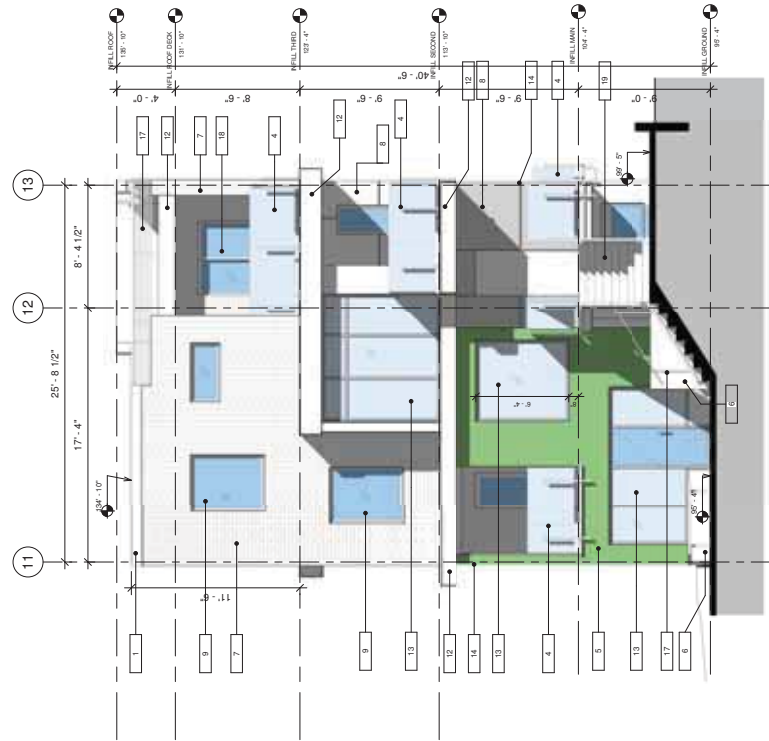
Date	2014 DEC 23	Project Number	1239
Scale	1/4" = 1'-0"	Quantity	CK
Approval	CK	Approval	CK

DP303

#	DESCRIPTION
1	PREFINISHED CAP METAL FLASHING
2	INSULATED METAL SPANDREL PANELS
3	OPERABLE POWDER COATED ALUMINUM FENCE
4	TEMPERED GLAZED GUARDRAIL
5	COMPOSITE SIDING 3" EXPOSURE
6	CAST IN PLACE CONCRETE
7	TEMPERED GLAZED WINDOW
8	COMPOSITE CLADDING COMPLETE WITH 1"
9	VINYL WINDOW DOUBLE GLAZED (BLACK)
10	OVERHEAD DOOR
11	PREFINISHED METAL CLADDING OVER ROOF CANOPY
12	STOREFRONT WINDOW DOUBLE GLAZED
13	TEMPERED GLAZED GUARDRAIL
14	TEMPERED GLAZED GUARDRAIL
15	PREFINISHED ALUMINUM DECORATIVE GUARD (BLACK)
16	TEMPERED GLAZED GUARDRAIL
17	PREFINISHED ALUMINUM DECORATIVE GUARD (BLACK)
18	SLIDING DOUBLE GLAZED DOOR (THERMALLY BROKEN)
19	CAST IN PLACE CONCRETE STAIR



② 1-4 INFILL NORTH
 1/4" = 1'-0"



① 1-4 INFILL SOUTH ELEVATION
 1/4" = 1'-0"

#	MATERIALS LEGEND	DESCRIPTION
1	PREFINISHED CAP METAL FLASHING	
4	TEMPERED GLAZED GUARDRAIL	
5	CASUALTY GLAZED EXPOSURE	
6	CASUALTY GLAZED EXPOSURE	
7	TILE CLADDING ON RAINSCREEN	
8	COMPOSITE PANEL CLADDING COMPLETE WITH 1" REVEALS ON RAINSCREEN	
9	VINYL WINDOW DOUBLE GLAZED (BLACK)	
12	PREFINISHED METAL CLADDING OVER ROOF CANOPY	
13	PREFINISHED METAL CLADDING WITH HANDRAIL & GUARD C/W	
16	DOUBLE GLAZED DOOR (SINGLE LITE)	
17	PREFINISHED ALUMINUM DECORATIVE GUARD (BLACK)	
19	CAST IN PLACE CONCRETE STAIR	

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PLANNING PERMISSIONS AND CONDITIONS

1. The proposed development is subject to the following conditions of approval:

2. The proposed development shall be in accordance with the approved site plan and all other conditions of approval.

3. The proposed development shall be in accordance with the approved site plan and all other conditions of approval.

4. The proposed development shall be in accordance with the approved site plan and all other conditions of approval.

5. The proposed development shall be in accordance with the approved site plan and all other conditions of approval.

6. The proposed development shall be in accordance with the approved site plan and all other conditions of approval.

7. The proposed development shall be in accordance with the approved site plan and all other conditions of approval.

8. The proposed development shall be in accordance with the approved site plan and all other conditions of approval.

9. The proposed development shall be in accordance with the approved site plan and all other conditions of approval.

10. The proposed development shall be in accordance with the approved site plan and all other conditions of approval.

11. The proposed development shall be in accordance with the approved site plan and all other conditions of approval.

12. The proposed development shall be in accordance with the approved site plan and all other conditions of approval.

13. The proposed development shall be in accordance with the approved site plan and all other conditions of approval.

14. The proposed development shall be in accordance with the approved site plan and all other conditions of approval.

15. The proposed development shall be in accordance with the approved site plan and all other conditions of approval.

16. The proposed development shall be in accordance with the approved site plan and all other conditions of approval.

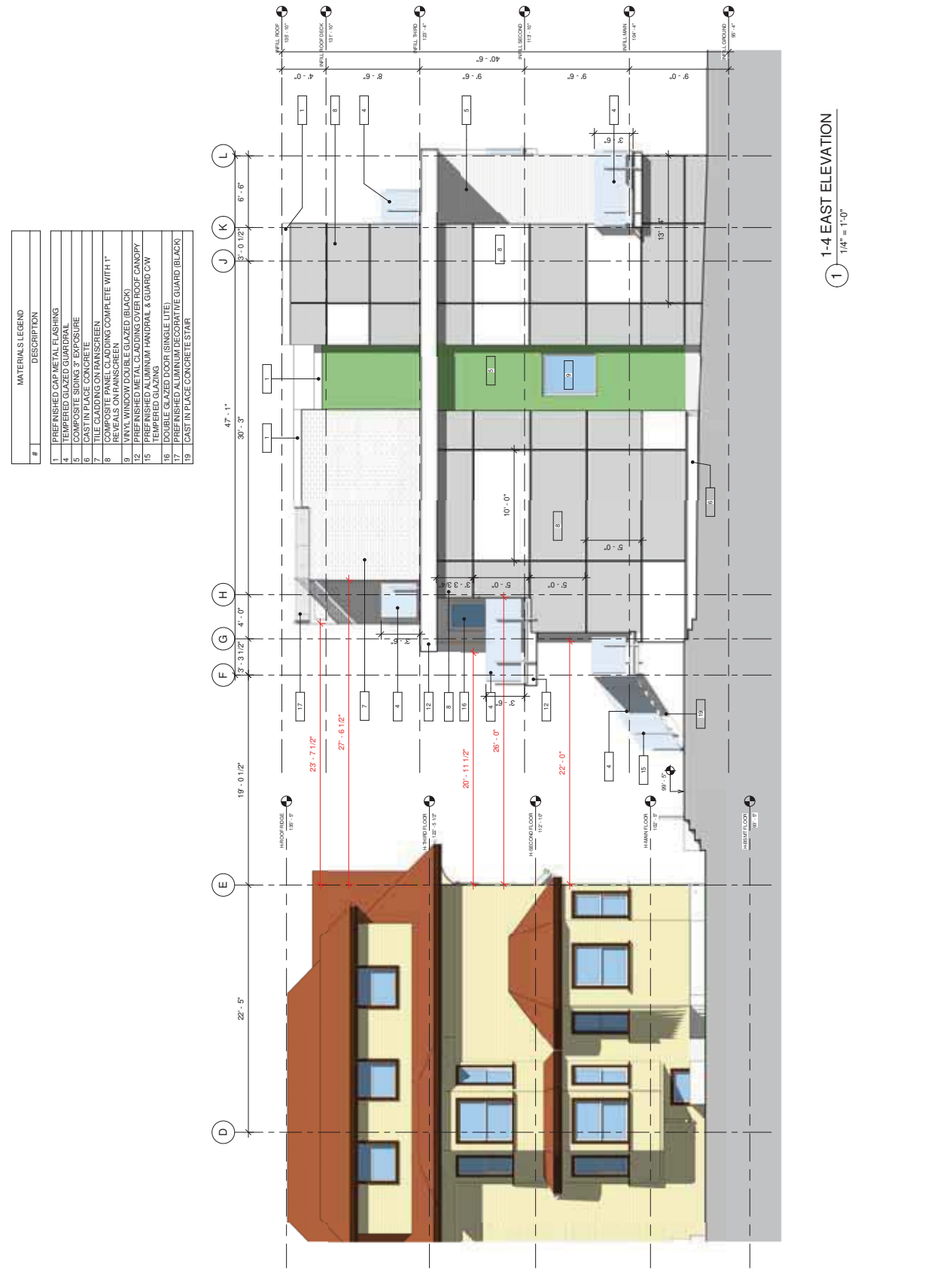
17. The proposed development shall be in accordance with the approved site plan and all other conditions of approval.

18. The proposed development shall be in accordance with the approved site plan and all other conditions of approval.

19. The proposed development shall be in accordance with the approved site plan and all other conditions of approval.

20. The proposed development shall be in accordance with the approved site plan and all other conditions of approval.

NO.	DESCRIPTION	DATE
1	SCALED FOR PLOT SUBMISSION	2014 DEC 23



① 1-4 EAST ELEVATION
1/4" = 1'-0"

PROJECT
1431 HARO STREET - VANCOUVER
HERITAGE RETENTION - INFILL
PROPOSAL

DATE
2014 DEC 23

PROJECT NUMBER
1239

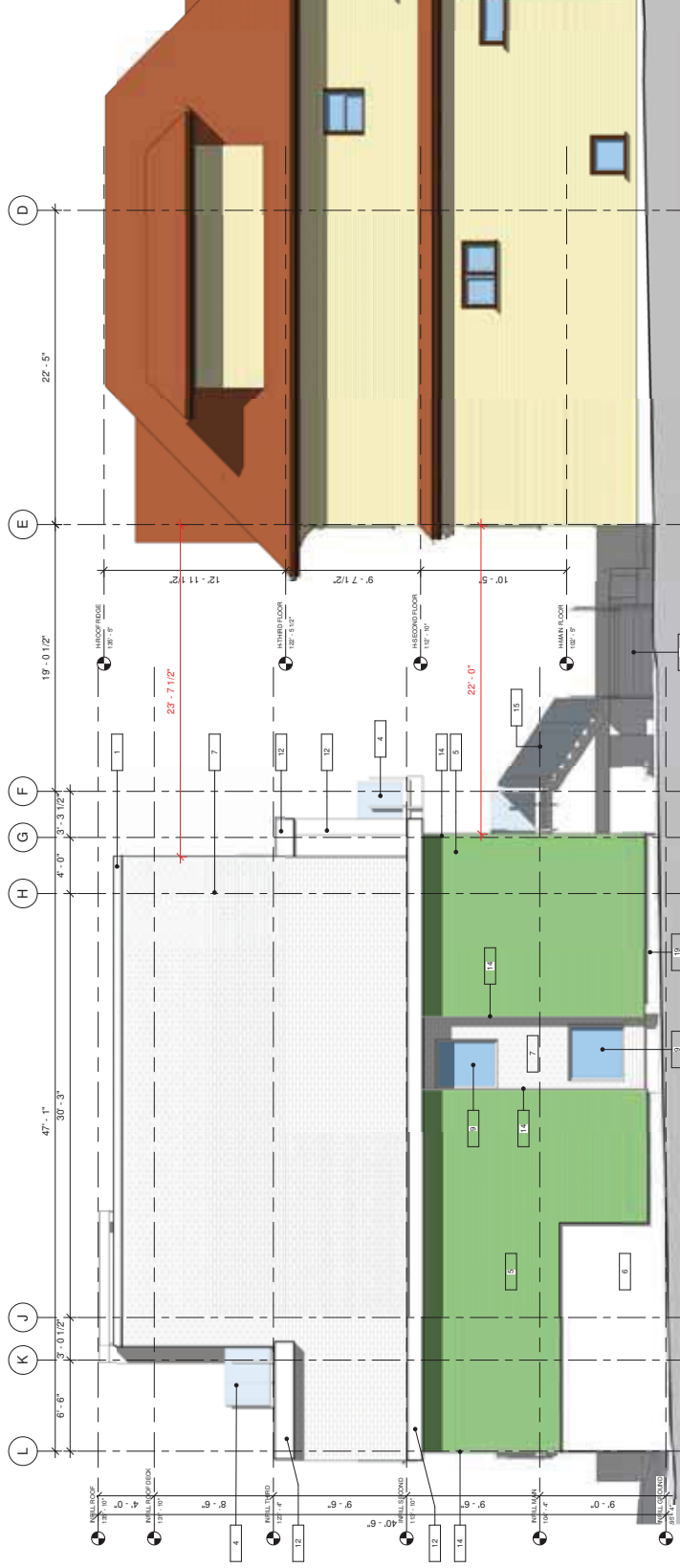
SCALE
1/4" = 1'-0"

QUANTITY
CK

APPROVED BY
CK

DP304

#	MATERIALS LEGEND	DESCRIPTION
1	PREFINISHED CAP METAL FLASHING	
4	TEMPERED GLAZED GUARDRAIL	
5	COMPOSITE SIDING 2" EXPOSURE	
8	CAST IN PLACE CONCRETE	
9	TEMPERED GLAZED WINDOW	
10	VINYL WINDOW DOUBLE GLAZED (BLACK)	
12	PREFINISHED METAL CLADDING OVER ROOF CANOPY	
14	FRY REGLET OUTSIDE CORNER TRANSITION	
15	PREFINISHED ALUMINUM HANDRAIL & GUARD C/W	
19	CAST IN PLACE CONCRETE STAIR	



① 1-4 WEST ELEVATION
1/4" = 1'-0"



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NO.	DESCRIPTION	DATE
1	SCALED PLOT/PRINT SUBMISSION	2014 DEC 23

PROJECT:
1431 HARO STREET - VANCOUVER
HERITAGE RETENTION - INFILL PROPOSAL

INFILL WEST ELEVATION

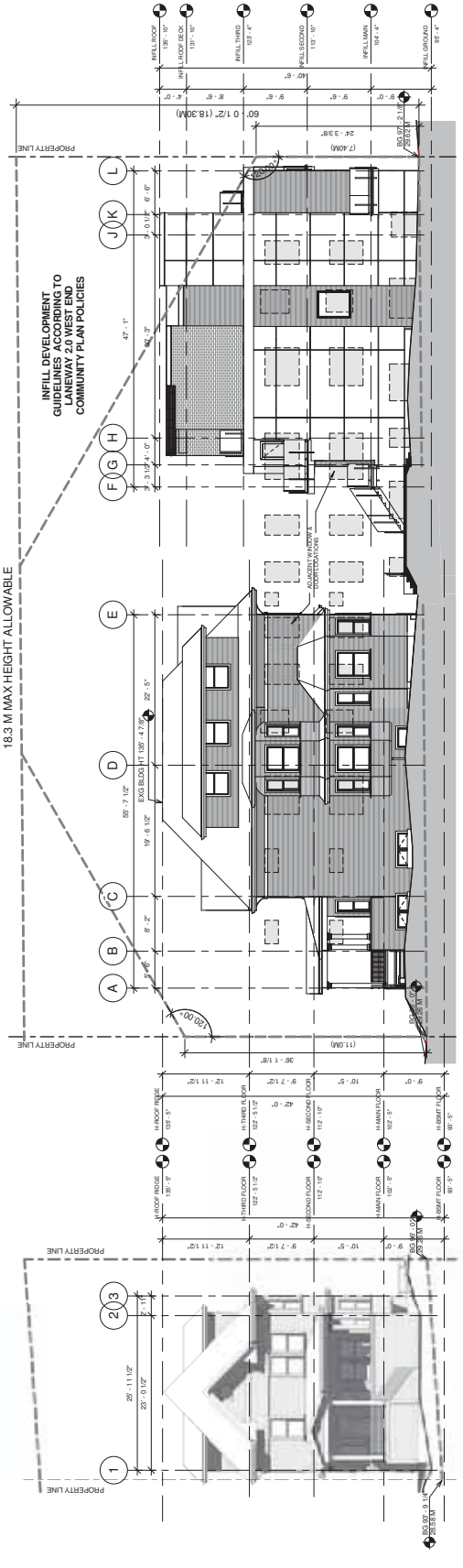
Date:	2014 DEC 23	Project Number:	1239
Scale:	1/4" = 1'-0"	Quantity:	CK
Quantity:	CK	Approval:	CK
DP305			



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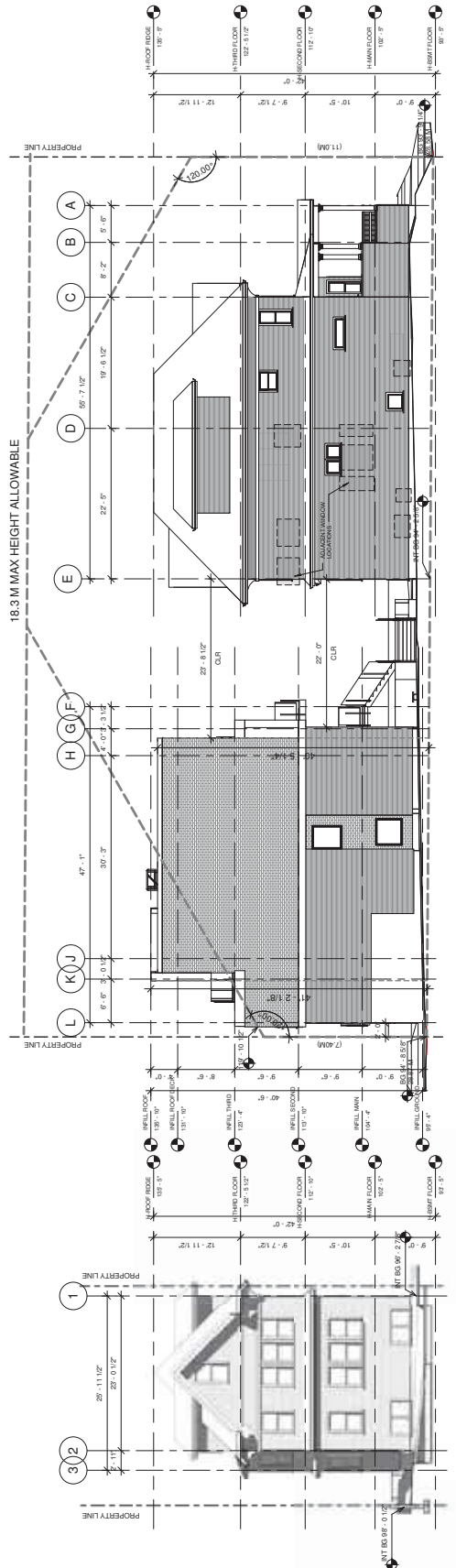
PERMITTED ELECTRICAL WORK
This is a permit to install electrical work in accordance with the BC Electrical Code, 2014 Edition, and the BC Electrical Code, 2014 Edition, as amended. It is not to be used for any other purpose. The permit holder is responsible for ensuring that the work is done in accordance with the code and that the work is inspected and approved by the BC Electrical Safety Authority. The permit holder is also responsible for ensuring that the work is done in accordance with the BC Electrical Code, 2014 Edition, as amended, and that the work is inspected and approved by the BC Electrical Safety Authority.

NO.	DESCRIPTION	DATE
1	SCALE FOR PLAN	2014 DEC 28
2	SUBMISSION	



1 1/8" = 1'-0" 1-8 HERITAGE SOUTH ELEVATION HEIGHT

2 1/8" = 1'-0" 1-8 HERITAGE EAST ELEVATION HEIGHT



3 1/8" = 1'-0" 1-8 HERITAGE NORTH ELEVATION HEIGHT

4 1/8" = 1'-0" 1-8 HERITAGE WEST ELEVATION HEIGHT

PROJECT: 1481 HARO STREET - VANCOUVER
HERITAGE RETENTION - INFILL PROPOSAL

DATE: 2014 DEC 23
PROJECT NUMBER: 1239

SCALE: 1/8" = 1'-0"

DATE: 2014 DEC 23
PROJECT NUMBER: 1239

DATE: 2014 DEC 23
PROJECT NUMBER: 1239

HEARTH ARCHITECTURE

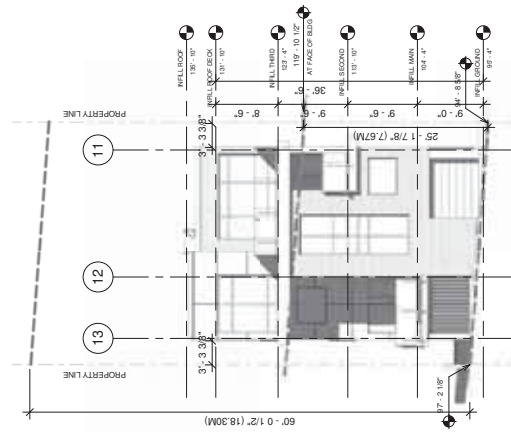
HEARTH ARCHITECTURE

HEARTH ARCHITECTURE

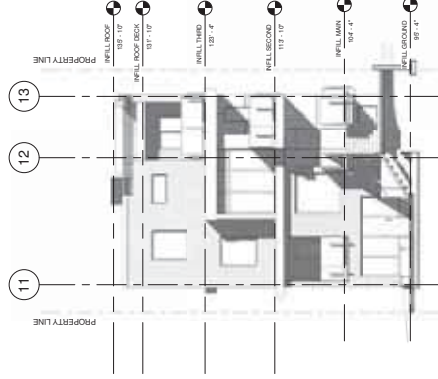
DP310

AL

CK



1 1-8 INFILL NORTH HEIGHT
1/8" = 1'-0"



2 1-8 INFILL SOUTH ELEVATION HEIGHT
1/8" = 1'-0"

HEARTH
STUDIOS (1978)

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PLANNING PERMISSIONS ELECTRICAL OUTLINES
This drawing is intended to be used in conjunction with the architectural drawings to provide information regarding the proposed electrical system. It is not intended to be used for any other purpose. The electrical system is to be installed in accordance with the BC Electrical Code and the National Electrical Code (NEC). The contractor is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor is also responsible for coordinating the installation of the electrical system with the other trades. The contractor is to be responsible for the safety of the electrical system and for the protection of the existing electrical system. The contractor is to be responsible for the installation of the electrical system in accordance with the BC Electrical Code and the National Electrical Code (NEC). The contractor is to be responsible for the safety of the electrical system and for the protection of the existing electrical system.

No.	Description	Date
1	SCALE FOR PLAN SUBMISSION	2014 DEC 23

PROJECT:
1431 HARO STREET - VANCOUVER
HERITAGE RETENTION - INFILL
PROPOSAL

PROJECT TITLE:
HEIGHT
CALCULATIONS &
MATERIALS &
COLOURS

Date:	2014 DEC 23	Project Number:	1239
Scale:	1/8" = 1'-0"	Quantity:	AL
Approval:	AL	Approval:	CK

DP311

MATERIALS & COLOURS

LAMINATE ROOF SHINGLE:
VALANREY - SERRA BLEND



WOOD TRIM COLUMNS FASCIA:
BENJAMIN MOORE - CRAFTSMAN CREAM VC-2



WOOD TRIM COLUMNS FASCIA:
BENJAMIN MOORE - STRATHCONA MAHOOGANY VC-34



HERITAGE BUILDING LIGHTFOOT RESIDENCE

COLOURS

BENJAMIN MOORE - SILVER LAKE 1338



BENJAMIN MOORE - KILKA GREEN 368



MATERIALS

COMPOSITE PANEL CLADDING:
BENJAMIN MOORE - SILVER LAKE & STIFF CLIFF GREY



COMPOSITE PANEL CLADDING:
BENJAMIN MOORE - KILKA GREEN



TILE CLADDING:



INFILL / LANEWAY BUILDING



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REVISIONS

No.	Description	Date
1	SUBMITTED FOR SUBMISSION	2014 DEC 23

NOTES

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2. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY HEARTH CONSULTING IN WRITING.

3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES.

5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES.

6. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES.

REVISIONS

No.	Description	Date
1	SUBMITTED FOR SUBMISSION	2014 DEC 23

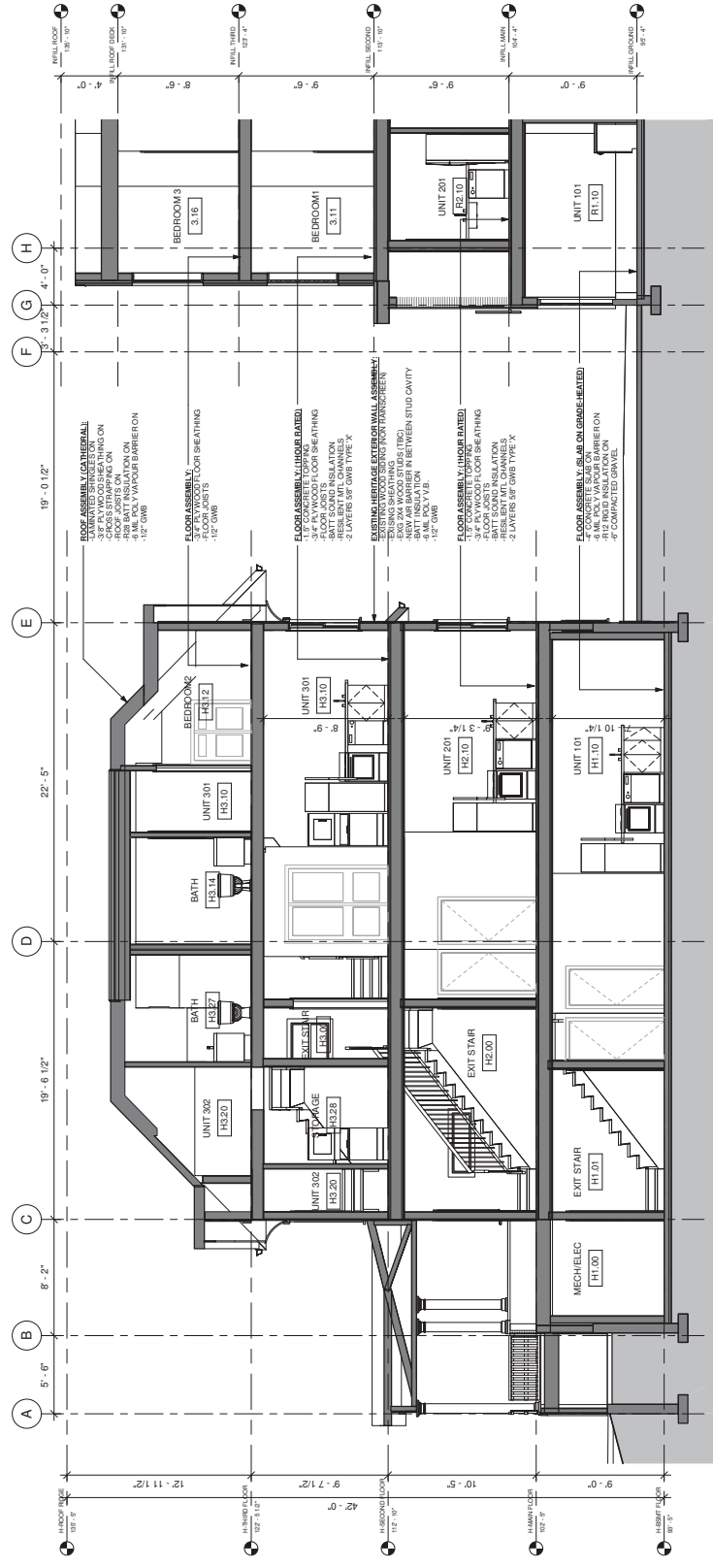
PROJECT:
1431 HARO STREET - VANCOUVER
HERITAGE RETENTION - INFILL
PROPOSAL

SECTION -
HERITAGE BLDG
(NORTH-SOUTH)

Date	2014 DEC 23
Project Number	1239
Scale	1/4" = 1'-0"
Quantity	AL
Approval	CK

DP401

2012/01/14 12:10:25 PM



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ARCHITECTURE

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REGISTERED ELECTRICAL ENGINEER
I am a Registered Electrical Engineer in the Province of British Columbia. I am providing this professional seal and signature to certify that the drawings are my original work, that I am a duly qualified professional engineer, and that I am not providing this seal and signature to anyone other than the person or organization named in the drawings. I am not providing this seal and signature to anyone other than the person or organization named in the drawings. I am not providing this seal and signature to anyone other than the person or organization named in the drawings.

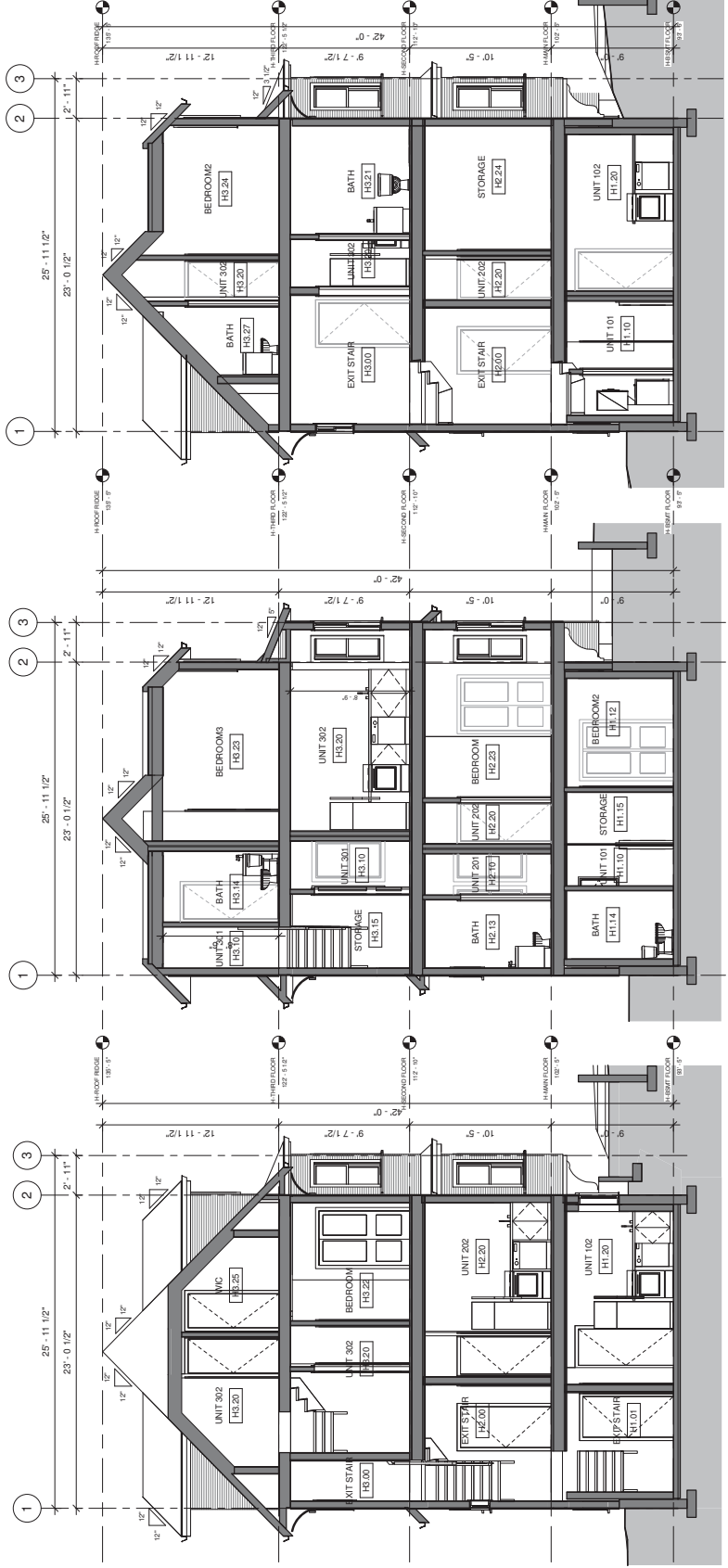
NO.	DESCRIPTION	DATE
1	SCALED FOR PLOT	2014 DEC 28
	SUBMISSION	

PROJECT:
1431 HARD STREET - VANCOUVER
HERITAGE RETENTION + INFILL
PROPOSAL

**SECTIONS -
HERITAGE BLDG**

Date:	2014 DEC 23	Project Number:	1239
Scale:	1/4" = 1'-0"	Quantity:	AL
Drawn by:	AL	Approved by:	CK

DP402



① 1-4 HERITAGE SECTION THRU STAIR
1/4" = 1'-0"

② 1-4 HERITAGE SECTION THRU BAY
1/4" = 1'-0"

③ 1-4 HERITAGE SECTION THRU DORMER
1/4" = 1'-0"

BUILDING PERMITS AND SUBMITTALS
It is the responsibility of the architect to ensure that all drawings are in accordance with the applicable building codes, regulations, and standards. The architect shall ensure that all drawings are submitted in accordance with the applicable building codes, regulations, and standards. The architect shall ensure that all drawings are submitted in accordance with the applicable building codes, regulations, and standards.

NO.	DESCRIPTION	DATE
1	SUBMITTED FOR PERMIT	2014 DEC 23

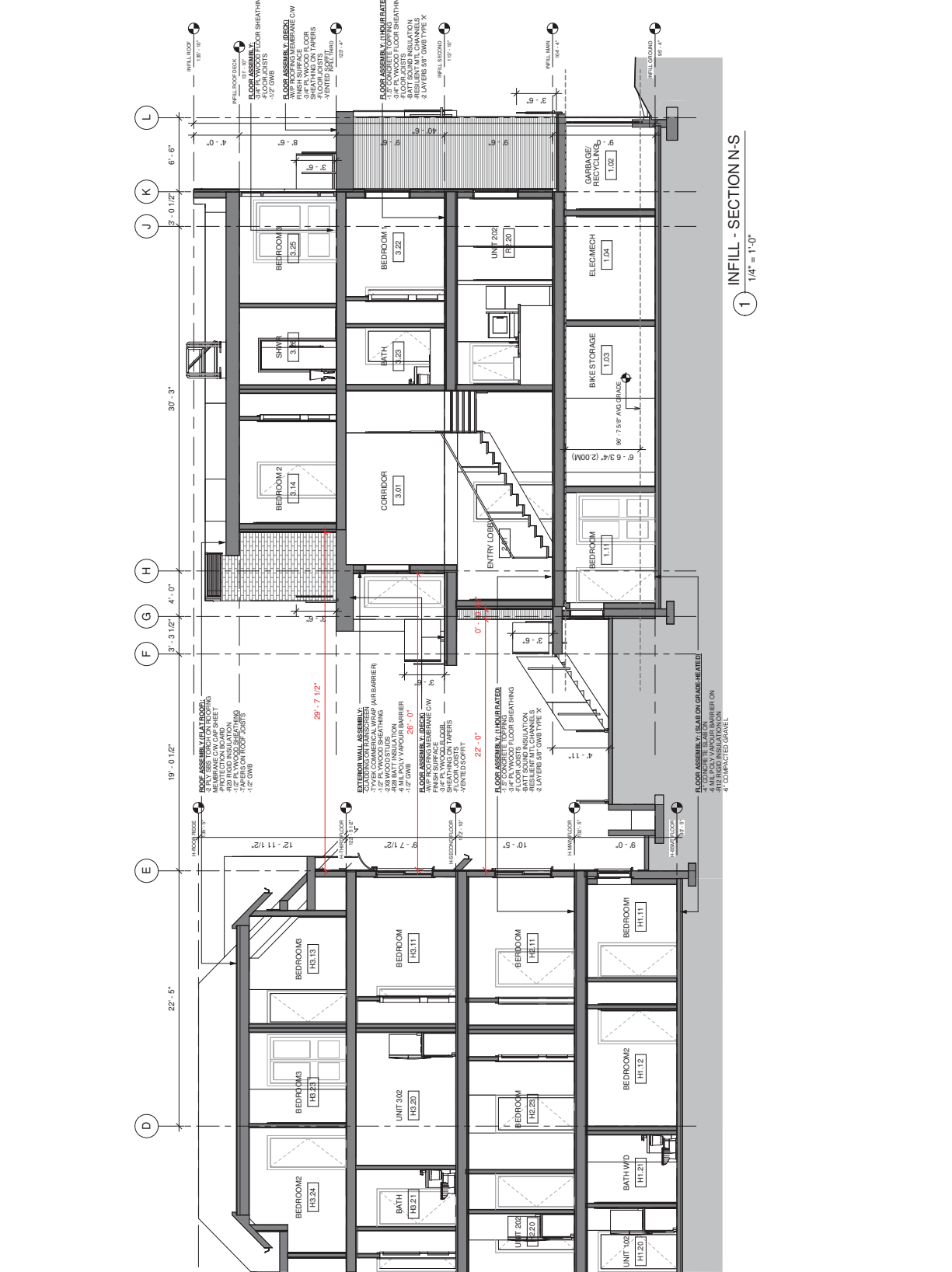
PROJECT:
1431 HARO STREET - VANCOUVER
HERITAGE RETENTION - INFILL
PROPOSAL

**SECTION - INFILL
(NORTH-SOUTH)**

Date	2014 DEC 23	Project Number	1239
Scale	1/4" = 1'-0"	Quantity	AL
Author	AL	Approver	CK

DP403

1/4" = 1'-0"



1 INFILL - SECTION N-S
1/4" = 1'-0"



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PLANNING PERMISSIONS AND OUTLINE
 This document is intended to provide information to the client and other stakeholders regarding the project. It is not a contract and does not constitute an offer of any services. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities. The design is subject to change without notice. All dimensions are in millimeters unless otherwise stated.

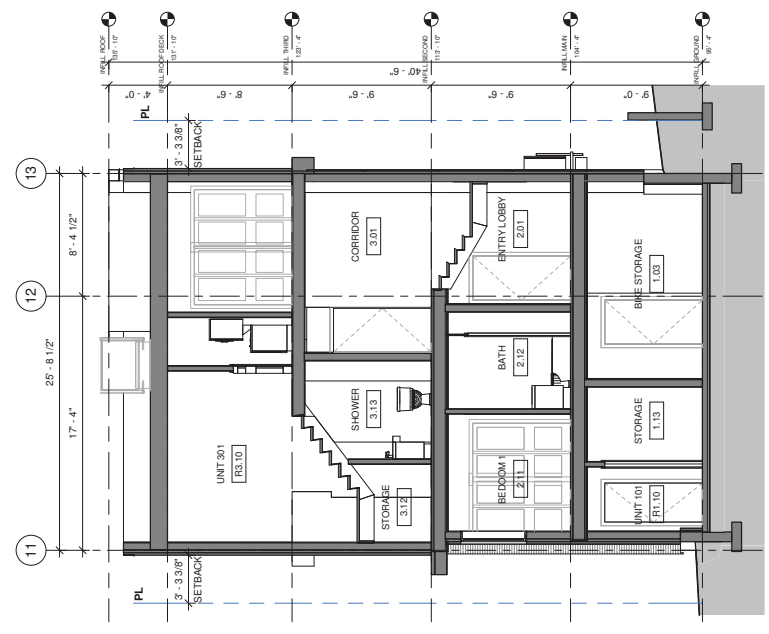
REV.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT SUBMISSION	2014 MAR 28

PROJECT:
 1431 HARD STREET - VANCOUVER
 HERITAGE RETENTION - INFILL
 PROPOSAL

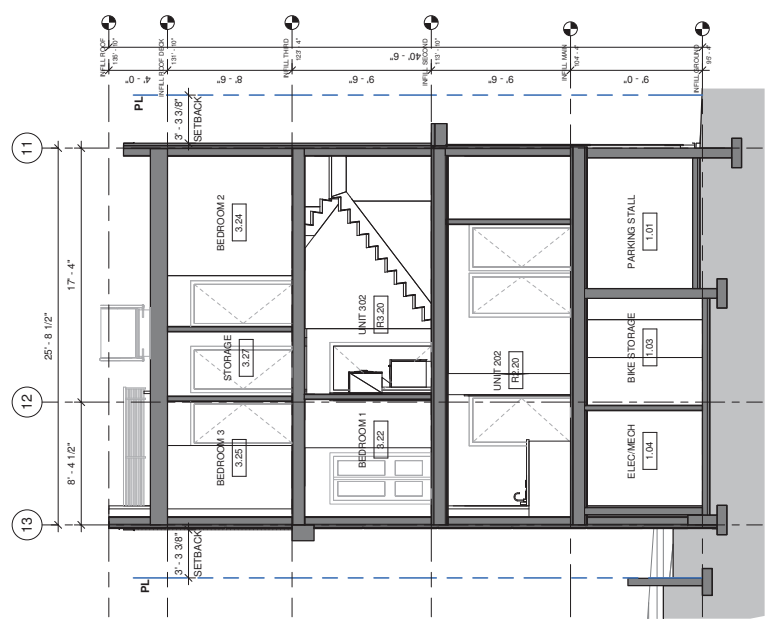
SECTION - INFILL

Date	2014 DEC 23	Project Number	1239
Scale	1/4" = 1'-0"	Quantity	AL
Drawn	AL	Approved	CK
DP404			

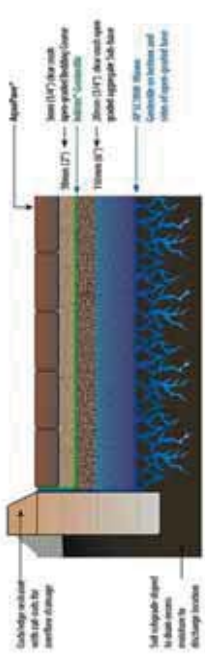
2012/2014 1211041.Plot



1 1/4" = 1'-0"
 1-4 INFILL SECTION E-W

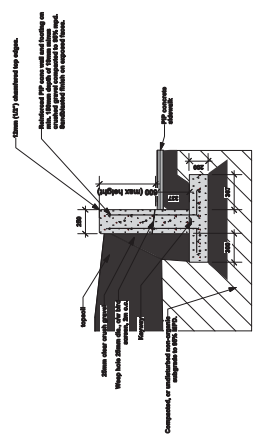


2 1/4" = 1'-0"
 1-4 INFILL SECTION E-W

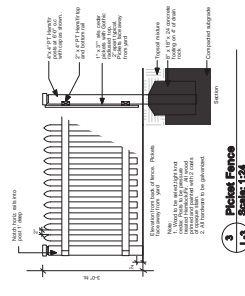


Typical Residential Driveway/Sidewalk Construction

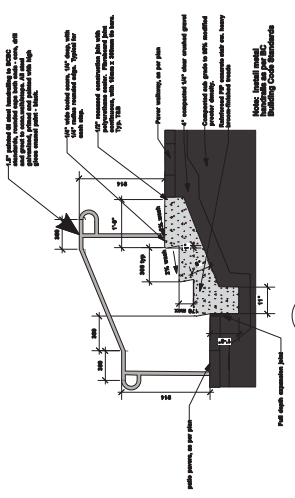
1. Typical Aquapave Permeable Paver Detail



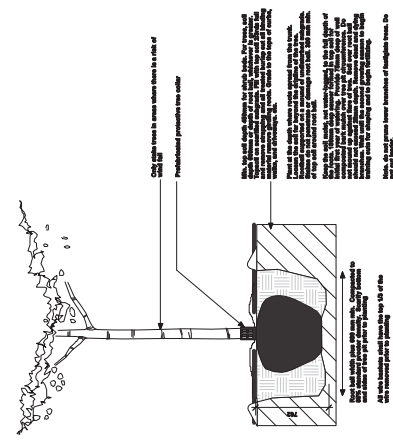
2. PIP Concrete Retaining Wall



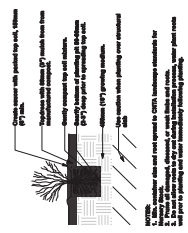
3. PIP Concrete Resaining Well



4. PIP Concrete Stairs and Handrail



6. Tree Planting



5. Shrub Planting



DATE: 10.14	SCALE: FOR DP
REVISIONS:	
Jonathan Losse Ltd Landscape Architecture	
14631 Main St Vancouver, BC	
Phone: (604) 278-7878 Fax: (604) 278-7878 Email: jon@jonlosse.com	
Sheet Title: Landscape Details	
Scale: 1/2" = 1'-0" UNLESS NOTED	
Date: 2018.10.14	
Drawing No: L-3	