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5668 BALACLAVA STREET (COMPLETE APPLICATION)  
DE418802 - ZONE CD-1 (Pending)

SDB/DL/UA/WL/LM

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

J. Greer (Chair), Development Services  
M. Holm, Engineering Services  
M. Roddis, Park Board

**Also Present:**

S. Black, Urban Design & Development Planning  
D. Lee, Development Services  
W. LeBreton, Development Services  
U. Arajs, Urban Design & Development Planning  
J. O'Neil, Social Policy and Projects  
E. Cho, Housing Policy and Projects  
C. Buckham, Social Policy & Projects

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**APPLICANT:**

Rositch Hemphill Architects  
Attention: Anca Hurst  
#10 - 120 Powell Street  
Vancouver, BC  
V6A 1G1

**PROPERTY OWNER:**

Hon Towers Kerrisdale Ltd.  
#100 - 11300 Number 5 Road  
Richmond, BC  
V7A 5J7

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**EXECUTIVE SUMMARY**

- **Proposal:** To develop the site with a 5-storey multiple dwelling, designed for seniors, comprised of 76 dwelling units, and a seniors resource/activity centre, all above 1.5 levels underground parking which is accessed off of West 41st Avenue, subject to Council's enactment of the CD-1 by-law and approval of the Form of Development.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Building Review Branch Preliminary Comments

Appendix D Plans, Elevations and Design Rationale

Appendix E Excerpt from the Draft Minutes of the Seniors Advisory Committee  
October 16 2015 Meeting

● **Issues:**

1. Arrangements to provide services for seniors
2. Landscape design for seniors
3. Refinement of building design

- **Urban Design Panel: Support (5-0)**
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**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DE418802 submitted, the plans and information forming a part thereof, thereby permitting the development of a 5-storey multiple dwelling, designed for seniors, comprised of 76 dwelling units, and a seniors resource/activity centre, all above 1.5 levels underground parking which is accessed off of West 41st Avenue, subject to Council's enactment of the CD-1 by-law and approval of the Form of Development, and 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 a pedestrian path designed for seniors around the site, including a fully accessible continuous 5 foot wide solid paved surface, at the following locations:

1.1.1 to the east of the proposed building, to connect the sidewalk on 41st Avenue with the east-west path noted in 1.1.2;

1.1.2 to the north of the proposed building, a public path connecting the east property edge and the path noted in 1.1.1 with Balaclava Street;

Note to Applicant: The intent of this path is to provide a safe walking route around the building for seniors, including the potential for an east-west public connection as noted at rezoning. The east property boundary stepping stone path should be upgraded to a solid paved path to accommodate both active and passive movement. The edge of path should be secured between the vehicle driveway with a raised (minimum 6 inch high) curb edge. See also Landscape condition A.1.13 and Engineering condition A.2.3. Staff note that provision of this path does not ensure public access to Kerrisdale Elementary School. Indicate how the design of the path incorporates CPTED principles.

1.2 provision of a setback of at least 34 ft. from Balaclava Street for any rooftop terraces;

**Note to Applicant:** Intent is to limit overlook to nearby residents.

1.3 design development to provide a high standard of noise mitigation including provision for ventilation so that residents are able to close their windows during the summer months;

**Note to Applicant:** Indicate how the assembly and ventilation of the building has been modified from a standard design to mitigate the noise levels resulting from proximity to west 41st Avenue and adjacent playing field, and note these design features on the plans. This will require additional detail than normally provided at the development permit stage.

1.4 arrangements to the satisfaction of the Managing Director of Social Policy and Projects for the provision of an Operations Management Plan (OMP) for a seniors serving non-profit organization to provide services to residents within the residential development and to seniors in the Dunbar neighbourhood, with particular regard to the following:

a) Specification of the minimum services to be provided to all members including information and referrals, recreational and educational programs, and community events;

- b) Programming to be provided by an existing senior serving organization that has expertise in providing seniors services, programming, outreach and medical service referrals, and other services and programs similar to the Beacon Hill Village Model.
- c) Objectives for senior serving organization to meet or exceed:
  - Establishment of organizational structure, program advisory committee, and evaluation and monitoring tools;
  - Membership for low-income seniors in the broader community, through reduced or waived fees;
  - Annual reporting tool;
  - Establish ongoing community liaison role.

1.5 arrangements to the satisfaction of the Managing Director of Social Policy and Projects and the Director of Legal Services, for operation of a seniors serving non-profit organization to provide services to residents within the residential development and to seniors in the Dunbar neighborhood, including, but not limited to:

- a) The “Seniors Resource / Activity Centre” (including “Outdoor Activity Area”, office and referral areas) as labeled on the development permit drawings, secured for use by the seniors serving non-profit organization for life of the building for a minimum of 45 hours per week;
- b) Equipping of the “Senior Resource / Activity Centre” with necessary and appropriate equipment, furnishings and material such that it is fit, functional and ready for senior serving organization operations;
- c) Facility operating endowment for the senior serving organization in the amount of \$1.17 million to be held by the City (or a financial institution with expertise in administering endowments, acceptable to the City) in an interest-bearing account and used to offset the provision of services and programs;
- d) Mandatory Strata fee of minimum of \$33,100/year (\$430/unit) to be held by the City (or a financial institution with expertise in administering endowments, acceptable to the City) to offset provision of services and programs;
- e) A Service Level Agreement to be developed between the Strata and senior-serving organization outlining roles and responsibilities of services, operations and maintenance prior to occupancy of the residential building.

The foregoing prior-to conditions may be secured by one or more legal agreements or registered charges, all to the satisfaction of the Director of Legal Services.

**Note to Applicant:** The intent is to reiterate and update the original rezoning conditions relating to this condition, which have not yet been satisfied. The rezoning conditions must be satisfied prior to enactment of the CD-1 By-law.

1.6 provision of a notarized declaration prior to Occupancy demonstrating that each tenant was given written notice of the intent to redevelop the property; indicating the number of units occupied on the date of the notice; including information on posting of notice regarding the intent to redevelop as per Section 3 of the Rate of Change Guidelines; and including copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

1.7 provision of a final Tenant Relocation Report prior to Occupancy outlining the names of tenants; indicating the outcome of their search for alternate accommodation; summarizing the total monetary value given to each tenant (moving costs, rent, and other compensation); and including a summary of all communication provided to the tenants prior to issuance of occupancy permit, with an interim Relocation Report prior to issuance of Building Permit.

- 1.8 specification of window frames and glazing with U-values better than current practice;
- Note to Applicant:** Indicate how the specifications have been improved from a standard design to improve thermal insulation. Specifications should be noted in the drawing set.
- 1.9 provision of a strategy to certify the design to the SAFERhome standard;
- Note to Applicant:** Certification will be required prior to issuance of an occupancy permit. The strategy should also note how the principles of barrier-free or universal design will be applied to the common areas of the building.
- 1.10 confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezonings;
- Note to Applicant:** Provide a letter of confirmation from an accredited professional confirming that the building has been designed to meet these goals. Registration of the project with the CaGBC is encouraged, and if available the registration number should be noted in the drawing set. Application for certification of the project is also encouraged.
- 1.11 specification of glare-free exterior illumination;
- Note to Applicant:** Avoid fixtures which create unwanted light toward residential areas both on and off site, especially with regard to the west neighbours and living units around the courtyard;
- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• Technical Analysis:

		Technical Review for: 5668 Balaclava Street				DE418802				
		PERMITTED/REQUIRED				PROPOSED				
Site Size <sup>1</sup>		59 m x 115 m								
Site Area <sup>1</sup>		6,705 m <sup>2</sup>								
Use(s)		Residential/Cultural (Activity Centre)								
FSR <sup>2</sup>	Overall for Sub-Area 1 & 2	1.38 FSR								
Floor Area <sup>3</sup>	Sub-Area 2	8,135 m <sup>2</sup>				Residential	8,135 m <sup>2</sup>			
						Activity Centre (Excluded)	242 m <sup>2</sup>			
Height <sup>4</sup>	Sub-Area 2	13.80 m				Along North				
						t/o Roof Pop-Up	13.88 m			
						t/o Parapet	13.70 m			
						t/o Access Hatch	15.39 m			
						t/o Guardrail	14.46 m			
						t/o Elevator Overrun	14.41 m			
						Along South				
						t/o Roof Pop-Up	14.21 m			
						t/o Parapet	13.12 m			
						t/o Access Hatch	14.84 m			
						t/o Exit Stair Roof	15.28 m			
Parking <sup>5</sup>	Residential					Residential				
	Minimum	81				Standard	119			
	Maximum	119				Disability	4			
	Min. Disability	3				Small Car	5			
	Max. Small Car (25%)	20								
	Cultural (Activity Centre)					Cultural (Activity Centre)				
	Minimum	9				Standard	0			
	Min. Disability	0				Disability (x2)	0			
	Max. Small Car (25%)	2				Small Car	0			
	Residential Minimum Total	81								
	Residential Maximum Total	119				Residential Total	128			
	Cultural (Activity Centre) Total	9				Cultural (Activity Centre) Total	0			
	Minimum Total	90								
	Maximum Total	119				Total	128			
	Disability Total	3				Disability Total	4			
	Max. Small Car Total	22				Small Car Total	5			
Bicycles <sup>6</sup>	Class	A		B		Class	A		B	
		Min	Max	Min		Min	Max	Min		
		H	V	L		H	V	L		
	Residential	48	28	19	6	Residential	86	0	16	6
	Cultural (Activity Centre)	0	0	0	6	Cultural (Activity Centre)	0	0	0	0
	Total	95		12		Total	102		6	
Unit Type <sup>7</sup>						One-bedroom	18			
						Two-bedroom	38			
						Three-bedroom	20			
						Total	76			

<sup>1</sup> **Note on Site Size and Site Area:** The lot to the south is identified as Sub-Area 2; defined by Sub-Area 1 to the north, Kerrisdale Elementary School to the east, West 41<sup>st</sup> Avenue to the south, and Balaclava Street to the west. The area provided in the table is for the overall site which includes both Sub-Area 1 and Sub-Area 2.

<sup>2</sup> **Note on FSR:** Refer to note on Floor Area below regarding text amendment.

<sup>3</sup> **Note on Floor Area:** An amendment to the Draft CD-1 Bylaw is required to accurately reflect the maximum permitted floor area in Sub-Area 1. Currently the maximum for Sub-Area 1 is specified as 1,087m<sup>2</sup>, with a total for all uses as 9,222m<sup>2</sup> for both Sub-Area 1 and Sub-Area 2. These numbers should be revised to 1,226m<sup>2</sup> and 9,361m<sup>2</sup> respectively. Condition A.1.3 seeks the required Text Amendment to the CD-1 Bylaw be approved by Council.

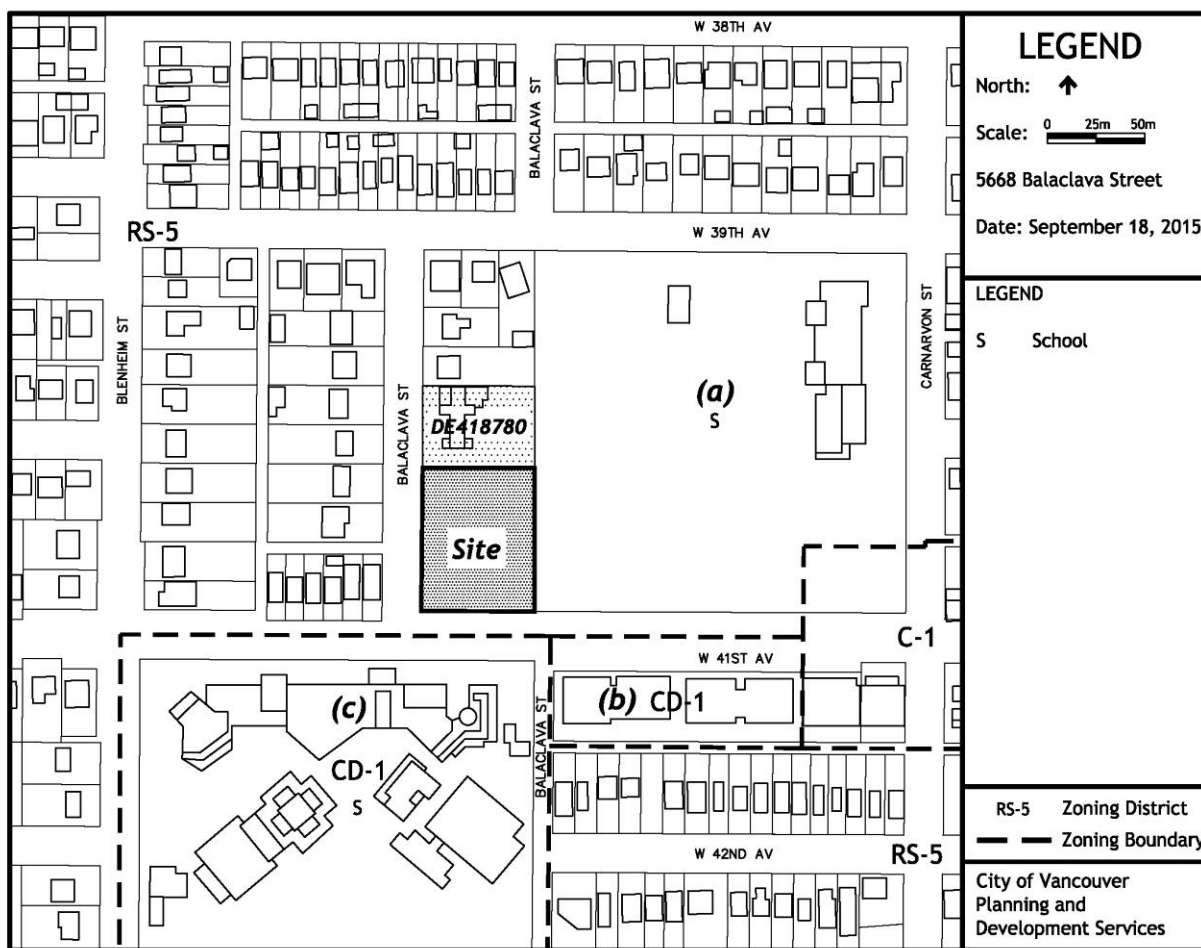
<sup>4</sup> **Note on Height:** Height, as currently calculated, exceeds the maximum permitted 13.9m along the south to the top of the Roof Pop-Up located at the southwest corner. Other elements such as guardrails, access hatches, and the elevator overrun are considered architectural appurtenances which are permitted at a greater height. Standard Condition A.1.4 seeks a reduction in height in compliance with the Draft CD-1 Bylaw.

<sup>5</sup> **Note on Parking:** It is noted that despite the Activity Centre being excluded from the calculation of FSR and Floor Area, parking for the use shall be provided as per Section 4.2.4.1. of the Parking Bylaw. Although the minimum physical parking requirement is met for both the Residential Use and Activity Centre as a whole, the distribution of spaces requires revision. 9 of the parking spaces shall be relocated from the Residential Use to the Activity Centre. In addition, the number of residential parking spaces shall not exceed a maximum of 119 spaces. Standard Conditions A.1.5 and A.1.6 seek the necessary reallocation and reduction of parking spaces.

<sup>6</sup> **Note on Bicycles:** A minimum of 19 Class A bicycle spaces for the Residential Use shall be in the form of a locker. A minimum of 6 Class B bicycle spaces shall be provided for the Activity Centre. Standard Condition A.1.7 seeks the provision of the minimum required Class A bicycle spaces in the form of a locker, and Standard Condition A.1.8 seeks the provision of the required Class B bicycle spaces.

<sup>7</sup> **Note on Unit Type:** For reference; of the 76 Dwelling Units there are 18 one-bedroom, 38 two-bedroom, and 20 three-bedroom unit(s).

- **Legal Description (Pending Subdivision)**  
Lots: B  
Block: 12  
District Lot: 2027  
Plan: EPP51581
- **History of Application:**  
01-26-15 Complete DE submitted  
04-08-15 Urban Design Panel  
10-07-15 Urban Design Panel  
11-18-15 Development Permit Staff Committee
- **Site:** The site is located at the northeast corner of West 41<sup>st</sup> Avenue and Balaclava Street.
- **Context:** Significant adjacent development includes:
  - (a) Kerrisdale Elementary School - 5555 Carnarvon Street - three-storey elementary school
  - (b) The Lanesborough - 3188 West 41<sup>st</sup> Avenue - three-storey residential building
  - (c) Crofton House School - 3200 West 41st Avenue - two-storey private school



• **Background:**

This site was approved at Public Hearing in 2009 to permit development of a multiple dwelling designed for seniors, replacing the existing Fellowship Centre and single-family dwellings on the site. The adjacent property to the north, 5650 Balaclava Street, was approved at Public Hearing at the same time to permit a new Fellowship Centre. The adjacent site is being reviewed as a separate development permit (DE418780).

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

**CD-1 By-law (approved in principle on December 1st, 2009)**

The CD-1 By-law sets limits to building setback, height and density for this sub-area. Design Development Rezoning Conditions were included to address urban design and other issues that were identified in the Rezoning application.

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

Once the Recommended Conditions of Approval and the Standard Conditions in Appendix A are satisfied, the proposal will conform to the regulations in the CD-1 By-Law.

• **Response to the Urban Design and Landscape Rezoning Conditions of Approval:**

This section summarizes the response to the recommended conditions of rezoning as they apply to the new multiple dwelling. Not all conditions of the Rezoning are included for discussion in this section. Only conditions with relevant or remaining issues are included below.

**Rezoning Condition (i):** *Design development to provide better horizontal connections and add indoor amenity space oriented to seniors;*

**Note to Applicant:** *To provide year-round spaces for casual social interaction, the design must provide additional indoor floor area devoted to those features typically seen in seniors oriented multiple dwellings, such as lobby areas, general purpose recreational rooms, and above-grade connections between the elevators and stairs. This can be accomplished by raising part or all of the internal courtyard up by one level, thereby creating new floor area for year round use while maintaining the amount of outdoor common area, and without changing the outward massing of the building. While commercial kitchen facilities and communal dining rooms on the same scale as seniors' supportive and assisted housing are not required, the design must provide for the occasional preparation of shared meals and common dining. Advice from the Seniors Advisory Committee will be sought regarding these issues. Note that some of the above areas, such as circulation, may not be excluded from the permitted floor area and require reduction of other areas of the building. See also other design conditions related to floor area.*

**Applicant Response:** The building layout has been changed, with added and improved indoor connection between the units. The layout is U-shaped with internal level corridors. There are 2 elevators, both from parking level to roof. The main entry is at the north side, in proximity of the drop-off area. Adjacent to the lobby there is a large flexible Resource/ Activity Centre, equipped with kitchen, accessible washrooms and storage. It can be divided and furnished for different activities. This space is also accessible directly from outside, and is connected to an outdoor amenity area provided with benches, tables and planting. Also adjacent to the lobby there are two offices available to the Seniors Society for consultation and referrals. The mail boxes are in the lobby. A concierge area is right



at the entry, with visibility to all happenings in the lobby: access, amenity, offices, mail, exit, elevator. The interior of the U-shape is occupied by a courtyard, which although open and connected to the outdoor amenity, is more geared to the residents with quieter activities. Private patios of the ground floor units open towards the courtyard. Additional spaces for the residents are provided at the lowest level L-0: a workshop area for minor repairs or handiwork, a common laundry facility for caretakers and housekeeping. Refer to pages A3.0 and A3.1.

**Staff Assessment:** The revised design, received on August 21<sup>st</sup>, 2015, significantly improves upon an earlier application in terms of accessibility. The Seniors Advisory Committee reviewed this project on October 16, 2015 and comments from their Draft Meeting Minutes are included in Appendix E. Staff consider the condition to be met.

**Rezoning Condition (ii):** *Design development to increase the distinctions between facades, noting the differing acoustic, built form, open space and solar conditions in each direction;*

**Applicant Response:** The building responds to the site conditions. It is U-shaped, with the opening towards Balaclava. This provides the most separation to the single family dwellings on Balaclava and the most natural light into the courtyard. The building has a partial (technical) 5th floor over the north wing, where the grade is higher, helping the overall massing of the building settle on the sloped site. However, only 3 or 4 storeys are visible above grade from each external elevation, and the entire building complies with the maximum allowable height. The east side of the building has deep recesses to accommodate the existing large oak trees on the school grounds; the recesses together with the balconies and existing deciduous trees address the east solar gain. The south wing facing West 41st Avenue has more compact units with less recesses, as it faces the busiest and noisiest street. Sun shade elements are provided on the south and west elevations. The west sides on the building closer to Balaclava are the shortest and have mainly bedrooms facing the street, improving the privacy towards the neighbouring single family homes. The top floor of the south and east wings is recessed to increase the sunlight in the courtyard. Refer to A4.- pages.

**Staff Assessment:** Staff agree that the exterior façades are distinct from one another, and consider the condition to be met. Further refinement of the solar shading, as suggested at the Urban Design Panel, may be undertaken at the applicant's discretion.

**Rezoning Condition (iii):** *Clarification of the long-term maintenance of the exterior balcony planters, if these are intended to provide a visually consistent and permanent exterior feature;*

**Note to Applicant:** *The use of plant material as a building-wide visual motif, accessed through individually owned strata titled apartments on multiple levels is somewhat novel in this building type and merits further information. This feature should also be detailed in enlarged drawings and the landscape design;*

**Applicant Response:** Based on several post construction reviews (e.g. Woodward and 700 West 8th), it is not successful to locate the exterior balcony planters in the individually owned strata titled apartments on multiple levels. This is not a sustainable practice. Due to limited maintenance access to the planters and less responsibility from the individually owners, the planting eventually die. Instead of the exterior planters, we propose to use attractive high-grade stainless steel training cable systems for greening some of the building facades. Green façade are appealing, ecologically sensible and useful. Twinning vine plants and leaf-stem climbers are carefully chosen to better attached to the cable system and avoid causing damage to the buildings. See Landscape planting plan L6.1 and architecture perspective renderings on A6.0.

**Staff Assessment:** Staff consider this condition to be met. See standard landscape conditions in Appendix A for further clarification on planter dimensions and soil depth.

**Rezoning Condition (iv):** *Refinement to the rooftop areas to reduce the potential for overlook and to reduce the apparent visual height of the building as it relates to Balaclava Street;*

**Note to Applicant:** *For example, consider moving accessible surface areas and vertical features away from the western edge of the roof;*

**Applicant Response:** The community roof garden is placed over the south and east wings of the building, facing the internal courtyard and away for the west side of the building. Screened mechanical equipment is placed over the north wing, with least impact to the units and the neighbouring houses. There are a few fenced private roof terraces, away from the west edge of the roof. Refer to page A3.4, A3.5 and L3.2.

**Staff Assessment:** The design of the roof level appears to control overlook and apparent height by keeping all but one of the rooftop terraces at least 34 ft. away from Balaclava Street (see Condition 1.2).

**Rezoning Condition (v):** *Consideration to relocating the parkade entry and driveway away from the east edge of the site along West 41st Avenue to improve the visual and landscape amenity of the east area, including tree retention;*

**Note to Applicant:** *See also Landscape and Engineering conditions;*

**Applicant Response:** The parkade entry ramp has been relocated away from the east edge of the site along West 41<sup>st</sup> Avenue, at a location that makes possible retaining the existing trees as indicated by the Parks Board. Refer to pages A1.0, A3.1., L0.0 and to the Tree management plan.

**Staff Assessment:** This condition has been met.

**Rezoning Condition (vi):** *Design development to the building glazing to mitigate potential privacy impacts and improve the thermal insulation value of the building;*

**Note to Applicant:** *This can be accomplished by reducing the ratio of exterior windows to solid wall, and the specification of window frames and glazing with U-values better than current practice. Greater differentiation of the facades and sun shades to respond to the solar exposure of each cardinal direction is recommended.;*

**Applicant Response:** The windows have been reduced in size, replacing window walls with punch windows and improving the ratio of exterior windows to solid wall. While the window supplier has not been selected yet, the overall U-value of the window assemblies will comply with current NAFS and energy requirements. Sun shade elements have been incorporated on the south and west elevations, where heat gain would be greater. On the east side there are mature, large oak trees that will be preserved and provide adequate shading during morning hours. Refer to A4. - pages.

**Staff Assessment:** The design generally advances this condition with the proposed use of punched windows and solar shading. Clarification is recommended on the specifications noted in the rezoning condition (see Condition 1.8).

**Rezoning Condition (vii):** *Design development to provide even and glare-free exterior illumination;*

**Note to Applicant:** *Avoid fixtures which create unwanted light toward residential areas both on and off site, especially with regard to the backlit elevator towers shown in renderings and the arrangement of living units around the courtyard;*

**Applicant Response:** The backlit elevator towers have been deleted. The balconies will have ceiling mounted lights. All landscape light features will be carefully selected. The bollards in the courtyards and the recessed wall lights along the living units around the courtyard will have louvers to provide even and glare-free exterior.

**Staff Assessment:** Staff feel the condition has been improved with the tower removal, and recommend specification of appropriate fixtures (see Condition 1.9).

**Rezoning Condition (viii):** *Submission, at the time of a development permit application, of a checklist of the 19 SAFERhome standards. The standards shall be properly shown on all submitted drawings with notations and form a part of the approved drawing package. Arrangements to certify the design to the SAFERhome standard, to the satisfaction of the Director of Planning;*

**Note to Applicant:** *Certification will be required prior to issuance of an occupancy permit. The principles of barrier-free or universal design should also be applied to the common areas of the building;*

**Applicant Response:** The 19 SAFERhome standards checklist is shown on all floor plans, and architectural features indicated on details. Refer to page A7.0.

**Staff Assessment:** The application is annotated with the SAFERhome standards. Provision of a strategy to certify the design prior to occupancy is recommended (see Condition 1.9).

**Rezoning Condition (ix) & (x):**

**(ix)** *For the northwest portion of the residential building, the setback from the west property line should be approximately 10.7 m, for a length of approximately 16 m as measured from the north edge of the residential sub-area;*

**(x)** *For the northwest portion of the residential building, the setback from the west property line should be approximately 7.7 m for the next 12 m of the site (from 16 m to 28 m) along the west property line;;*

**Applicant Response:** Setbacks as per above (ix) and (x) have been provided. Refer to pages A1.0 and A3.0 to A3.5.

**Staff Assessment:** This condition has been met.

**Rezoning Condition (xix):** *Identification on the building plans and elevation drawings of sustainable design features;*

**Note to Applicant:** *Intent is to ensure that the built features intended to achieve the credits in the building rating checklist and the Rezoning Policy for Greener Buildings are recorded on the approved drawing set. Provide an updated statement to the satisfaction of the Director of Planning listing each credit and the specific building feature designed to achieve it. The applicant is also encouraged to consider how the strategies and elements recommended in the Passive Design Toolkit may be incorporated into this application in order to reduce the production of greenhouse gases.;*

**Applicant Response:** The residential building targets LEED Gold and the Fellowship Annex LEED Silver. The corresponding LEED checklists are attached, and how the credits will be achieved are explained and noted on the drawings, where applicable.

**Staff Assessment:** LEED checklists are incorporated into the drawing sets. Administration of this policy has been updated since the rezoning, and staff recommend a letter of confirmation from an accredited professional in lieu of adding further notes on the drawings (see Condition 1.8).

**Rezoning Condition (xx):** Design development to improve security and visibility in the underground parking level in accordance with Section 4.13 of the Parking By-law and by painting the walls and ceiling of the parking garage white;

**Note to Applicant:** More use of interior glazing, especially around the exit stairwells, and exterior lighting must be shown on the drawings. Consider noting design features to meet the Vancouver Building By-law Section 3.3.6.7 as well.

**Applicant Response:** Notes regarding painting of the parkade walls white and design features as per VBBL Section 3.3.6.7 are shown on the drawings. Glazing at elevator lobbies and stairs has been maximized. Stair used by visitors in parking lead directly outside. There is a secured overhead door at the parkade entry, with an enterphone for visitors. The visitors parking area is separated by the residential parking area by secured overhead doors with remote control. Refer to parking plans.

**Staff Assessment:** Drawings provided in the application have addressed this condition.

**Rezoning Condition (xxi):** Design development to improve defensibility and reduce opportunities for break and enter;

**Note to Applicant:** Show how the space around the private outdoor space will be clearly defined by gates or fences and effectively lit at night. Lighting must not cross the property line.

**Applicant Response:** The private outdoor places are defined by hedge planting acting as fence. The open area at east of the both buildings is protected by fence and gates. Refer to landscape plans.

**Staff Assessment:** There is a combination of Yew, Choisya and Otto luyken laurel planted adjacent to at grade patios as barrier between the common pedestrian stepping stone path. For safety and interest, hedging should not grow tall and block views into and out from the patios. The proposed yew hedging should be either switched for a lower growing shrub or labeled "to be maintained at maximum 4 feet in height" (see condition A.1.15). Condition A.1.17 requests an updated Lighting Plan to better respond to this condition.

**Rezoning Condition (xxii):** Design development to retain healthy trees located outside the building envelope where possible;

**Note to Applicant:** The expansive treed edges, to be noted on a legal survey and to be assessed in an arborist report (see conditions below), bordering West 41st Avenue and Balaclava Street, should remain to effectively screen the new development as viewed from the street and neighbouring properties to the west. Setbacks along West 41st Avenue should be carefully considered to provide adequate root protection zones for the two existing mature trees located at the southeast edge of the site. Consideration should be given to relocation of the existing Dogwood located at the rear of the church site within the proposed building envelope. For trees that cannot be retained or relocated, replacement with a specimen of equal or greater value will be required.

**Applicant Response:** The expansive tree edges are noted on Ken K. Wong and Associate's legal survey (March 27, 2013) and have been assessed in the Arbortech Consulting's "Tree Inventory and Assessment List" and the "Tree Management Drawing". The full Arborist report is included in this DP application.

Measures have been taken to retain all high-value on site trees and street trees bordering West 41st Avenue and Balaclava. These trees include tree # 219, 220, 221, 223, and 224. One 5cm cal. Crabapple street tree will be right at the proposed entry of the required fire lane. It will be relocated approximately 89' south along the sidewalk. The remaining edge trees are proposed to be removed based on the Arborist recommendations, the low value of the trees and their difficulty to save due to their proximity to the construction zone. The two existing mature trees (tree #219 and #221) located at the southeast edge of the site are to be preserved and protected. Proposed building and parkade have setback from the trees to provide adequate root protection zone. Protection measures will follow the root protection zone measures as recommended by the Arborist. Consideration has been given to relocating the existing Dogwood (tree #209). Although the Arborist rated the tree as suitable, it is proposed to be removed because it is too large to transplant and conflicts with the proposed fire access lane. A Kousa Dogwood with specimen grade will be replaced on site near to its current location without interfering the fire truck movement. See Landscape planting plan L6.0.

**Staff Assessment:** Staff consider this condition to be met.

**Rezoning Condition (xxiii):** Design development to relocate the driveway crossing on West 41st Avenue westward in order to retain the 2 significant trees at the southeast corner of the site;

**Note to Applicant:** Design development regarding this condition should be coordinated with redesign of the site plan relating to the Engineering condition requiring relocation of the driveway located on West 41<sup>st</sup> Avenue for the residential site.;

**Applicant Response:** The driveway crossing has been relocated westward, approx. 57' from the east property line. The two significant trees at the southeast corner of the site will be retained.

**Staff Assessment:** Staff consider this condition to be met.

**Rezoning Condition (xxiv):** Design development to the church driveway and front yard setbacks of the residential building facing Balaclava Street to safely retain as many trees as possible;

**Note to Applicant:** All site existing site trees should be illustrated on the Landscape Plan submitted with the Development Permit Application;

**Applicant Response:** Attempts were made to retain as many trees as possible. For all existing site tree locations, see Landscape Demolition and Protection Plan, L2.0.

**Staff Assessment:** Staff consider this condition to be met.

**Rezoning Condition (xxv):** Design development to expand programming and include opportunities for shared gardening in the common outdoor open space including rooftop gardens;

**Note to Applicant:** Shared gardening areas should be designed to adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and provided with amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting.;

**Applicant Response:** Shared gardening areas are provided on the Residential rooftop. The rooftop gardening areas have adhered to the Council's Urban Agriculture Guidelines for the Private Realm. Those areas provide maximum solar exposure, universal accessibility and provided with amenities such as, raised beds, hose bibs for irrigation, potting bench, and a tool shed for storage/compost bin (see Landscape Site Plan-Roof Floor, L3.2).

The common garden is located on the south side of the building, at the same level with the residential units at north side of the building. Both elevators and stairs provide access to this level. There are also a few private roof terraces for the 3rd floor south side units. By having all these functions at the same elevation, a higher level of activity is anticipated, with opportunity for gathering and entertaining. Safety is improved, having residential units looking directly towards the common garden. The result is that the common garden area is more readily accessible and visible from the rooftop terraces. It has four access points provided by stairs and elevators. The large footprint of the garden areas provides spacious layout which allows for easier movement amongst the planters, and provides space for more informal gathering to take place. The location of the storage shed is close to the community garden planters, making it more convenient for use by the people working in the garden.).

**Staff Assessment:** Standard condition A.1.16 requires further design development to the common amenity roof deck.

**Rezoning Condition (xxvi):** *Provision of a full Landscape Plan illustrating proposed plant materials (common and botanical names), including sizes and quantities; paving, walls, fences, and other landscape elements including existing site trees and site grading with labels;*

**Note to Applicant:** *Consider incorporating hardy drought-tolerant plantings into the planting scheme within the site to reduce use of water in the landscape.;*

**Applicant Response:** For plant material (common and botanical names), including sizes and quantities, see Landscape Planting Plan, L6.1 and L6.2. The planting scheme includes hardy drought-tolerant plantings, such as Honey Locust, Kinnikinnick, Sword Fern, Blue Oat Grass, Sedum, Sage and so on. For paving, walls, fences, and other landscape elements, see Landscape Site Plan, L3.1 and L3.2. For existing site trees, see Landscape Demolition and Protection Plan, L2.0. For site grading, see Landscape Grading Plan, L5.1 and L5.2.

**Staff Assessment:** Staff consider this condition to be met, with the exception of the requirement to provide detailed grading plan (see conditions A.1.18 and A.2.10).

**Rezoning Condition (xxvii):** *Provision of a comprehensive and detailed Certified Arborist report on the assessment of all site trees, feasibility of retaining trees located close to excavation for the proposed building, including risks to, and methods for, the safe retention of existing trees. The report must also contain commentary regarding risk to the trees on City property and on the Kerrisdale Elementary School property to the east;*

**Note to Applicant:** *The report must include specific details about the method of protecting the trees listed as being retained. It is important for the trees to be preserved for the long term. Commentary must include risks to the health of trees located close to the excavation with measurable limits to excavation for trees with roots located within the building envelope. As well the report must include a written assessment by a professional tree mover or Certified Arborist on the feasibility of, risks and methods involved in the successful relocation of trees as noted on the Tree Preservation Plan;*

**Applicant Response:** See Arbortech Consulting's "Tree Inventory and Assessment List" and the "Tree Management Drawing". The Arborist Report and related drawings contain commentary regarding risks to the trees on site, on City property, and on the Kerrisdale Elementary School property.

**Staff Assessment:** Staff consider this condition to be met.

**Rezoning Condition (xxviii):** *Provision of a Construction Management Plan for tree retention*

**Note to Applicant:** *The plan should consider excavation and building materials storage, construction access and vehicle maneuvering during the construction process. For more details refer to Section 3.3, Tree Retention, Relocation and Replacement Guidelines, Private Property Tree By-law.;*

**Applicant Response:** The Construction Management Plan for tree retention will be provided by the awarded Contractor. The Plan will follow guidelines and recommendations provided in the Arborist Report.

**Staff Assessment:** Not met. Condition A.1.21 requires provision of the Construction Management Plan.

**Rezoning Condition (xxix):** *Provision of a legal survey illustrating the following information:*

- (1) Existing trees 20 cm caliper or greater on the development site; and*
- (2) The public realm (property line to curb) including existing street trees, street utilities such as lamp posts, fire hydrants, etc. adjacent to the development site.;*

**Applicant Response:** See Ken K. Wong and Associate's legal survey, dated March 27, 2013.

**Staff Assessment:** Staff consider this condition to be met.

**Rezoning Condition (xxxii):** *Design development to provide a high standard of noise mitigation including provision for ventilation so that residents are able to close their windows during the summer months.*

**Note to Applicant:** *Include in your response an indication of how the construction has been modified to reflect the noise mitigation required for the higher noise levels resulting from proximity to 41st Avenue and adjacent playing field.;*

**Applicant Response:** Refer to attached Letter from the acoustical consultant has been provided, with recommendations for compliance with the City's design interior noise level criteria, including impact from the adjacent playfield.

**Staff Assessment:** The attached letter and response are preliminary and do not commit to specific changes in the building envelope or ventilation. Staff recommend further work on this condition (see Condition 1.3).

• **Response to Engineering Rezoning Conditions of Approval:**

**Rezoning Condition (xxiv):** *Arrangements to the satisfaction of the General Manager of Engineering Services for the following:*

- (1) Access to the residential parking on the site shall be taken from 41st Avenue and for the Knox United Church and proposed annex building from Balaclava Street. A redesign of the proposed crossing is required, and must be located a minimum of 12 m west of the extension of westerly curb of the south leg of Balaclava Street.*

**Applicant Response:** Access to residential parking is from West 41st Avenue, at the distance indicated, and to the Annex parking from Balaclava Street.

**Staff Assessment:** This condition has been satisfied.

*(2) Any church or condominium passenger drop-off/pick-up area must be designed to allow one vehicle to pull out and pass another, which is stopped;*  
**Note to Applicant:** *the proposed design is inadequate.*

**Applicant Response:** The drop-off / pick-up area was redesigned to allow vehicles to pull out and pass another. In consultation with a traffic consultant, we relocated the pick-up / drop-off zone for the residential building towards west along the driving aisle. The lay-by is approximate 6m long and accommodates one car. The centre island with a rollover curb was extended towards south, which will restrict vehicles from temporarily stopping / parking within the mini-roundabout fronting the residential building. Vehicles using the lay-by will continue to use the mini-roundabout to exit the site. Pick-up/drop-off only signs will be posted around the church area to limit the vehicles dwelling in that area. Refer to pages A1.0.

**Staff Assessment:** This condition has been partially satisfied. Conditions A.2.10 and A.2.11 seek further clarification on design elevations of the new driveway, as well as identification and labeling on plans to indicate passenger drop-off spaces and any restrictions on users.

*(7) Garbage and recycling facilities should be supplied for both buildings and clarification of pick up operations is required. Please contact Engineering, Solid Waste Branch regarding recycling and garbage space needs;*

**Applicant Response:** Garbage and recycling rooms are provided for each building. Refer to pages 1319-A2.1 and 1324-A2.2.

**Staff Assessment:** Partially satisfied. Condition A.2.6 seeks confirmation that a waste hauler can access and pick up from the location shown.

● **Response to Other Rezoning Conditions of Approval:**

**Rezoning Condition (xxxiii):** *Arrangements to the satisfaction of the Director of Planning to demonstrate that disclosure statements for prospective purchasers include their acknowledgement that the building is located adjacent to an Elementary School playing field that is electrically illuminated and is actively used until 10 p.m. on weekdays; that the school playing field could expand its activities in the future, including increased illumination; and that the school users and the school should not be subject to complaints for its current or expanded uses;*

**Applicant Response:** Disclosure statements will be included in purchase agreements.

**Staff Assessment:** Staff feel that these arrangements will help inform future residents. Condition A.1.12 requires demonstration that this information will be included in purchase agreements.

**Rezoning Condition (xxxvi):** *Arrangements to the satisfaction of the Managing Director of Social Development and the Director of Planning for the provision of an Operations Management Plan (OMP) for the nonprofit seniors society to provide services to residents within the residential development for the life of the building, and to seniors in the Dunbar neighbourhood, with particular regard to the following:*

*(1) Specification of the minimum services to be provided to all members including information and referrals, educational programs and services, and community events;*



- (2) Adaptation of the 'Beacon Hill Village' model to the Canadian context, especially with regard to provision of, or referral to, medical services;*
- (3) Provision of an operating budget for the society including sufficient endowment funds and mandatory fees to sustain operations through the start up phase and operation for a minimum of five years;*
- (4) Establishment of a Community Advisory Committee (CAC) to monitor impacts and provide advice with regard to the seniors' non-profit society;*
- (5) Provision of membership for low-income seniors in the broader community, through reduced or waived fees, based on income;*
- (6) Protocols for the preparation of an annual report to the Managing Director of Social Development, with specific focus on the effects of the project within the local community and assessment of the CAC and its continuance;*
- (7) Establishment of a community liaison who will work with the community to respond to community enquiries and requests;*
- (8) The nonprofit society and the Operations Management Plan are seen to be essential components to the approval of the development permit and will be noted on the face of the development permit.;*

**Applicant Response:** Acknowledged.

**Staff Assessment:** Staff are in productive conversations with applicant to satisfy the foregoing rezoning condition and develop acceptable equivalencies where appropriate. Staff and the applicant are making progress towards agreeing on the terms of an Operational Management Plan that will outline the anticipated services and programs onsite, and sufficient endowment for sustainable operations for 15-20 years. Managing Director of Social Policy recommends that financial sustainable operations be provided for programs for 15-20 years. A legal agreement will be required to secure this condition (see conditions 1.4 and 1.5).

Staff recommend an existing organization with institutional capacities and expertise in senior services to develop and deliver the programs, including many services and programs similar to a Beacon Hill Villagemodel. Working with an established organization ensures greater efficiencies and effectiveness of service delivery.

Staff recommend that the Strata and senior serving organization develop a Service Level Agreement to outline the roles and responsibilities of services, operations and maintenance.

**Rezoning Condition (xxxvii):** *Examine the feasibility of an east-west pedestrian route through the site to connect Balaclava Street to the Kerrisdale Elementary School playing field, in consultation with Kerrisdale Elementary School, Knox United Church and neighbourhood representatives.*

**Note to Applicant:** *If feasible, in the opinion of the Director of Planning, the connection should be shown on the development permit plans. Design of the pedestrian route is to incorporate CPTED principles;*

**Applicant Response:** A possible east-west pedestrian route connecting Balaclava Street to Kerrisdale Elementary School is shown at the north side of the residential building, refer to 1319-A1.0 and L-3.1. Currently there is a fence separating the site from the school grounds, with a hole cut for informal access. The applicant contacted all parties involved (neighbours, Knox United Church, and school board) for comments (refer to attach letters from Knox United Church, Vancouver School Board, DVIC and the developer). While there was a modest support from the community expressed at the Open House, Knox United Church opposes to the connection and the school board expressed strong concerns with uncontrolled access to / from school grounds.

**Staff Assessment:** The east-west route appears to be supported by its primary users, the local residents, and is feasible to construct on the subject site. The majority of the community surveyed at the Open House were in favour of the connection (see Condition 1.1). The applicant approached VSB Facilities staff directly, who wrote a letter opposing pedestrian access to the school for the safety of children. Knox United Church opposes the connection due to fear of crime. Staff note that the school is currently open to pedestrian access on all sides, including the west side, and feel that legitimizing the unmaintained east-west path will encourage use by local residents who can provide “eyes on the street” and reduce risks to the church. Staff therefore recommend that a path should be indicated on the development permit drawings. See conditions 1.1, A.1.13, and A.2.3.

● **Conclusion:** The applicants have provided a comprehensive package addressing a wide variety of site-specific conditions, and continue to work towards an equally comprehensive range of agreements on seniors services. Staff support this application for a multiple dwelling designed for seniors, subject to the conditions noted.

#### URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on October 7, 2015, and provided the following comments:

#### EVALUATION: SUPPORT (5-0)

**Introduction:** Sailen Black, Development Planner, introduced the project site on the north-east corner of 41<sup>st</sup> Avenue and Balaclava in the Dunbar neighbourhood. The site currently contains several single-family houses and Knox United Church and is adjacent to Kerrisdale Elementary School to the immediate east. Across Balaclava to the west is single-family housing, and across 41st Avenue is Crofton House School. Nearby grocery shopping exists at an IGA two and a half blocks west, and at a corner store one block east at Carnarvon Street.

Crofton School and a multiple dwelling on the south side of the avenue are both zoned CD-1, while the site itself is zoned RS-5.

A CD-1 rezoning was approved in principle by Council in 2009 and established the density, height and setbacks for a four storey multiple dwelling designed for seniors. The rezoning requires a minimum LEED Silver rating. Conditions of the approval included two items of urban design interest, both added by Council at the Public Hearing:

*Examine the feasibility of an east/west pedestrian route through the site to connect Balaclava Street to the Kerrisdale Elementary School playing field, in consultation with Kerrisdale Elementary School, Knox United Church and neighbourhood representatives.*

*Note to Applicant: If feasible, in the opinion of the Director of Planning, the connection should be shown on the development permit*

*Design development to provide better horizontal connections and add indoor amenity space oriented to seniors;*

*Note to Applicant: To provide year-round spaces for casual social interaction, the design must provide additional indoor floor area devoted to those features typically seen in seniors oriented multiple dwellings, such as lobby areas, general purpose recreational rooms, and above-grade connections between the elevators and stairs.*

This application was reviewed by the Urban Design Panel on April 8, 2015 and was not supported at that time. Minutes from the meeting include the following commentary:

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

- *Design development to have the residential building better fit the slopes of the site;*
- *Design development to improve the connection to the amenity room;*
- *Design development to allow for public access through the site to the school;*
- *Consider improving the community space on the roof.*

***Related Commentary***

*[...] the Panel had some concerns regarding how the residential building was addressing the slopes on the site. They thought the three levels made for an awkward solution especially in a senior's building. They did not agree with the use of two sided elevators and thought the floors should have level access. As well they thought the connection to the amenity room and the proposed uses were not working especially how the amenity room addresses the lobby. One Panel member noted that the amenity room was at the end of a corridor.*

*The Panel thought the east/west pedestrian connection had addressed the previous concerns but wondered how the neighbourhood would get access to the school grounds. They commended the applicant for saving the trees but wondered about the quality of the roof deck. They felt there was a lack of community happening and was mostly a sea of gravel. One Panel member questioned the lack of irrigation for the site.*

*Regarding the expression, materials and colour palette, most of the Panel found the original rezoning submission was stronger. They wanted to see the residential expression simplified a bit.*

*Regarding sustainability, it was suggested that the proposal could add solar units on the roof for domestic hot water.*

This proposal is for a new multiple dwelling designed for seniors over five levels, containing 76 residential units. There is parkade access to the new residential portion from 41<sup>st</sup> Avenue, and pedestrian access and vehicle drop-off proposed from a midblock driveway on the north side. The applicant reports that they consulted the Facilities department of the Vancouver School Board and Knox United Church regarding an east/west pedestrian route, and these groups were opposed to providing one.

The proposal includes an alternate solution to the raised courtyard and amenity room suggested at rezoning. The application proposes lowering the central space to create a 5<sup>th</sup> level at grade with Balaclava, and position a common amenity space level with the mid-block driveway to the north.

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

- 1) The application's response to the previous Panel comments
- 2) The suitability of the building and open space design for seniors
- 3) The proposed response to the conditions regarding feasibility of an east/west pedestrian connection, and better connections and amenity space for seniors
- 4) The proposed exterior design in terms of expression, colours, and materials

- **Applicant's Introductory Comments:** The applicant team felt that the project had been previously well received by the panel. The materials, colours and architectural expression were supported. The main problem was with the stepping of the building mass which resulted in stairways and elevators being used in a way in which inhibited the senior population from moving freely throughout the building. Another problem was the relationship of the amenities to the lobby and entrance.

In order to solve these problems it was determined that, rather than having stepped floors, the building could remain within the height limitations and use continuous floor levels instead. This allowed for the elimination of the internal stairs, and results in better circulation throughout the building.

In the previous design the amenity was tucked under the building at the end of a corridor, and seemed difficult to access. It also seemed a bit restricted by being in the courtyard. The amenity has since been brought up to grade and adjacent to the lobby to make it much more accessible from the residential drop-off, while still retaining a connection with the outdoors and the community. The amenity also faces Balaclava and has also been enhanced with washrooms and meeting space, both semi-public and private.

In the parkade level an amenity room has been added for use as a workshop so that people have access to tools and space to use them. In addition, a laundry and house-keeping facility have been created to allow caregivers to work in an appropriate environment. A number of areas in the parkade have also been revised to eliminate challenging slopes, and a scooter room has been provided with access from the street. Visitor parking now has more direct access into the main building.

The architectural expression has been toned down a bit and the rooftop amenity has been reconfigured with the communal gardens now located to the south of the roof. The reconfiguration of the floor levels, which results in an elevated storey to the north, creates better access and a stronger relationship to the communal gardens, as well as allowing for a better arrangement of the planting beds.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Design development to simplify the expression; there is an opportunity to do something creative or functional with the terracotta screens, such as using them for solar shading
  - The east/west pedestrian connection is not supported by the church or the school; if it must be integrated perhaps an alternate location would work better - at the very least perhaps a controlled gate should be installed
  - Additional consideration of the colours
  - Additional attention should be paid to sustainability
- **Related Commentary:** The panel thought that, although the design expression seems a bit overly complex, it is an improvement on the previous proposal. Greater simplification is recommended, and the applicants should look at the shapes and geometries of the building treatment. Another round of editing is needed on materials and expression in order to make them work.

The scooter access and attention to grade will make a big impact on day-to-day liveability. Although the east/west pedestrian connection is not supported by the church or the school, it could potentially be integrated. One member thought that either a gate should be added or the connection should be relocated.

Consideration of solar shading is required. The lattice on the outside of the building could potentially make an effective solar shading element. The overall lattice expression needs to be calmed a bit. The patterning and geometry on all sides of the building should be looked at to develop a cohesive expression that is tied into solar shading.

There was some concern about the relationship to the field, particularly with the presence of night-time lighting, although it was recognized that the relationship of the existing field to the seniors housing should be obvious to potential purchasers.

The relocation of the amenity space is a vast improvement, and the elimination of the stepping floor plate is a significant improvement. Configuring the courtyard for more private use is a positive move, and the roof space is much easier to access. The amenity and patio seem to be much more successful. The more rational approach to the courtyard and internal circulation is good.

Overall the previous comments have been successfully addressed.

**Applicant's Response:** The applicant thanked the panel for their comments and agreed with the idea of simplification. Particularly, they liked the idea of turning the terracotta into a solar shading element. Regarding the relationship to the park, people who live beside a park love being there because they get to watch things. Thus they may regard this as a good trade-off to the late night lighting of the area. The relationship of the development next to the school and play fields will be noted in a disclosure statement for potential purchasers. Attention will be given to the colours, and to the expression of the building.

## ENGINEERING SERVICES

Consolidation of the sites is required prior to issuance of development permit, including closure and sale of the existing east-west laneway, creating a northern parcel for the church and proposed annex building and a southern parcel for the proposed residential building. In order to maintain the services provided at the existing church annex building, it is proposed that the new annex building will be constructed prior to demolition of the existing building. A reciprocal access agreement will be required to maintain access for the church and annex services while independent access for each site cannot be maintained (see Condition A.2.1).

Condition A.2.4 seeks appropriate arrangements to properly decommission the east-west laneway. Staff will seek permission to close the laneway through a separate report to Council.

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

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The recommendations of Planning and Development Services are contained in the prior-to conditions noted in Appendix A.

## LANDSCAPE

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

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

### Existing Rental Accommodation and Tenant Relocation

This site contains two existing houses that are being rented. There is a two bedroom and four bedroom house, renting at \$1,750 and \$2,400 a month respectively. The tenant living in the two-bedroom unit moved into the house after the development application was already in process and is not entitled to the Tenant Relocation Plan offer. Prior to entering the lease, written communication was provided to this tenant notifying them of the redevelopment and informing them that they are not entitled to the Tenant Relocation Plan package.

At the time of rezoning, the replacement requirement outlined in the Rental Housing Stock Official Development Plan (ODP) did not apply to this site (zoned RS-5). However, section 2.2 of the ODP states Council's general concern about protecting the City's rental housing stock. As such, the applicant has provided a Tenant Relocation Plan for the tenant in the 4 bedroom house. The Plan includes 3 months free rent, and reimbursement of up to \$750 for receipted moving expenses. For tenants requesting assistance in finding alternate accommodation, the applicant has offered to provide three options in Vancouver, one in the same general areas as their current home. Unless agreed to by the tenants, the two options within Vancouver will rent for no more than 10% above current rent levels. Comparable options within the same neighbourhood are estimated to be 25% above the current tenant's rents. If tenants choose to remain in the same area, the applicant has agreed to pay the difference between the existing and new rent for a period of 2 months to a maximum of \$1,500. A final Tenant Relocation Report will be required prior to Occupancy (see condition 1.7).

### Seniors Non-profit Service Provision Society

Staff are in productive conversations with the applicant to satisfy the foregoing rezoning condition and develop acceptable equivalencies where appropriate. Staff and the applicant are making progress towards agreeing on the terms of an Operational Management Plan that will outline the anticipated services and programs onsite, and sufficient endowment for sustainable operations for 15-20 years. Managing Director of Social Policy recommends that financially sustainable operations be provided for programs for 15-20 years. A legal agreement will be required to secure this condition (see conditions 1.4 and 1.5).

Staff recommend an existing organization, with institutional capacities and expertise in senior services, to develop and deliver the programs, including many services and programs similar to a Beacon Hill Village model. Working with an established organization ensures greater efficiencies and effectiveness of service delivery.

Staff recommend that the Strata and senior serving organization develop a Service Level Agreement to outline the roles and responsibilities of services, operations and maintenance.

## **BUILDING REVIEW BRANCH**

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

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law

requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire fighting access and energy utilization requirements.

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

## NOTIFICATION

Two site signs were placed on the sites, one facing Balaclava Street and one facing West 41<sup>st</sup>, and their installations were verified on March 11, 2015. On March 12, 2015, 513 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the City's website. On December 2, 2014 the owner hosted a pre-application open house. 36 people attended. On October 6, 2015 the City hosted another open house to present design revisions. 21 people attended this and 2 written comment forms were submitted.

To date, a total of 37 written responses have been received. 6 respondents indicated support for the proposal. Some residents were motivated, in part, to express their support for the proposed development because of their strong disagreement with a 48 page, anonymous document which was delivered to homes throughout the neighbourhood, detailing opposition to the development. 29 respondents either opposed the proposal outright, or indicated serious concerns. Two respondents requested additional information about the project. Comments received from the notification are summarized into the following categories:

### Housing for Seniors:

Some respondents, including the Dunbar Residents Association, wanted to remind the DP Board about the conditions of rezoning pertaining to the design and operation of the building. They reiterated concerns that the project is for seniors in name only, rather than with specific design and operational parameters to support seniors living.

Staff Response: In addition to the measures noted on the drawings and in the application, staff recommend a range of conditions to support Council's approval in principle of a multiple dwelling designed for seniors.

### Pedestrian Connection Through Site

The Dunbar Residents Association highlighted the rezoning condition requiring examination of the feasibility of maintaining the existing pedestrian access through this site, to the property to the east (Kerrisdale Elementary) and recommended that access be maintained. The Dunbar Vision Implementation Committee also recommended it be maintained.

Staff Response: Staff recommend that the path be provided (see conditions 1.1 and A.1.13).

### Potential Conflicts with Neighbours (Schools / Playing Fields) and Other Users (e.g. Film and Television Production Industry)

Some respondents suggested there would be conflicts between those living in a building for seniors, and the adjacent school uses, in terms of noises from children playing; and/or lights and noises from the television and film industry working on the adjacent field space. On the other hand, several

respondents thought that the proximity to schools *helps* to preserve seniors' connections to neighbourhoods.

Staff Response: A recommended condition of approval will ensure that future purchasers are made aware of the school located next door (see standard condition A.1.12).

**Vehicular Access:**

Some respondents expressed concern about the vehicular access to the residential building being off of West 41<sup>st</sup> (rather than Balaclava Street) and the perceived difficulty of turning east bound onto West 41<sup>st</sup> when exiting the parkade, which may result in congestion.

Staff Response: Due to the site's natural grades, it was a condition of the rezoning that vehicular access to the residential parking on the site be taken from West 41st Ave and for the church and Knox United Church Fellowship Centre from Balaclava Street.

**Neighbourhood Traffic Congestion:** Respondents were concerned about the potential for increased traffic in what is considered by residents to be a congested area, particularly during the hours of school pick ups and drop offs. There was concern that adding more units of housing would make current problems worse. Concern for pedestrian (seniors and students) safety was also raised.

Staff Response: The site is situated at the corner of Balaclava and 41<sup>st</sup> on a frequent-service bus route with the main residential vehicle access directly from 41<sup>st</sup>. The adjacent redevelopment of the church amenity space is expected to have a moderate increase in floor area related to church uses and the proposed number of childcare spaces remains consistent with the existing site at 20-spaces. Staff do not anticipate a significant increase in vehicle traffic in the adjacent neighbourhood as a result of this development.

Regarding existing school traffic, Kerrisdale Elementary was one of six schools chosen in 2015 to participate in the School Active Travel Planning program. The purpose of this program is to assess the barriers to active school travel and uses this knowledge to develop and implement action plans to encourage more walking and cycling to school. The recommendations are expected in 2016 and will form the basis of the City's school capital program which may introduce traffic signals, traffic calming, cross walks or other school-related transportation improvements. These measures are designed to increase safety and reduce the number of car trips to-and-from schools.

**Construction Noise, Dust, and Vibration:** Neighbours of this development were concerned about these impacts on their quality of life during construction.

Staff Response: Construction on the site would be subject to City of Vancouver Noise Control By-Law #6555 which limits construction on private property between 7:30am and 8pm on any weekday that is not a holiday and between 10am to 8pm on any Saturday that is not a holiday.

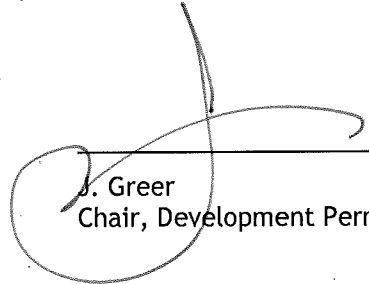


**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

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 the Development Permit Board.

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

The Staff Committee is confident that the proposal is consistent with the rezoning and supports the application with the conditions contained in this report.



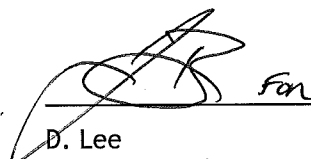
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J. Greer  
Chair, Development Permit Staff Committee



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S. Black, Architect AIBC  
Development Planner



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D. Lee  
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 the pending CD-1 By-law can and does become enacted by City Council;

A.1.2 the proposed Form of Development can and does become approved by City Council;

A.1.3 compliance with Section 4.2 (Density) of the CD-1 by-law;

**Note to Applicant:** A text amendment application is currently under process in our Planning/Rezoning Department and requires a decision from City Council regarding a correction to the maximum floor area of sub-area 1 in the CD-1 By-law. An incorrect maximum floor area of 1,087m<sup>2</sup> for Sub-Area 1 and 9,222m<sup>2</sup> for all uses is identified in the Density Section of the Draft CD-1 Bylaw. These figures should be corrected to 1,226m<sup>2</sup> and 9,361m<sup>2</sup> respectively.

A.1.4 compliance with the Draft CD-1 By-law by reducing height in the following areas:

- i. Top of Roof Pop-Up along the south;

**Note to Applicant:** Height is currently calculated at 14.21m and shall not exceed 13.9m.

A.1.5 compliance with the Draft CD-1 Bylaw by reducing the number of proposed residential parking spaces to no more than 119 spaces;

**Note to Applicant:** See also standard condition A.1.6, below.

A.1.6 compliance with Section 4 of the Parking Bylaw by providing a minimum of 9 parking spaces for the Cultural (Activity Centre) Use;

**Note to Applicant:** There is currently an excess of 9 parking spaces provided for the residential use which could be relocated. The spaces shall be labeled, and separated from the residential spaces as per Section 4.13 of the Parking Bylaw by way of security doors/gates. See also standard condition A.1.5 above.

A.1.7 compliance with Section 6 of the Parking Bylaw by providing a minimum of 19 Class A bicycle spaces in the form of a locker;

**Note to Applicant:** Currently only 16 bicycle lockers are provided.

A.1.8 compliance with Section 6 of the Parking Bylaw by providing a minimum of 6 Class B bicycle spaces for the Cultural (Activity Centre) Use;

**Note to Applicant:** The residential use also requires 6 Class B bicycle spaces for a total of 12. Currently only 6 are provided.

A.1.9 confirmation of compliance with section 4.8 of the Parking By-Law by ensuring all parking spaces meet the minimum specified design and sizing requirements (see also standard condition A.2.12).

A.1.10 coordination of the Roof Plan and Elevation drawings for the purposes of accuracy and consistency in the drawing package;

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**Note to Applicant:** In particular, the glass guardrails provided for the private terraces along the north appear to be incorrectly shown in elevation and/or plan.

- A.1.11 identification on the architectural and landscape drawings of any built features intended to create a bird friendly design;

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

- A.1.12 Arrangements to the satisfaction of the Director of Planning to demonstrate that disclosure statements for prospective purchasers include their acknowledgement that the building is located adjacent to an Elementary School playing field that is electrically illuminated and is actively used until 10 p.m. on weekdays; that the school playing field could expand its activities in the future, including increased illumination; and that the school users and the school should not be subject to complaints for its current or expanded uses.

### Standard Landscape Conditions

- A.1.13 design improvements to pedestrian site circulation to provide a separate fully accessible continuous 5 foot wide solid paved path at the following locations:

- i. around the perimeter of the site with links to adjacent public sidewalks at W 41st Avenue and Balaclava Street;

**Note to Applicant:** The proposed east property boundary stepping stone path should be upgraded to a solid paved path to accommodate both active and passive movement.

- ii. mid- block aligned east west along the north edge of the residential building with links to the east property edge path and Balaclava Street;

**Note to Applicant:** The intent of this path is to maintain the historical link between the school play field and residential neighbourhood at Balaclava Street. The edge of path should be secured between the vehicle driveway with a raised (minimum 6 inch high) curb edge.

- A.1.14 design development to incorporate a more varied plant palette and enhanced landscape detailing within the at- grade courtyard of the Residential Building as visual amenity throughout the seasons of the year;

**Note to Applicant:** Consider a still pool water feature and native plant material to attract birds. Refer to City of Vancouver Bird-Friendly Design Guidelines.

- A.1.15 provision of more substantial layered small tree and shrub planting within landscaped private at-grade patio areas for enhanced visual amenity and wildlife habitat potential;

**Note to Applicant:** Recommend incorporating small deciduous native trees such as however not limited to, Serviceberry or Chokecherry;

- A.1.16 design development of common amenity roof deck of the Residential Building to incorporate a more flexible gathering space with weather protection for residents and visitors to gather and socialize.
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**Note to Applicant:** Gardening plots should be shifted to create open space node for bench-seating and simple structure to create shade from the sun and shelter from inclement weather.

- A.1.17 provision of low-level lighting along the east property boundary common pedestrian path adjacent to private garden patios for safety;

**Note to Applicant:** Recommend bollard type design, without use of up-lighting to create glare for private patios. Provide details to illustrate.

- A.1.18 submission of a Grading Plan coordinated with the site sections to clarify site grading and compatibility at shared property boundaries (see also standard condition A.2.10);

- A.1.19 design development to the siting of any surface-mounted electrical infrastructure (pad-mounted transformer) to be fully screened as viewed from the street edge;

- A.1.20 underground parking structures to be designed to provide maximized growing medium depth and volumes (exceed BC Landscape Standard) for landscaped planters over slab condition;

**Note to Applicant:** Public and private trees should be planted at grade, wherever possible, and not placed in above grade planters to achieve soil depth. Variations in the slab may be required in combination with appropriate growing medium. Wherever possible, in the horizontal plane, soils should be contiguous to maximize soil volumes. To accommodate trees in planters, angle, notch or depress the underground parking slab to maximize planter depth (1 m across and 1.2 m downward) See also standard condition A.1.25.

- A.1.21 provision of a Construction Management Plan for tree retention;

**Note to Applicant:** The plans should consider excavation and building materials storage, construction access and vehicle manoeuvring during the construction phase, including excavation. Refer to Section 7, "Protection of Trees during Construction", Protection of Trees By-law.

- A.1.22 improved coordination of arboricultural notation on the Tree Demolition and Preservation Plan L2 with the arborist report submitted by Arbortech Consulting;

**Note to Applicant:** Update L2 to include protection highlights notes on the Tree Management Drawing.

- A.1.23 provision of notation regarding new street trees on the Landscape Plan to read:

*"Final spacing, quantity, and tree species to the satisfaction of the General Manager of Engineering Services in consultation with Park Board. New trees must be of good standard, minimum 6 cm calliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet in length and 18 inches in depth. Contact Urban Forestry, Park Board (dial 311) for inspection after tree planting completion."*

**Note to Applicant:** Contact Eileen Curran, Streets Engineering, to confirm tree planting locations, and Cabot Lyford, Park Board, for tree species selection and planting requirements. Dial 311 for referral.

- A.1.24 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”.*

**Note to Applicant:** Methods of tree protection for street trees (as approved by Park Board) to be shown on plan.

A.1.25 provision of larger-scale architectural sections and details at ½ “=1’-0” coordinated between architectural and landscape drawings to illustrate the following (see also standard condition A.1.20):

- iii. proposed planters on structures with dimensions to confirm growing medium depth and volumes, and material labels;
- iv. proposed fences, gates, over-height fence ( trellises), play structures and other landscape features applicable to this proposal;

A.1.26 location of a minimum of two hose bibs for hand watering of garden plots on amenity roof deck (notation on the plans);

A.1.27 confirmation of final location for any on-site electrical infrastructure on the revised Landscape Plan and to be fully screened as viewed from the street and well integrated with the building design;

A.1.28 provision of written confirmation that an ISA Certified Arborist will supervise work close to retained City-owned and Vancouver School Board trees as recommended in arborist report submitted by Arbortech Consulting, and consult with the Park Board Arborist about required tree work;

**Note to Applicant:** Arborist supervision letter should identify trees and phases of construction of the site where the Project Arborist must supervise tree protection, particularly where the plans depict any work that encroaches into a minimum root protection zone; letter to contain signatures of property owner, General Contractor and Arborist. Contact Cabot Lyford, Park Board, ph: 604-257- 8587 to discuss City-owned trees.

A.1.29 submission of addendum to arborist report regarding updates for retained trees located close to excavation;

**Note to Applicant:** There is concern about excavation required to install new walls and public sidewalk close to protected City-owned evergreen trees at W 41st Avenue.

### Crime Prevention Through Environmental Design (CPTED)

A.1.30 design development to respond to CPTED principles, having particular regards for:

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

### A.2 Standard Engineering Conditions

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A.2.1 arrangements for a temporary Easement Agreement and Section 219 Covenant for the retention of existing daycare located within the existing annex building until the new child day care facility within the Knox Fellowship building is completed.

A.2.2 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement & Indemnity Agreement 95289M (for sewer use) prior to building occupancy;

**Note to Applicant:** Arrangements are to be secured prior to issuance of the development permit, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition at the DP stage.

A.2.3 arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Planning and the Director of Legal Services for a Statutory Right of Way for pedestrian purposes over a portion of the site to provide access from Balaclava Street to the east property line;

**Note to Applicant:** The path is to be a minimum 1.5 metres wide and constructed of a hard surface that meets accessibility standards. See also Condition 1.1 and Landscape condition A.1.13 (ii).

A.2.4 arrangements to the satisfaction of the General Manager of Engineering Services for the closure of the laneway including associated roadworks and removal and decommissioning of all existing utilities and services;

**Note to Applicant:** The applicant is responsible for all arrangements and costs related to decommissioning the lane including but not limited to: reestablishing the sidewalk and boulevards on Balaclava; removal of the two existing catch basins and sealing of the storm sewer lead; removal and relocation of all City street lighting and traffic signal infrastructure including provision of an alternate power source for new facilities; and all arrangements required with third-party utilities. For more information on Sewers infrastructure, contact Jim Burnett of the Sewers and Drainage Design Branch at 604-873-7464. For more information on street lighting and traffic signal work please contact Rodel Arroyo, Utilities Management Branch, at 604-873-7474.

A.2.5 design and location of all crossings, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** Submission of a crossing application is required.

A.2.6 clarification of garbage pick-up operations;

**Note to Applicant:** Confirmation that a waste hauler can access and pick up from the location shown is required. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location;

A.2.7 provision of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements is required. Please submit a copy of the landscape plan directly to Engineering for review;

A.2.8 clarification from an arborist that the two existing cedars on 41st in the middle of the site frontage will be able to withstand the root pruning and grading that will be required for the development;

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**Note to Applicant:** Confirmation is required that the trees will be viable with the root pruning and grading required to meet building grades at all entrances and the driveway on 41<sup>st</sup>. If the cedars cannot be accommodated the sidewalk must be normalized from the driveway west to Balaclava. See also Landscape condition A.1.29.

- A.2.9 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for all proposed encroachments onto City property;

**Note to Applicant:** All retaining walls must have a minimum one foot setback from the back of sidewalk.

- A.2.10 provision of additional design elevations along the new driveway and notation of the slope shown on plans;

- A.2.11 identification and labeling on plans, and with signage for clarity on-site, any passenger drop-off spaces provided along the new driveway and if these are intended to be shared between all users or existing specifically for the residential building.

- A.2.12 compliance with the Parking and Loading Supplement to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** The following items are required to meet the Parking and Loading Design Supplement:

- a) provision of a minimum 9' 6" parking space width for the shared vehicle parking space.
- b) provision of wheelstops within parking spaces which are perpendicular to another.

**Note to Applicant:** parking spaces 48, 49, 93 & 94 are examples.

- c) a column 2' in length must be set back 2' from either the opening to or the end of the parking space. A column 3' long may be set back 1'.
- d) provision of additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4' from the end of the stall. Provide a minimum 0.3m (1') setback from the drive aisle for all columns.
- e) dimension all columns encroaching into parking stalls.

**Note to Applicant:** the parking stalls numbered from 74 to 84 and adjacent to the column require increased width as the column placement still affects door opening.

- f) provision of design elevations including notation of the length of maneuvering aisles or ramps at the specified slope.
- g) provision of automatic door openers on the doors providing access to the bicycle and scooter rooms as well as on doors providing access to the building exterior.

Please contact Rob Waite of the Neighbourhood Parking and Transportation Branch at 604-873-7217 for more information.

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**B.1 Standard Notes to Applicant**

- B.1.1 The applicant is advised to note the comments of the Building Review Branch, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated November 18, 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 **May 31, 2016**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.6 Detailed drawings of the Child Care Facility to be submitted to and reviewed by CCFL for compliance with the CCF Act and Child Care Regulation.

**Note to Applicant:** The application must meet the requirements of the CCF Act and Adult Care Regulations prior to approval at Building Permit stage.

**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 12<sup>th</sup> floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is
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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.**

### Building Review Branch - Preliminary Comments

The following comments have been made by the Processing Centre - Building Branch and are based on the preliminary drawings submitted by RHA on January 26, 2015 for the proposed Development Permit. This is a preliminary review in order to identify major issues which do not comply with Vancouver Building By-Law #10908 2014 as amended (V.B.B.L.).

1. Access routes to the principal entrance of the office/school building is more than 15m from the closest portion of the access route contradicting V.B.B.L. 3.2.5.5.(2).
2. Access route shall comply with V.B.B.L. 3.2.5.6.
3. Stairs from parkade in 4-storey residential building shall terminate at level-0 in compliance with V.B.B.L. 3.3.6.7.(3) as this level having the amenity and residential storage spaces is the first level having an occupancy other than storage garage.
4. The exit from the parkade shall be physical separated from the exit from residential floor above at the level it leaves the building in a way that does not allow access to the residential floor through the parkade exit.
5. Access between the storage garage and the 4-storey residential building shall be through vestibules in compliance with V.B.B.L. 3.3.5.7.
6. The exterior exit stairs from the 2nd floor deck of the office/school building need to be protected from exposed to unprotected openings of the multipurpose room.
7. Spatial separation shall comply with Subsection 3.2.3 of V.B.B.L.
8. The maximum area of glazed openings of the exposing faces of the buildings on this lot which are facing each other shall be calculated based on limited distance from an imaginary property line drawn between the said two buildings.
9. The proposed access to exit from the roof indicates the occupant load on the roof does not exceed 60 people. Identify maximum roof occupant load on the drawings at the building permit application stage.
10. Green roof shall comply with V.B.B.L. 3.1.14.4.

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 service of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to resolve 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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## SENIORS' ADVISORY COMMITTEE

### UNOFFICIAL NOTES (DRAFT)

October 16, 2015

A working session of the Seniors' Advisory Committee was held on October 16, 2015, at 9:30am, in Committee Room 1, Third Floor, Vancouver City Hall.

- PRESENT:** Eva Beda  
Thomas Crean  
Eddy Elmer (Recorder)  
Beatrice Ho  
Gudrun Langolf  
Dellie Lidyard  
Jim McCully  
Colleen McGuinness (Chair)  
Chris Morrissey (Immediate Past Chair)  
Scott Ricker (Vice-Chair)  
Eva Wadolna  
Jacqueline Weiler
- ABSENT:** Councillor Elizabeth Ball, Vancouver City Council  
Stephanie Kripps, Vancouver Public Library  
Lisa Low  
Angie Natingor (Leave of Absence)  
Park Board Commissioner Erin Shum  
Councillor Tim Stevenson, Vancouver City Council  
Brian Tucker (Leave of Absence)  
Bob Worcester
- ALSO PRESENT:** Taryn Scollard, Engineering Services
- GUESTS:** Sailen Black, Planning & Development Services  
Wesley Chan and Caleb Yong, Jakin Engineering  
(for Hon Towers Ltd.)  
Anca Hurst, Rositch Hemphill Architects  
Wendy LeBreton, Planning & Development Services  
James O'Neill, Social Policy  
David Rawsthorne, Active Transportation

**1. Leave of Absence Requests**

MOVED by Dellie Lidyard, SECONDED by Eva Wadolna  
THAT leaves of absence be approved for Angie Natingor and Brian Tucker.  
CARRIED UNANIMOUSLY

**2. Approval of Minutes**

MOVED by Gudrun Langolf, SECONDED by Scott Ricker  
THAT the minutes of the September 16, 2015 regular meeting be approved.  
CARRIED UNANIMOUSLY

**3. Proposed Seniors' Housing at 5668 Balaclava Street and W. 41st Avenue**

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*(Due to a conflict of interest, Colleen McGuinness recused herself as Chair. Scott Ricker assumed the role of Chair.)*

Sailen Black, Development Planner for the City of Vancouver, provided an update on the proposal for a four-storey, 77-unit market condominium for seniors (for background: <http://former.vancouver.ca/devapps/5650balaclava/index.htm>). Based on previous comments from the Committee and the Urban Design Panel, the following changes have been made:

- a) Another storey will be added
- b) The amenity space for community-based seniors' services will be accessible from the same level and adjacent to the drop-off area;
- c) An outdoor space will be included off of the amenity room, to be used for various programming
- d) There will be no steps in the building; all hallways will be flat

The Committee was in favor of the revised application, but indicated the following:

- a) Community programming in the amenity room and green spaces should not be managed by organizations that do not have experience with seniors' services and that are not based in, and thus familiar with, the neighborhood. There are many organizations in the neighbourhood that would be highly qualified to take on this role, especially the Dunbar Community Centre Association (DCCA). It was suggested that staff meet with the DCCA to discuss this possibility.
- b) Thought should be given to allowing rental units. Some older adults may be willing to pay a premium to rent in order to avoid the cost and inconvenience of selling their units in the event that they need to move into assisted living or residential care.
- c) Traffic management must be a priority, given that there are many schoolchildren in the area.
- d) There must be sufficient room for people using scooters to get through doorways in emergencies.
- e) Gaps between some of the outdoor steps can pose a tripping hazard.

*(Colleen McGuinness resumed as Chair.)*

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