
1068 Hornby Street (COMPLETE APPLICATION)
DP-2023-00932 – DD

DC/NEC/JB

APPLICANT:
Schedio Spaces
16 E Cordova St Unit A
Vancouver, BC
V6A 4G8

PROPERTY OWNER:
Rosina Jagore
2907-1068 HORNBY ST
Vancouver, B.C
V6Z 2Y7

EXECUTIVE SUMMARY

- **Proposal:** To perform interior alterations to increase unit #2907 by converting the existing 58 square feet of enclosed balcony and storage to floor space in the existing mixed-use commercial/residential building on this site, thereby granting an increase in the Floor Space Ratio using transferable heritage density or purchase of heritage amenity shares, in accordance with the decision of the Development Permit Board.

See Appendix A Standard Conditions
Appendix B Standard Notes and Conditions of Development Permit
Appendix C Building Review Branch comments
Appendix D Floor Plans

- **Issues: None**

STAFF RECOMMENDATION: APPROVE

THAT the Board APPROVE the Heritage Density Transfer request contained in Development Application No. DP-2023-00932 submitted, the plans and information forming a part thereof, thereby permitting of interior alterations to increase unit #2907 by converting the existing 58 square feet of the enclosed balcony and storage to floor space in this existing mixed-use commercial/residential building on this site, thereby requesting an increase in the Floor Space Ratio using transferable heritage density or purchase of heritage amenity shares, subject to the following conditions:

- 1.0 **That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.**
 - 2.0 **That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.**
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• **Technical Analysis:**

	PERMITTED (MAXIMUM)	Existing	PROPOSED
Site Size		275 ft. x 120 ft.	
Site Area		32,983 sq.ft.	
Floor Area ¹	164,915 sq.ft. (total)	169, 952 sq.ft. (total)	170, 010 sq.ft.
FSR ²	5.0 (total)	5.15 (total)	5.15 (total)

¹ **Floor Area:** Under Section 3.14 and 3.15 of the DODP, an additional 10 percent heritage density transfer or purchase heritage amenity shares (maximum 5.5 FSR or 181,407 sq. ft.) may be considered by the Development Permit Board.

² **FSR:** The existing building has previously obtained additional FSR through heritage density transfers. See further discussion under Background, page 4.

• **Legal Description**

Lot: L
 Block: 81
 District Lot: 541
 Plan: LMP28239

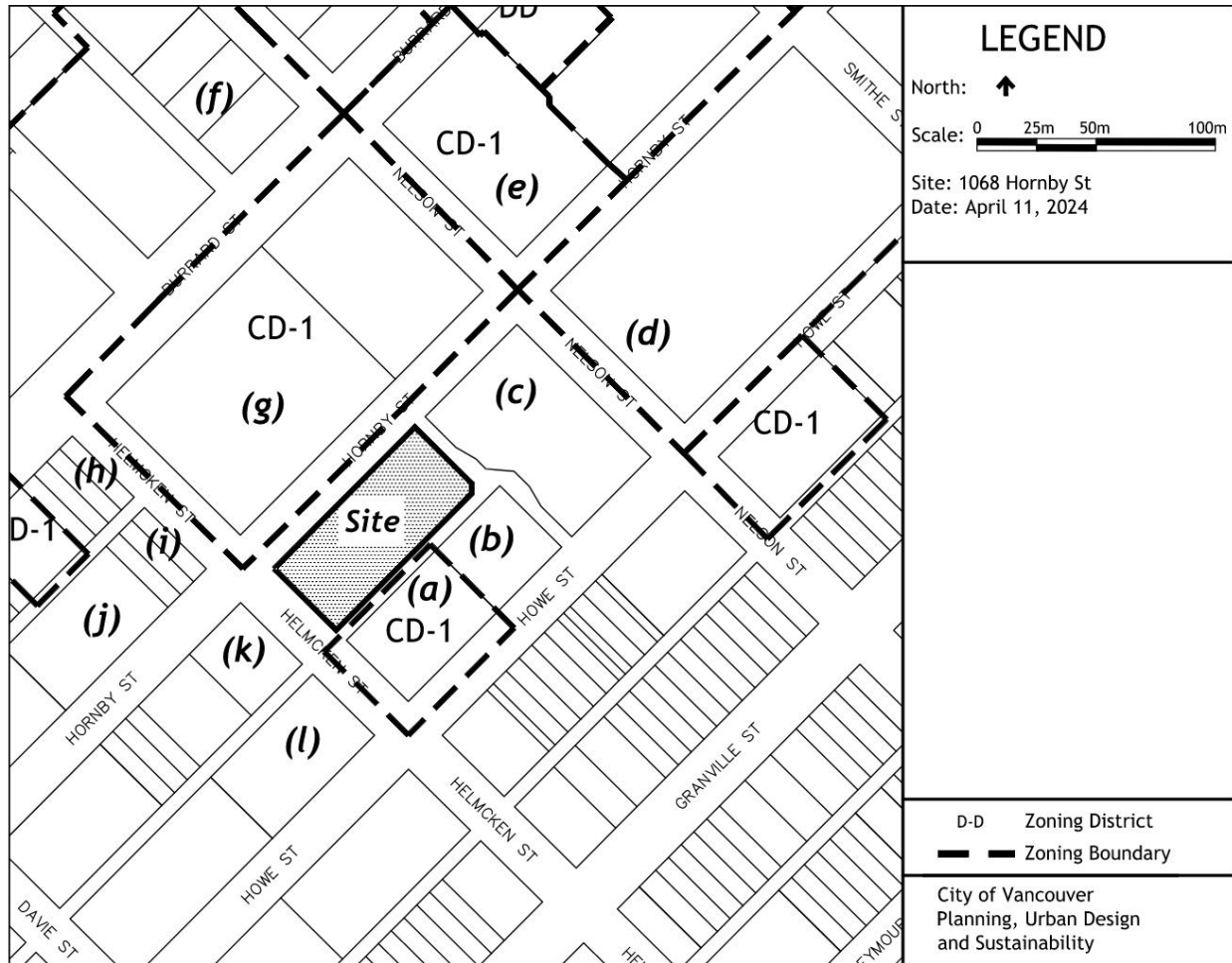
• **History of Application:**

24 04 24 Complete DE submitted
 24 04 29 Development Permit Staff Committee

• **Site:** The site is located on the northeast corner of Helmcken and Hornby Streets.

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

- a) 811 Helmcken St, mixed-use commercial and residential building, (c. 1994)
- b) 1045 Howe St, commercial building, (c.1973);
- c) 808 Nelson St, commercial building, (c.1984);
- d) Provincial Court of British Columbia, 800 Hornby St
- e) 989 Nelson St (heritage building)
- f) St. Andrew’s - Wesley United Church, 1012 Nelson St (heritage building) – (c.1959)
- g) 1050 Burrard St (983 Helmcken St) – (c.1994)
- h) 1100 Burrard St, (c.N/A)
- i) 900 Helmcken St, (c.1960)
- j) Murray Hotel (Heritage building), 1133 Hornby St
- k) 1102 Hornby St, (c.N/A)
- l) 1125 Howe St, (c.1985)



• **Background:**

The existing building on the subject site was approved by the Development Permit Board and a Development Permit (DE216446), issued December 17 1996, to construct a 29 storey tower with a three storey townhouse base, altogether containing 226 dwelling units and three levels of underground parking.

Minor Amendment 01 (DE402786), issued February 13, 1998, permitted the increase of dwelling units from 226 to 234 and reducing the number of parking spaces from 261 to 206. The Floor Space Ratio (FSR) was maximized at 5.0 (164,897 sq.ft). Minor Amendment 02 (DE403543), issued January 19, 1999 and approved by the Development Permit Board on October 5, 1998, allowed the change of use to floor 16 to 21 and one townhouse unit from residential to time-share (hotel – 44 units) and the addition of 3,925 sq.ft of previously excluded floor space for balconies and in-suite storages with heritage density transfer. Minor Amendment 03 (DE403598), issued January 19, 1999 and approved by the Development Permit Board on October 5, 1998, permitted the addition of 1130 sq.ft to provide exiting to the townhouse units for building code purposes with Transfer of Heritage Density.

The current Development Application seeks a total of 58 sq. ft. out of the total 11,455 sq. ft. of heritage density eligible for this site. The applicant has indicated the purchase of the heritage density will be 58 sq. ft. from 515 West 10th Avenue (see appendix D). Standard Condition A-1.1 requires that the documentation necessary to confirm the purchase of quality density be submitted.

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

1. *Downtown Official Development Plan (DODP; 1975, last amended 2022)*

The site is within area M of the Downtown District. Section 3.1 of the *DODP* states, in part:

In the area denoted by the letter ‘M’ the maximum density for all uses shall be floor space ratio 3.00, except that:

- *The maximum density for all uses on a corner site with a minimum frontage of 175 feet and a minimum site area of 21,000 square feet shall be floor space ratio 5.00.*

Section 3.14 of the *DODP* states, in part, the following:

Notwithstanding subsections 1, 3 and 4, the Development Permit Board may permit an increase in floor space ratio for any use where the increase results from a transfer of heritage floor space to a maximum of 10 percent over the total permitted floor space ratio, except that this increase shall not apply to hotels where the floor space has already been increased pursuant to subsection 2 or a development where there has been an increase in floor space ratio by means of amenity shares pursuant to subsection 15.

2. *Downtown South Guidelines (excluding Granville Street) (1991, last amended 2019)*

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

1. *Downtown Official Development Plan*

FSR: The By-law allows up to a maximum of 5.00 FSR for all permitted uses, plus up to 10 percent additional heritage density transfer allowed under Section 3.14.

The proposed floor space addition under this application is 58 sq. ft., which equates to less than 0.03 percent of the maximum 10 percent heritage density transfer eligible for this site. The proposal meets the density and FSR provisions of the *DODP*.

2. *Downtown South Guidelines (excluding Granville Street)*

No exterior alterations to this existing development are proposed. The functionality of the unit will be improved. The intent of the Guidelines is maintained.

- **Conclusion:** Staff are supportive of this proposal for a small heritage density transfer with the conditions attached.

BUILDING REVIEW BRANCH

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

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

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

A handwritten signature in black ink, consisting of a large, loopy initial 'M' followed by a smaller 'S' and 'A', positioned above a horizontal line.

M.So / M.Au
Chair, Development Permit Staff Committee

STAFF RECOMMENDATIONS

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

A.1 Standard Conditions

Heritage Conditions:

- A.1.1 The density requested requires either the purchase of heritage density or heritage amenity shares as described in Section 3.14 and Section 3.15 of the Downtown Official Development Plan, and that the City is in receipt of completion of the relevant transactions provided by the applicant.

Note to Applicant: More information on this process is provided at the following link: <https://vancouver.ca/home-property-development/density-incentives-for-developers.aspx>. The list of density holders is provided at the bottom of the page. Generally, staff look for evidence that there has been an attempt to purchase the banked density. If no density is available (which is often the case these days), as per Section 15 noted above, heritage amenity shares may be purchased for the amount of density required (the cost is noted in Section 15 and is currently approximately \$86 per square foot). Please contact the heritage planner, James Boldt, at james.boldt@vancouver.ca for more information on this process.

B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if conditions 1.0 have not been addressed on or before November 29, 2024, this Development Application may be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 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.1.3 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**
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The following comments are based on the preliminary drawings prepared by Schedio Space on Jan. 17, 2024 for the proposed development permit application. This is a preliminary review in order to identify major issues which do not comply with Vancouver Building Bylaw #12511 as amended (VBBL 2019).

* Please note that building permit applications must conform to Vancouver Building Bylaw #12511 (2019) as may be amended from time to time. Please see the following page: <http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>.

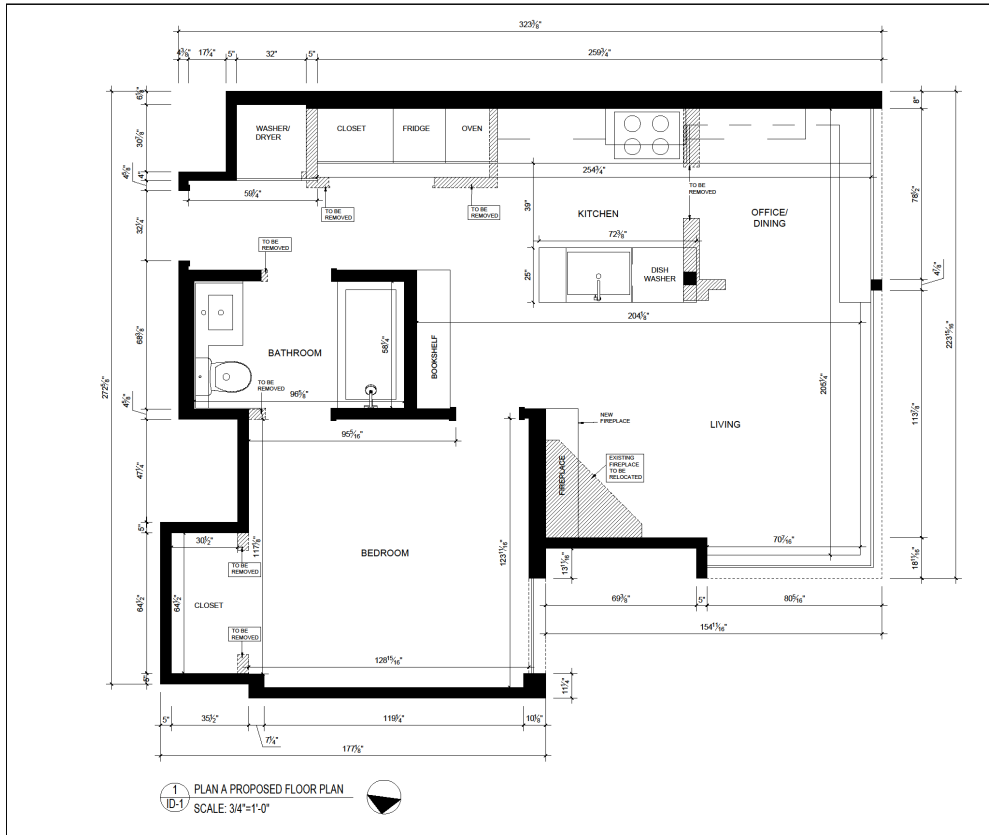
This is considered to be a (Minor Renovation and addition):

To perform interior alterations by removing enclosed balcony and storage to unit #2907 this existing mixed-used high rise residential building on this suite.

The following information should be included at Building Permit Application Stage:

- A. The original approved enclosed balcony space is designed to provide protection from weather or noise that is not conditioned by heat or air conditioning therefore,
 - a. Heating or air conditioning of this space is required when converting into a habitable space,
 - b. A registered professional is required to review the existing walls, window and insulation for the enclosed balcony to confirm compliances for building envelope requirements and,
 - c. Schedule D is also required.
- B. Architectural drawing is required to be signed and sealed by an Architect,
 - a. Schedule B for Architectural is required.
 - b. Architectural key plan is missing.

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



DESIGNER :
SCHEDIO SPACES
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 778.990.5954

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CLIENT : ROSINA JAGORE
 PROJECT :
 2907-1068 Hornby Street
 Vancouver BC
 STRATA LOT #214

PARTITION LEGEND

 EXISTING INTERIOR PARTITION TO BE REMOVED
 EXISTING PARTITION TO REMAIN

SCOPE OF WORK
 -TOTAL SQFT 471
 -DEMOLITION OF FEW PARTITION WALLS
 -RELOCATION OF FIREPLACE
 -FULL KITCHEN RENOVATION WITH KITCHEN CABINET UPDATES AND APPLIANCES
 -NEW FLOORING THROUGHOUT
 -LED LIGHTING UPGRADE
 -BUILT-INS
 -PAINTING AND TRIM
 -UPGRADING TO ENERGUIDE /ENERGY STAR APPLIANCE (WASHER/DRYER)
 -ADDITION OF KITCHEN BULKHEAD
 -FULL BATHROOM RENOVATION WITH NEW WALK-IN SHOWER, VANITY

DRAWING NAME:
 PLAN A - PROPOSED FLOOR PLAN

DATE: JAN 17, 2024
 SCALE: 3/4"=1'-0"

DRAWING NO : ID1



DESIGNER :
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 -FULL BATHROOM RENOVATION WITH NEW WALK-IN SHOWER, VANITY

DRAWING NAME:
 SQFT CALCULATIONS

DATE: JAN 17, 2024
 SCALE: 3/4"=1'-0"

DRAWING NO : ID3