
1150 Barclay (COMPLETE APPLICATION)
DP-2017-01342 - RM-5B

ML/CF/CS

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

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

Also Present:

M. Linehan, Urban Design & Development Planning
C. Fong, Development Services
C. Stanford, Development Services

APPLICANT:

Robert Cadez
PC Urban
880 - 1090 W Georgia Street
Vancouver, BC
V6E 3V7

PROPERTY OWNER:

PC Urban Barclay Holdings Ltd
880-1090 W Georgia St
Vancouver BC,
V6E 3V7

EXECUTIVE SUMMARY

- **Proposal:** to develop this site with an 11-storey multiple dwelling with 21 dwelling units, and 2 levels of underground parking accessed from the lane including heritage density transfer of approximately 3279 sq.ft. from a donor site owned by 101 West Hastings Ltd.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Building Review Branch comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

● **Issues:**

1. Front yard landscape
2. Outdoor amenity space

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

THAT the Board APPROVE Development Application No. DP-2017-01342 submitted, the plans and information forming a part thereof, thereby permitting the development of an eleven multiple dwelling containing 21 dwelling units all over two levels of underground parking with vehicle access from the lane, and a heritage density transfer subject to the following conditions:

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

1.1 design development to provide improvements to the public realm interface at the street and lane as follows:

- i. provide additional trees and greenery in the front yard consistent with the expectations of the West End Design Guidelines;

Note to Applicant: Replace hard surface patios with soft landscape and trees to a depth of 20 feet in the front yard. Lower grades at the site edge to align with sidewalk grades, as possible. Planters at the side edge should not exceed 2'. Consult with Engineering Services Department to confirm if driveway slope may be adjusted to maintain the minimum clear headroom for Level P1. See Landscape Condition A.1.15.

- ii. provide high quality material for planter walls and pavers at central path in the front and rear yards;

Note to Applicant: Granite is recommended.

- iii. provide a more open, pedestrian-friendly interface at the lane edge by deleting high walls and maximizing landscaping;

Note to Applicant: Delete the full height PMT enclosure. Provide a continuous planted edge east of the central path. Explore relocating exhaust from the lane edge planter to the east side yard adjacent the driveway, noting noise impacts on the adjacent building should also be avoided. See Standard Condition A.1.6 and Landscape Condition A.1.16.

1.2 design development to provide common outdoor amenity consistent with the expectations of the *High Density Housing for Families with Children Guidelines*;

Note to Applicant: The proposed amenity patio in the East side yard is insufficient for the proposed building size and number of (family) units. The uppermost roof may be reconfigured to be utilized for common amenity space with improved solar access and children's play space. The east side yard patio may be replaced with landscape.

1.3 provision of lighting strategy and specifications for the screened exterior exit corridor at the west elevation;

Note to Applicant: Interior lighting of the corridors will be visible to the exterior and should be subdued in consideration of residential context. Bright LED or coloured lights are not supported.

1.4 provision of notes and large-scale architectural details confirming high quality and durable finishes as illustrated, including pre-cast concrete frames, wood-look soffits at

projecting balconies, wood partitions and soffits at inset balconies, metal vertical screens at the East elevation, glass guardrails, and trim/sill at punched windows at West elevation;

- 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 Analysis (RM-5B):**

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size ¹	-	-	91.01 ft. x 131.03 ft.
Site Area ¹	-	-	11,925.00 ft ²
Yards ²		Front Yard 12.14 ft. Side Yard (East) 6.89 ft. Side Yard (West) 6.89 ft. Rear Yard (lane) 6.89 ft.	Front Yard 23.00 ft. Side Yard (East) 6.89 ft. Side Yard (West) 6.89 ft. Rear Yard (lane) 0.00 ft.
Floor Area ³	Per RM-5B Conditional 32,793.75 ft ² Density transfer 3,279.38 ft ² Total 36,073.13 ft ²	-	Market dwelling 32,795.62 ft ² Density transfer 3,279.38 ft ² Total 36,075.00 ft ²
FSR ³	Per RM-5B Conditional 2.75 Density transfer(10%) 0.275 Total 3.025	-	Market dwelling 2.75 Density transfer (10%) 0.275 Total 3.025
Balconies ⁴	Open 4,329.00 ft ² (Max. 12% of residential area)	-	Open 5,320.00 ft ² (Total 14.7% of residential area)
Residential Amenity ⁵	3607.31 ft ²	-	Ground floor 548.00 ft ²
Height	Outright 60.04 ft. Overall (conditional) 190.29 ft. View Cone Max. ht. 228.35 ft.	-	Top of parapet 112.62 ft. Top of upper roof 114.03 ft. Top of mech. screen 121.81 ft.
Site Coverage	50%	-	47%
Parking	Small Car (25% of 21) 5	Residential uses 21 Total 21 Disability 1	Residential uses 43 Total 43 Small Car 0 Disability 2
Loading	-	Class A 0 Class B 0	Class A 0 Class B 0
Bicycle Parking ⁶	Vertical 8	Class A 26 Class B 6 Residential 26 Total 6 Horizontal 13 Bicycle lockers 7	Class A 33 Class B 6 Residential 33 Total 6 Horizontal Provided 33 Vertical Provided 0 Bicycle lockers Provided 0
Horizontal Angle of Daylight ⁷		50°	50°
Dwelling Unit Area	-	Dwelling units 400.00 ft ²	Dwelling units (Min.) 1,346.00 ft ²
Dwelling Units ⁸	-	-	Market units 2-Bedroom 18 3-Bedroom 3 Totals 21

¹ Note on Site Size and Site Area: Site size and area is from submitted survey, prior to any dedications.

² **Note on Yards:** Rear yard is measured from the rear property line to the face of PMT enclosure/ structure. Standard condition A.1.6 seeks compliance with Section 4.6 of the RM-5B District Schedule.

³ **Note on Floor Area and FSR:** Floor area calculation should include the roof top access and circulation and excess of residential balcony area. Development Permit Standard Condition A.1.3 seeks compliance of Section 4.7 of RM-5B District Schedule. The maximum permitted floor area and FSR also include a 10% transfer of heritage floor space pursuant to Section 4.7.9 of the RM-5B District Schedule. Standard Condition A.1.1 seeks a "Letter B" in order to confirm the transfer of heritage density to the site, and the balance of density remaining on the donor site.

⁴ **Note on Balconies:** Proposed residential balcony area exceeds 12% of the permitted residential floor area. Overage of residential balcony area shall have to be included in the computation of total floor area. Standard Condition A.1.3 (ii.) seeks compliance of Section 4.7.6 (a) of the RM-5B District Schedule.

⁵ **Note on Amenity:** Generally, the lesser of 1 000 m² and 10% of permitted floor area is permitted as amenity area.

⁶ **Note on Bicycle Parking:** Required bicycle spaces for proposed residential use as per Section 6.2.1.2 of the Parking By-law. A minimum of seven (7) bicycle lockers are required. Standard Condition A.1.9 seeks compliance with Section 6 - Bicycle of the Parking Bylaw.

⁷ **Note on Horizontal Angle of Daylight:** Proposed den in unit 101 and unit 103 do not have access to a window on an exterior wall, and Standard Condition A.1.7 seeks compliance with Section 4.10 of the RM-5B District Schedule.

⁸ **Note on Dwelling Unit:** Proposed development includes 100% family (2-bedroom & 3-bedroom) units.

● **Legal Description**

Lot: 7 & 6, Exc E 41'
 Block: 21
 District Lot: 185
 Plan: VAP92

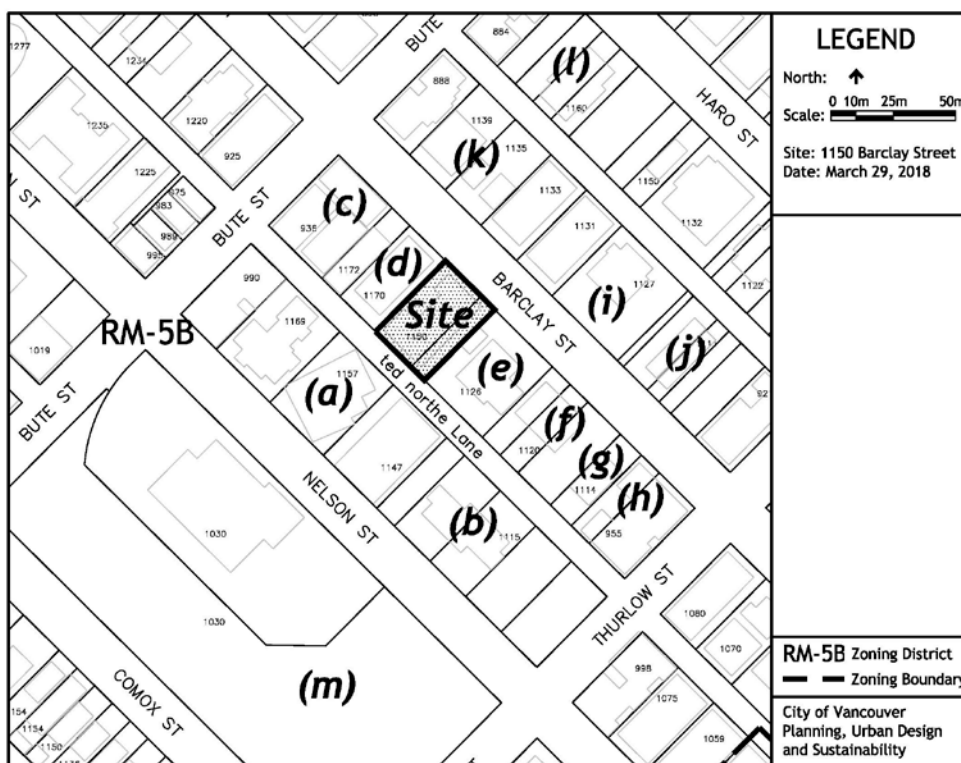
● **History of Application:**

Dec 19 2017 Complete DE submitted
 Mar 07, 2018 Urban Design Panel
 Apr 04, 2018 Dev. Permit Staff Committee

● **Site:** The site is located mid-block on the south side of Barclay Street, the north side of Ted North Lane and between Thurlow Street and Bute Street. The site is within the Nelson Plateau neighbourhood of the West End. It consists of 2 lots with a combined frontage of 27.7 m (91 ft.) and a lot depth of 39.9 m (131 ft.). The site is currently developed with a 4-storey apartment building (built in 1948) containing 19 equity co-operative units. At the time of writing the site consists of 2 lots as described above, pursuant to Standard Condition A.2.4 the lots are to be consolidated into a single development site.

● **Context:** Significant adjacent development includes:

- a) 990-1147 Nelson Street, 3 to 4-storey apartment buildings;
- b) 1115 Nelson Street, 20-storey residential tower;
- c) 936 Bute Street, 4-storey apartment building;
- d) The Florida (c. 1926), 1170 Barclay Street 2-storey apartment building;
- e) 1126 Barclay Street, 6-storey apartment building;
- f) 1120 Barclay Street, 11-storey residential tower;
- g) O Canada House, 1114 Barclay Street, 2.5-storey Heritage "A" building;
- h) 955 Thurlow Street, 3-storey apartment buildings;
- i) 1127 Barclay Street, 14-storey residential tower;
- j) 1111 Barclay Street, 15-storey residential tower;
- k) 888 Bute Street and 1131-1139 Barclay Street, 2 to 8-storey apartment buildings;
- l) 1160 Haro Street, 22-storey apartment building;
- m) 1150 Nelson Street, Nelson Park.



• **Background:**

A development application was submitted on December 20, 2017, following pre-application discussions with staff regarding the form of development and applicable by-laws and guidelines. The proposal was reviewed and supported with (minor) recommendations by the Urban Design Panel on March 7, 2018.

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

1. West End Community Plan (November 20, 2013)

The West End Community Plan provides direction for positive urban development and public benefits in the West End over the next 30 years. The Plan did not anticipate substantial change to the RM Neighbourhoods. The existing RM zoning regulations were largely maintained, as well as the mid-rise and high-rise tower separations in the West End Guidelines.

The direction was to recognize and respect the neighbourhood character by:

- Ensuring green, landscaped building setbacks from the street;
- Ensuring a diversity of building architectural styles;
- Limiting use of glass curtain walls in building construction in favour of a “punched-window” façade; and,
- Ensuring new development maintains important public street end views to the North Shore mountains, English Bay and Stanley Park.

There is also direction to provide a diversity of housing options. For new market housing, 25% of units in new multifamily developments are to have two and three bedroom units for families.

2. RM-5B District Schedule

The intent of this Schedule is to permit a variety of residential developments. Emphasis is placed on achieving development which is compatible with neighbouring development.

The District Schedule permits an “outright” maximum floor space ratio of 1.00 FSR. The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum floor space ratio to 2.75 in the RM-5B District. Sites where conditional density may be permitted must have a minimum 20.2 m (66.3 ft.) frontage.

Further, the Development Permit Board may also permit an increase in floor space ratio to a maximum of 10 percent over the total permitted floor space ratio where the increase results from a transfer of heritage floor space.

The District Schedule permits an “outright” maximum height of 18.3 m (60 ft.) The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 58.0 m (190 ft.)

2. West End RM-5, RM-5A, RM-5B and RM-5C Guidelines

The West End Guidelines provide further criteria for evaluation of projects seeking conditional approval, in particular with regards to height and tower development.

The West End is characterized by a variety of building heights, and not all sites are eligible for towers. Sites may be considered for conditional height and a tower form subject to meeting tower spacing guidelines. The tower spacing is intended to ensure residential livability, views and access to daylight. Towers are interspersed with lower buildings and sited where they will maintain or create view corridors between existing buildings, and not fill in a gap, creating a continuous wall of towers blocking

views. It is further noted that a small floor plate should be used, creating a slender profile to minimizing view and shadow impacts.

To maintain the diversity of building heights and towers should be separated horizontally as follows:

- Where a building exceeds 33.6 m (110 ft.) in height, the building should be separated from all other buildings above 33.6 m (110 ft.) within the same block face by a minimum distance of 121.9 m (400 ft.) and from all other buildings above 33.6 m (110 ft.) in height in adjacent block faces by a minimum distance of 24.0 m (79 ft.)
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- Where a building exceeds 18.3 m (60 ft.) in height but does not exceed 33.6 m (110 ft.) in height, it should be separated from all other buildings exceeding 18.3 m (60 ft.) in height but not exceeding 33.6 m (110 ft.) in height by a minimum distance of 24.0 m (70 ft.)

The above building separations may be decreased by the Director of Planning provided he considers the intent of these Guidelines, and the relationship with the adjacent buildings in terms of views, privacy, light, open space or heritage.

The Guidelines also provide direction with regards to the front yard landscaping and the building materiality. The front yard is the most public aspect of a site and should provide continuity with the streetscape in terms of open space and landscaping. The character of the front yard can be compromised by the desire to provide private open space and enclosure. The height of walls along the front property line should not exceed 1.2 m (4 ft.) and walls should be finished in an equal manner to the building facade. For the building, high quality and durable materials are recommended to provide a sense of solidity and permanence.

4. West End – Tower Form, Siting and Setbacks Planning Administration Bulletin (issued January 11, 2017)

This bulletin provides special guidance for the siting and massing of new residential towers in the West End.

5. High Density Housing Guidelines for Families with Children

The intent of the guidelines is to address the key issues of site, building and unit design which relate to residential livability for families with children. Although quantitative standards are given in some cases, these are provided to assist applicants in their design as well as City staff in their evaluation. They are not necessarily absolute requirements.

• Response to Applicable By-laws and Guidelines:

1. West End Community Plan (November 20, 2013)

The proposal is generally consistent with the policy direction of the West End Plan. 21 market strata residential units are proposed and 100% of the units are 2 and 3 bedroom family units, which exceeds the 25% recommended under the West End Plan.

2. RM-5B District Schedule

The site is eligible for the permitted conditional density of 2.75 FSR noting the site frontage is 27.7 m (91 ft.) exceeds the minimum 20.2 m (66.3 ft.) frontage.

Further, staff have reviewed the additional 10 percent over the total permitted floor space resulting from a transfer of heritage floor space. Staff are satisfied that the additional area is accommodated

on the site in the midrise form consistent with the expectations of the District Schedule and Design Guidelines.

3. West End RM-5, RM-5A, RM-5B and RM-5C Guidelines

The application responds to the intent and recommendations of the Guidelines, in particular the intent of the tower spacing guidelines. The proposed exceeds the minimum 24 m (80') spacing.

It is further noted that tower redevelopment is not anticipated at the adjacent sites due to constraints specific to those sites: the site to the East could not provide minimum tower spacing to the existing adjacent 11-storey building. The site to the West is has been evaluated as eligible to be added to the heritage register and therefor is unlikely to be demolished and redeveloped as the site would be limited to outright floor area.

The proposed tower floor plate size of 288 m² (3100 sf.) creates a slender form to minimize view and shadow impacts.

The building finishes include extensive use of masonry and pre-cast concrete, a high quality and durable choice creating a sense of solidity and permanence.

A condition seeks further design development to the front yard landscaping to add greenery and create a more park-like setting.

4. West End – Tower Form, Siting and Setbacks Planning Administration Bulletin (issued January 11, 2017)

The 'tower in the park' form is typical in the West End neighbourhoods. In this case, staff support the low 2-storey podium which is more consistent with the footprint of the adjacent buildings. A condition seeks further design development to the front yard landscaping to add greenery and create a more park-like setting. It is also noted that locating density in a podium form is preferable to additional storeys in order to ensure the height is more consistent with other midrise buildings in the neighbourhood.

5. High Density Housing Guidelines for Families with Children

A condition seeks further design development to provide outdoor amenity space suitable to the number and type of units.

• Conclusion:

The application generally proposes a high quality and thoughtfully designed development which meets the relevant policies. Staff support the application, subject to the conditions noted.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on March 7, 2018, and provided the following comments:

EVALUATION: Support with recommendations.

Introduction:

Development Planner, Marie Linehan, introduced the project as a development permit application in the RM-5B District which is a residential district in the West End in the Nelson Plateau neighborhood. The neighborhood is a mix of low-rise apartment buildings and towers typical of the West End.

On the adjacent site to the west is 2-storey Heritage-C listed apartment building, and further west are 3-4 storey apartments. On the adjacent site to the east is a 6-storey strata apartment building, and adjacent to that site is an 11-storey midrise. Midrise buildings are also located across the street ranging from 8 - 15 storeys, and there are high-rise towers at 20 - 22 storeys, a block to the north and south at Haro and Nelson Streets.

The site is 91' wide by 131' deep. In the West End, sites with a frontage greater than 66' are eligible for towers subject to meeting tower spacing guidelines. The spacing is intended to ensure towers are interspersed with lower buildings to provide livability for residents and a general sense of openness to the skyline. There are 2 tiers of height for towers in the West end: midrise towers up to around 110' which are required to be spaced at 80', and high-rise towers up to 200' which are required to be spaced at 400'. The proposed tower is considered by staff to be a midrise tower at 11-storeys and 114' and meets the spacing guideline being over 100' from the nearest 11-storey building on the block.

The conditional density for this site is 2.75 FSR and an additional 10% floor area is sought through a purchase of heritage density. A low 2-storey podium is proposed which meets the 7' side and rear yard setbacks and exceeds the 12' front yard setback at about 27'.

21 market strata residential units are proposed. 100% of the units are 2 and 3 bedroom family units, which exceeds the 25% recommended under the West End Plan. The 2-storey podium consists of three 2-level units. A common amenity space is located on the ground floor with an outdoor patio in the east side yard.

For large sites a 'tower in the park' form is typical but for this smaller site we are able to consider the low podium which has ample setbacks and allows the building height to be more consistent with other midrise towers on the block, rather than adding additional storeys.

The Guidelines note that mature landscaping is an important aspect of the West End character. Front yards should be open and landscaped and should read as a visual extension of the public realm. For the building design, a high quality design is expected with finish materials to express a sense of solidity and permanence.

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

1. Building height (114') and tower with podium form;
2. Landscape design, particularly the front yard, relative to the expectations of the Guidelines;
3. Quality and location of common amenity space; and,
4. Detailed architectural design and expression.

Applicant's Introductory Comments:

This is a slim building with top floor plates of 3100 sf. The building is beneficial to the neighborhood being a slender tower to reduce view impacts. The first approach to this site was a 6-storey low-rise form but it was found that the street was shaded for most of the time due to the mass. It was felt the site would benefit more from an animated ground plane with patios and better connectivity to the street. By setting the building in a mid-rise form, more open space is provided and a larger front setback with opportunities to bring life to the street. The rationale behind the podium was that the 2-storey height still allows visual connectivity to the street for residents. All the suites in the podium are three-bedroom family suites so a connection to the ground was seen to be important.

The design seeks to respect the historical midcentury form and materiality of the West End but with a more contemporary look. It is meant to be a modest background building and settle into the street. The architect took the idea of durability and created a strong, architecturally and visually stable building by making all the elements precast concrete. There are exterior exit stairs which provide an opportunity to engage with the outside and animate the west facade. The material will be a galvanized steel grid which will be subtly lit at night. The east facade is simple and elegant with steel fins framing punched windows. There is detailing of wood on the lower levels and balconies to allow for a warm welcoming touch.

There is a connecting path from the street to the lane at the ground level. The amenities are appropriately sized for a 21 suite development. There are large outdoor semi private and private patios for the lower units and balconies on the upper floors.

A strong landscaped edge creates an extension of the street into the site and a sense of welcome. There is layering with nicely-sized patios balanced out with equal amounts of soft landscape. The podium terraces have some green roofs and planting to provide further layering and to provide plant material that is visible from the sidewalk.

The project significantly exceeds the energy requirements with a 35 percent glazing. There is an opportunity for glazing on the north and south sides as cooling is experienced on the west windows. The balconies have a cross section percentage below 2 percent which is the city's limit to minimize thermal bridging. The site will have one cooling system to transfer heat one from end of building to the other. There will be a different system for ventilation and HRVs.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

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

THAT the Panel Supports the project with the following (minor) recommendations to be reviewed by City Staff:

- Pull the street wall further back to contribute further landscaping to the street;
- Consider cladding landscape retaining walls with a stone of your choice;
- Consider improving the amenity with the introduction of amenity space on the rooftop;
- Consider wrapping living room windows around the corner to improve sunlight and views for units.

Related Commentary:

The panel was quite supportive of the project and found it to be a thoughtful and well-crafted building. The panel also commended Planning for providing clear direction. The panel supported the height and the tower and podium form. The building was seen to be beautiful and simple, and jewel-like in its context. The proportions were supported and the podium noted as providing a good balance to the midrise.

It was noted that Barclay Street does not have a wall typology, and therefore the project would benefit from pulling the wall back to be in alignment with the building to the west. This would give a little more landscape to the street. If walls are provided, stone is recommended as it is so well used in the West End.

The panel members agreed that quality and location of the amenity space is challenging in a narrow space against the neighbouring wall. It was suggested that anything that can be done to make it a more interesting space would be nice. It was recommended to consider moving the amenity up to a (podium or uppermost) rooftop location where it would get south sunlight, which would particularly benefit the north units and add value to the project.

A panelist suggested wrapping the windows at the corners to provide two directional views for units, and afternoon sun for north units.

Applicant's Response: The applicant team thanked the panel for their comments

ENGINEERING SERVICES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

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

LANDSCAPE

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

HERITAGE PLANNING

Letter "A" has been received confirming the intent to purchase heritage density from 101 West Hastings Holdings Ltd and is in acceptable form. The seller has adequate density and there are no holds on its release. Prior to issuance of DP-2017-01342 the applicant will need to submit Letter "B" confirming the purchase of this density. The recommendations of Heritage as pertains to the heritage density transfer are contained in the prior-to conditions noted in Appendix A attached to this report.

HOUSING POLICY & PROJECTS / SOCIAL POLICY & PROJECTS

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

ENVIRONMENTAL PROTECTION BRANCH

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

BUILDING REVIEW BRANCH

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

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

NOTIFICATION

On the March 05, 2018 a site sign was erected on the site outlining the proposed development. On March 14, 2018, 2217 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. 2 members of the public

supported the application and 26 opposed while 8 were neutral with comments inquiring after further details of the project.

The postcard and the development application materials were also posted online at vancouver.ca/devapps. The issues raised are summarized below:

Height & Density: A majority of the respondents expressed concerns on the proposed variation on height/density restrictions, of the building setting a precedent that was out of character to the West End and relaxations on heights in particular being too easy to obtain.

Staff Response:

The site is eligible for conditional height and density under the RM-5B zoning. Towers are subject to meeting design guidelines, in particular tower spacing criteria. The proposed midrise tower exceeds the minimum 80' tower spacing requirements under the guidelines. The intent of the tower spacing is to ensure there is a balance with towers interspersed within lower buildings, which is the characteristic pattern of development in the West End, including this block of Barclay Street. There are 3 existing midrise towers of comparable height on this block of Barclay Street. Further, the increase in height allows for a very slender floor plate which increases the amount of sunlight that reaches the street and adjacent buildings, and minimizes view impact.

The additional density is via a heritage density transfer which may be considered under section 4.76 of the district schedule. The additional density is accommodated with the proposed midrise form and does not create significant additional adverse impact.

Housing Units & Affordability: A majority of the respondents expressed concerns on the affordability of these new units with the replacement of existing rental properties with strata units, and the subsequent impact on the demographics of the area forcing renters out of the neighborhood.

Staff Response:

The existing units are not rental. Rate of change policy does not apply to ownership co-ops which are viewed the same way as strata ownership. The type / mix of units are consistent with guidelines. The West End Plan recognized the importance of affordable housing and sets specific targets for its delivery. Delivery of social housing or larger scaled increases in secured market rental housing is focussed towards redevelopment areas which provide the greatest opportunity, namely in the "Corridors" of the RM and C Zones. An increase in secured rental supply is also sought at a smaller scale, in laneway infill housing.

Daylight: Some of the respondents expressed concerns on that the applicant did not sufficiently demonstrate the impact on shadowing, views and privacy of the neighboring buildings and street.

Staff Response:

The applicant has conducted shadow studies in line with the standard development permit checklist provisions with the public requesting comparison studies to a six storey structure. Private views are not protected however a private view impact analysis may be requested.

Staff have reviewed the documentation and are satisfied that the proposal is consistent with the guidelines, and does not present undue shadowing, views or privacy impacts.

Parking: Some of the respondents expressed concerns on parking namely that it is “overparked” with 42 spaces for 21 units.

Staff Response:

With regard to parking, some design development will be required to comply with the features of the Parking and Loading Design Supplement however there is no maximum for residential parking in the downtown area only a minimum. Therefore the applicant is in compliance with the bylaw.

Landscape: Some of the respondents expressed concerns that the proposed landscaping does not reinforce the existing landscape character of the west side of the 1100 Block Barclay Street.

Staff Response:

Urban Condition 1.1 addresses improvements to the public realm interface at the street and lane. Additional greenery is required to be provided consistent with the Barclay streetscape and West End character.

Disruption: Some of the respondents expressed concerns on construction noise, and increased traffic congestion due to the development, particularly off the lane on the surrounding area.

Staff Response:

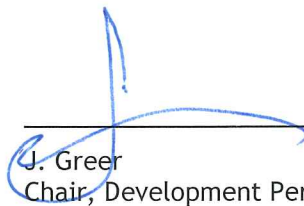
Construction on the site would be subject to Vancouver Noise Control By-Law #65555 which limits construction on private property between 7:30 and 8pm on any weekday that is not a holiday and between 10am to 8pm on any Saturday that is not a holiday. Use of City streets will be subject to and reviewed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

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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

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


The staff committee supports this application with the conditions contained in this report.



J. Greer
Chair, Development Permit Staff Committee



Marie Linehan
Development Planner



Christine Fong
Project Coordinator

Project Facilitator: Carl Stanford

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 submission of "Letter B" which includes confirmation from the owner of the "donor" site that the Heritage Density Transfer Agreement has been finalized, and confirming the new "balance" of transferable density remaining on the donor site, is required;

Note to Applicant: Refer to the link at <http://vancouver.ca/files/cov/letter-b-proof-of-density-sale-development-application.pdf> for template of Letter B.

- A.1.2 submission of an acoustical consultant's report which assesses noise impacts on the site and recommends noise mitigation measure to achieve noise criteria, to the satisfaction of the Director of Planning;

- A.1.3 compliance with Section 4.7 (Floor Area and Density) of RM-5B District Schedule, as follows:

- i. storage rooms proposed in underground parking level P2 shall have to be counted as FSR; unless specified as "residential bulk storage";
- ii. reduce residential balcony area to no more than 12% of residential floor area being provided;

Note to Applicant: Residential balcony area is computed to 5,320.00 ft².

- iii. identify the element adjacent to second floor balcony at gridline B and I on NW and NE of the site; and

Note to Applicant: Floor area calculation is computed to the extreme outer limits of the building. Floor area of these areas shall have to be included.

- iv. confirm stairway access to roof;

Note to Applicant: Stairs as shown on 11th floor plan appear to be accessible to roof. Submission of a roof top floor plan is required. Access/ circulation to roof should be included in the total floor area computation.

- A.1.4 clarification and confirmation of proposed open balcony area, noting the following:

- i. all balconies and roof decks should be noted on floor plans, matching FSR overlays;

Note to Applicant: Define balcony areas on level 2 plan.

- ii. open roof decks, i.e., decks directly above spaces included in floor area, may be excluded from balcony area, but portions of roof decks located above balconies or open space must be included in the computation of balcony area, including the following:

- a. balcony portion of roof decks on the southeast side of Unit 103, Level 2; and
- b. balcony portion of roof decks on the southeast side of Unit 301 and 302, Level 3;

Note to Applicant: Submission of revised balcony areas should be provided with the revised overlays.

A.1.5 provision of detailed FSR overlays indicating all spaces and uses included or excluded from FSR calculations, as follows;

- i. overage of balconies area to be included in the total floor area calculation; and
- ii. stair access/ circulation to roof to be included in total floor area calculation;

A.1.6 compliance with Section 4.6 (Rear Yard) of the RM-5B District Schedule by providing a rear yard with a minimum depth of 6.9 ft.;

Note to Applicant: Delete the PMT enclosures/ structures proposed within the required rear yard. Refer to condition 1.1 (iii.).

A.1.7 compliance with Section 4.10 (Horizontal Angle of Daylight) of the RM-5B District Schedule, noting the following:

- i. the following rooms do not comply:
 - a. dens in unit 101 and 103 on the second floor;
- ii. provide a window on the exterior wall of the building is required for each of the rooms/ spaces noted above;

A.1.8 notation/clarification of the uses of all rooms/spaces, noting the following:

- i. proposed use of all amenity rooms/spaces should be noted on plans, including details regarding type, finishing, equipment and/or furnishings;

A.1.9 provision of bicycle parking in accordance with Section 6 of the Parking By-law, as follows:

- i. provide a minimum of seven (7) Class A bicycle lockers; and

Note to Applicant: 20 percent of Class A bicycle spaces need to be bicycle lockers.

- ii. provide all bike racks details and dimensions for all required Class-B bicycle spaces in accordance with Section 6.4 of the Parking By-law;

Note to Applicant: Class B bicycle spaces are 0.3 metre [1 foot] x 1.8 metre [6 feet]. There shall be unrestricted access behind the space of a minimum length of 0.5 metres.

A.1.10 provision of details of bicycle rooms, in accordance with Section 6 of the Parking By-law, demonstrating the following;

- i. dimension, label and number all Class A bicycle spaces and lockers on plan;

Note to Applicant: Horizontal bicycle spaces and lockers should be a minimum of 1.8 metres in length and 0.6 metres in width.

A.1.11 design development to locate, integrate and fully screen any emergency generator, exhaust ventilation, electrical substation and gas meter in a manner that minimizes their impact on the building's open space and the public realm;

Note to Applicant: In order to prevent contaminated air from being drawn into the building, all fresh-air intake portals must be located away from driveways, and parking or loading areas.

- A.1.12 confirmation that at least 20 percent of all off-street residential parking spaces will be available for charging of electric vehicles;

Note to Applicant: Although this is a Building By-law requirement under Part 10 of the Vancouver Building By-law, the Director of Planning is seeking acknowledgement that this condition can be met during the Building review of this development. For more information, refer to the website link: <http://vancouver.ca/home-property-development/electric-vehicle-charging-requirements.aspx>

- A.1.13 provision of the following notations on the submitted plans:

- i. "the acoustical measures will be incorporated into the final design, based on the consultant's recommendations;"
- ii. "adequate and effective acoustic separation will be provided between the residential and non-residential portions of the building;"
- iii. "the design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law";
- iv. "the design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law";
- v. "a minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces";
- vi. "mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555".

Standard Urban Design Conditions

- A.1.14 identification on the architectural and landscape drawings of any bird friendly features;

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

Standard Landscape Conditions

- A.1.15 design development to provide a more substantial landscape in the front yard by accommodating the following within 20' of the front property line:

- i. Providing a growing medium that has a minimum depth of 4' and is at or below grade; raised planters are not permitted, adjust parkade accordingly;
- ii. Patios and private walkways to be replaced with landscaping (no private walkways in front-yard);

- iii. Providing two large-statured 'part 1' evergreen trees in addition to the quantity of proposed trees;
- iv. deletion of walls; and,
- v. Shifting the yew hedges that are parallel to the front PL at least 10' towards the building to expand the visual open space of the streetscape.

Note to Applicant: Please also refer to Urban Design Condition 1.1.

A.1.16 design development to provide a more substantial landscape along the lane by accommodating the following:

- i. Providing a 6' planted landscape buffer at-grade in between the lane and Unit 103;
- ii. Providing an additional four trees assuming space allows;
- iii. Providing a growing medium that has a minimum depth of 4'; adjust parkade accordingly;
- iv. Exploration of relocating the parkade exhaust into a side-yard and using its previous location for landscaping; and,
- v. Exploration of locating the PMT underground and using its previous location for a substantial tree and accompanying landscaping.

Note to Applicant: The private walkway will have to be deleted and the patio adjusted accordingly. Raised planters are not permitted, adjust parkade accordingly. Please also refer to Urban Design Condition 1.)

A.1.17 design development to plant at least 3 trees (assuming space allows) within the 'Level 3 Garden' in order to meet the intent of the Greenest City Action Plan and West-End Guidelines;

Note to Applicant: Refer to 'Section 6.3' and 'Schedule D' of the Protection of Trees by-law for the acceptable tree species.

A.1.18 provision of ensuring that all planting mediums meet or exceed the BCSLA Standards;

A.1.19 Note to Applicant: Level 3's Garden should demonstrate compliance by providing a cross section detail that shows the growing medium. Mounding of soil to reach minimum depths in this case will be considered;

A.1.20 provision of large-scale architectural cross-section drawings that demonstrate the minimum planting depths referred to in Standard Conditions A.1.18 & A.1.19;

Note to Applicant: The cross-section drawings should demonstrate the relationship between the in-ground planter and underground parkade. The drawings should be detailed enough to include water proof membranes and any other substrate that planters include.

Crime Prevention Through Environmental Design (CPTED)

A.1.21 incorporate CPTED principles, as follows:

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

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

- A.1.22 design development to explore moving the outdoor common amenity area to the rooftop and to include a room with area suitable for children's play activity;

Note to Applicant: play equipment is not required, but a soft surface play area, natural landscapes, sand play etc. which encourage imaginative and motor skills developing play is encouraged.)

- A.1.23 design development to co-locate the common amenity room (with storage closet, kitchenette and accessible washroom) on the rooftop level, with direct connectivity and overlook of the outdoor amenity area, as per the High Density Housing for Families with Children Guidelines; and,

- A.1.24 design development to the rooftop to include outdoor amenity areas with planters containing edible landscaping or which would be suitable for urban agriculture by residents, including the necessary supporting infrastructure to support such activity by residents. (a yard waste composter, potting bench / tool storage chest, irrigation system / hosebib).

A.2 Standard Engineering Conditions

- A.2.1 provision of street trees as space permits with the location, number and species to the approval of Engineering and the Park Board as directed. Please include the following standard note on the plans:

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

- A.2.2 provision of a 1.83 m (6'-0") light broom finish saw cut concrete sidewalk and landscaped back boulevard to property line on Barclay St. Add note to Landscape drawing L1.0 confirming that new sidewalk will have saw cut joints;

Note to Applicant: Add note to landscape plans "Installation of parking regulatory signage on Barclay Street and Ted North Lane adjacent the site to the satisfaction of the General Manager of Engineering Services"

A.2.3 design development to comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services (GMES). The following items are required:

i. provide a 6.6m (21.66') maneuvering aisle width or provide 2.74m (9') stall widths.

Note to Applicant: 20' maneuvering aisle width with 2.7m stall widths are shown along gridline I.

ii. dimension the length, width and the offset from the end of the stall for all columns encroaching into parking stalls.

iii. provision of an alcove for the bike room access at gridline G/10 on drawing A202.

iv. modification of the parking ramp and maneuvering aisle design to address the following:

- the ramp slope must not exceed 10% for the first 20' from the property line. The slope on the east side of the ramp calculates to 10.4%. Consider providing a consistent slope to the property line to achieve a 9.5% slope for 22 feet.
- the slope and crossfall within the parking level must not exceed 5%. Using the design elevations 41.6m, 41.1, and 40.68 on drawing A202, the slope calculates to 6.9%.

v. provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

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

A.2.4 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lot 6, Except the East 41 Feet, and Lot 7, Both of Block 21, District Lot 185, Plan 92 to create a single parcel;

A.2.5 the General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features;

A.2.6 confirmation that all required electrical plant is provided for on-site. There is to be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch;

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

- A.2.7 provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way;

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 April 04, 2018. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.

- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before (**6 months after DP Board date**), this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.

- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.

- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.

- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during subsurface work.

- B.2.2 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.2.3 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.2.4 Amenity area of 548.00 square feet at grade, excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the building; AND further, the amenity spaces and facilities approved as part of this Development Permit shall be

provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.

- B.2.5 No exposed ductwork shall be permitted on the roof or on the exterior face of the building without first receiving approval of the Director of Planning.
- B.2.6 The site shall be maintained in a neat and tidy condition.
- B.2.7 All services, including telephone, television cables and electricity, shall be completely underground.
- B.2.8 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.2.9 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.10 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site; and,

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

- B.2.11 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- B.2.12 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection/ removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- B.2.13 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.