

---

1236 Bidwell (COMPLETE APPLICATION)  
DE416018 - RM-5A

DW/AW/LM

---

**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

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

**Also Present:**

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

---

**APPLICANT & PROPERTY OWNER:**  
THE OWNERS STRATA PLAN VR457

---

**EXECUTIVE SUMMARY**

- **Proposal:** Alterations to validate balcony enclosures that have been previously converted to floor space and to convert existing enclosed balconies into floor space in units 201, 202, 203, 401, 402, 403, 601, 602, 603, 801, 802, 803, 1001, 1002, 1003, 1201, 1202, 1203, 1401, 1402, 1403, 1601, 1602, & 1603, for a total of 3,616 square feet in this multiple dwelling building, thereby granting an increase in floor area through a Heritage Transfer of Density, 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 Plans and Elevations

- **Issues: None**
-

**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. **DE416018** submitted, the plans and information forming a part thereof, thereby permitting alterations to validate balcony enclosures that have been previously converted to floor space and to convert existing enclosed balconies into floor space in units 201, 202, 203, 401, 402, 403, 601, 602, 603, 801, 802, 803, 1001, 1002, 1003, 1201, 1202, 1203, 1401, 1402, 1403, 1601, 1602, & 1603, for a total of 3,616 square feet in this multiple dwelling building, thereby granting an increase in floor area through a Heritage Transfer of Density, 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.

• **Technical Analysis:**

	PERMITTED (MAXIMUM)	EXISTING	PROPOSED
Site Size		132 ft. x 131 ft.	
Site Area		17,292 sq.ft.	
Floor Area	38,042 sq. ft. 41,846 sq. ft. with 10% heritage transfer	38,042 sq. ft. (non-conforming)	38,042 sq. ft. +3,804 sq. ft. Heritage Density (10%) 41,846 sq. ft. total
FSR	2.2	2.2	2.42 with transferred density

**Note on Floor Area:** The current RM-5A district schedule allows for fewer floor area exclusions than when the building was originally constructed, therefore the building is considered to be existing non-conforming to regulations. This application seeks to convert previously excluded area to floor area. The Development Permit Board may permit an increase above the permitted floor space ratio to a maximum of 10%, where the increase results from a transfer of heritage floor area.

• **Legal Description**

Lots: 1-25  
Strata plan: VAS457

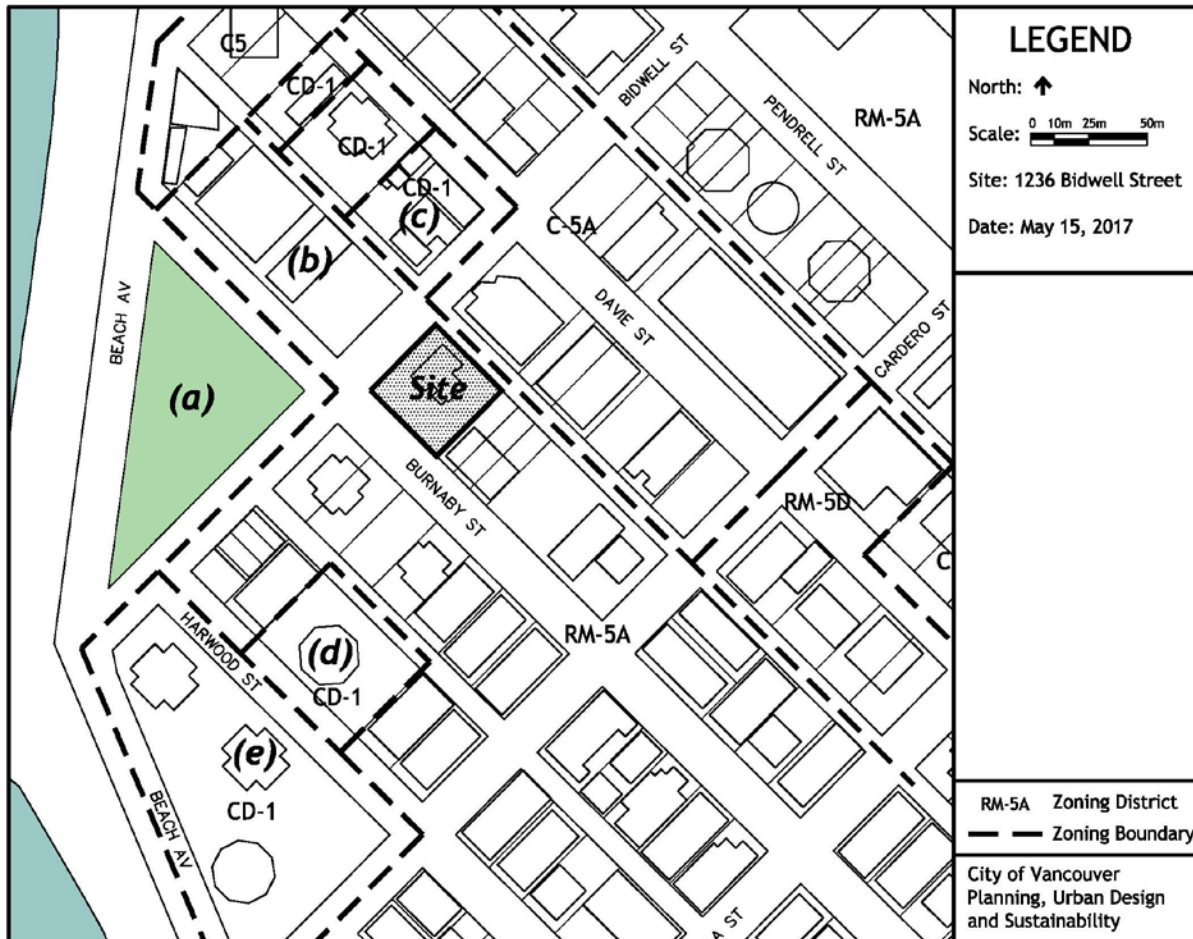
• **History of Application:**

12 07 23 Complete DE submitted  
17 06 12 Development Permit Board Meeting

• **Site:** The site is located at the corner of Bidwell and Burnaby Street adjacent to Alexandra Park.

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

- (a) Alexander Park;
- (b) 1255 Bidwell (28 storeys, est. 1963);
- (c) 1221 Bidwell (20 storeys, est. 2014);
- (d) 1651 Hardwood (22 storeys, est. 1968);
- (e) 1600 Harwood (22 storeys, est. 1968).



• **Background:** DP71699, issued March 12, 1976, approved the development of a 17 storey, 25 unit multiple dwelling building over two levels of underground parking, providing 45 off-street parking spaces. In April 2012, a building permit application for envelope repair was filed at the city. During the review, it was discovered that the on-site conditions did not align with city records. Development Permit Application DE416018 was filed to validate the previous conversions of enclosed balconies to floor area and seek the remaining transferable density for the site. Resolution of the unauthorized floor area is required to complete the building permit process.

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

RM-5A - Floor Area and Density

4.7.1 Floor space ratio shall not exceed 1.00 except that:

- (a) the Director of Planning or the Development Permit Board may permit an increase in floor space ratio to 1.5 in the RM-5 district, 2.20 in the RM-5A, RM-5C and RM-5D districts, and 2.75 in the RM-5B district if the Director of Planning or the Development Permit Board first considers:
- (i) the intent of this schedule,
  - (ii) all applicable Council policies and guidelines,
  - (iii) the submission of any advisory group, property owner or tenant,
  - (iv) the height, bulk, location and overall design of the development, and
  - (v) the effect of the development on nearby sites, street and public open spaces;

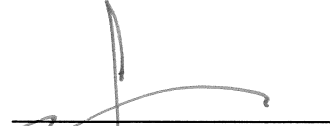
4.7.6: The Development Permit Board may permit an increase above the permitted floor space ratio to a maximum of 10% where the increase results from a transfer of heritage floor area, except that this provision shall not apply to a development where there has been an increase in floor space ratio pursuant to subsection 4.7.5.

In this section “heritage floor area” means floor area which may be transferred from a heritage site to another site, in accordance with Council policies and guidelines.

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

The enclosure of a portion of the balconies on this multiple dwelling, originally constructed in 1976, does not significantly alter the building’s appearance. The enclosures are properly constructed, do not project past the plane of the exterior wall, and are consistent with the materials and detailing of the original architecture. Most enclosures have been in place for many years, and so represent the “status quo” for passersby and neighbouring residents.

- **Conclusion:** Staff supports this proposal for a heritage density transfer with the conditions attached.




---

J. Greer  
Chair, Development Permit Staff Committee



---

D. Wiley  
Development Planner



---

A. Wroblewski  
Project Coordinator

## 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 provision of Letter “B” which includes confirmation from the owner of a “donor” site that the agreement has been finalized, and confirming the new “balance” of transferable density remaining on the donor site or other means acceptable to the General Manager of Planning, Urban Design and Sustainability and Director of Legal Services.
-

**B.1 Standard Notes to Applicant**

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **December 12, 2017**, this Development Application shall be deemed to 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 Condition 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.**
-