

1245 Homer St – SPECIFIC ADDRESS #1-1245 HOMER  
STREET (COMPLETE APPLICATION)  
DP-2019-00584 - DD

PM/LB/HM/LB

**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

J. Greer (Chair), Development Services  
C. Joseph, Engineering Services  
A. Thompson, Real Estate Services  
D. Naundorf, Housing Policy and Projects  
C. Buckham, Social Policy

**Also Present:**

P. McDonnell, Urban Design & Development Planning  
L. Berdahl, Development Services

**APPLICANT:**

Steven Pelman  
1-1245 Homer St  
Vancouver BC  
V6B 2Y9

**PROPERTY OWNER:**

Steven Pelman  
1-1245 Homer St  
Vancouver BC  
V6B 2Y9

**EXECUTIVE SUMMARY**

• **Proposal:** Interior alterations to convert the existing 46.8 sq. ft enclosed balcony in Unit #1 to floor area by removing the interior partition and door in this existing multiple dwelling building on this site. The work includes a heritage transfer from 40 Powell Street.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans

Appendix D Sample Letter "B" for Transfer of Density

• **Issues: None**

**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE the heritage density transfer request contained in Development Application number DP-2019-00584 as submitted, the plans and information forming a part thereof, thereby permitting interior alternation to 1245 Homer street to convert the enclosed balcony into floor area by removing the interior partition and door, 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:**

	<b>PERMITTED (MAXIMUM)</b>	<b>Existing</b>	<b>PROPOSED</b>
Site Size		50 ft. x. 120 ft.	
Site Area		5,999 sq. ft.	
Floor Area <sup>1</sup>	17,997 sq. ft	18,169 sq. ft.	18,215.8 sq. ft.
FSR <sup>2</sup>	3.00 (Residential)	3.03 (Residential)	3.04 (Residential)
Balconies	Total: 1,440 sq. ft. Enclosed 616 sq. ft.	Total: 1,232 sq. ft. Enclosed 601 sq. ft.	Total: 1,185.2sq. ft. Enclosed 554.2 sq. ft.

<sup>1</sup> **Floor Area:** Under Section 3.14 of the DODP, an additional 10 percent heritage density transfer (maximum 3.3 FSR or 19,796.7 sq. ft.) may be considered by the DP Board.

<sup>2</sup> **FSR:** The existing building has previously obtained additional FSR through heritage density transfers (DE408892). See further discussion under Background, page 3.

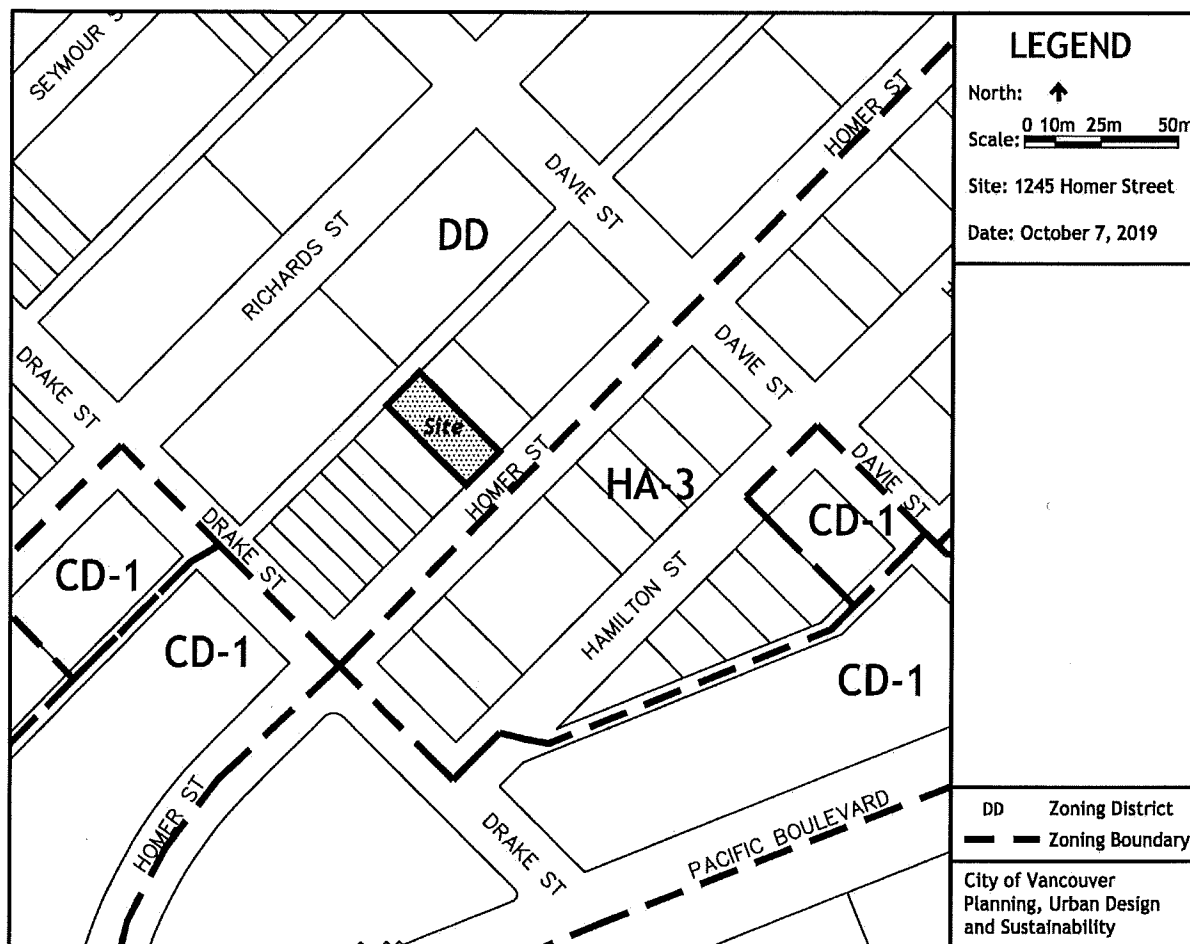
• **Legal Description**

Lot: 2  
 District Lot: 541  
 Plan: LMS3940

• **History of Application:**

04 10 04 Complete DE submitted  
 04 12 20 Development Permit Board Meeting

• **Site:** The site is located at the northwest side of Homer Street between Drake Street and Davie Street.



• **Background:** On March 25, 1998 the Director of Planning approved DE402656 which permitted the construction of a six-storey multiple dwelling containing eleven (11) dwelling units with one level of underground parking. This development was approved with the maximum FSR permitted for residential use on this site. DE408892 was approved by the Development Permit Board on December 20, 2004, to enlarge 1247 Homer Street with a heritage density transfer of 64.0 sq. ft.

The current Development Application seeks a total of 46.8 sq. ft. out of the total 1,999.7 sq. ft. of heritage density eligible for this site. The applicant has indicated the purchase of the heritage density will be 46.8 sq. ft. from 40 Powell Street (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)
2. Transfer of Density Policy and Guidelines

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


1. Downtown Official Development Plan (DODP)

**FSR:** The by-law allows up to a maximum of 3.00 FSR for residential use, and up to 10 percent additional heritage density transfer allowed under Section 3.12 (see below). The proposed floor space amount under this application is 46.8 sq. ft. or 0.01 FSR, which equates to 3.6 percent of the maximum heritage density transfer eligible for this site.

Heritage Density Transfer: The Downtown Official Development Plan, under Section 3.12 contains in part, the following:


*Notwithstanding subsection 1, 3, and 4, the Development Permit Board may permit an increase to 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.*

• **Conclusion:** Staff are supportive of this proposal for a small heritage density transfer to accommodate the conversion of this existing enclosed balcony in order to enlarge the unit at 1247 Homer Street. No exterior alterations are proposed.



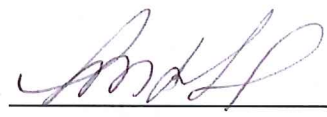
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J. Greer  
Chair, Development Permit Staff Committee



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P. McDonnell  
Development Planner



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L. Berdahl  
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" (see Appendix D) which included confirmation from the owner of the "donor" site that the agreement has been finalized, and confirming the new "balance" of transferable density remaining on the donor site.
  - A.1.2 Arrangement shall be made to the satisfaction of the Director of Legal Service for appropriate amendments to the Density Transfer Covenant on title for the "donor" site to reflect the completion of the density transfer.
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**B.1 Standard Notes to Applicant**

- B.1.1 It should be noted that if Condition 1.0 has not been complied with on, or before April 30th, 2020, THIS Development Application shall be deemed to be refused, unless that 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 By-law or other regulation affecting the development that occurs before the permit is issuable. No permit that contravenes the By-law or regulation 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 Development Cost Levy By-law No. 6924. Levies will be required to be paid prior to the issuance of Building Permits.
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