
1485 Davie Street (COMPLETE APPLICATION)
DP-2017-01183-RM-5D

PC/BB/CS

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

M. So (Acting Chair), Development Services
C. Joseph, Engineering Services
D. Naundorf, Housing Policy and Projects

Also Present:

P. Cheng, Urban Design & Development Planning
C. Stanford, Development Services
B. Balantzyan, Development Services

APPLICANT:

WT Leung Architects
300-973 West Broadway
Vancouver, BC
V5Z 1K3

PROPERTY OWNER:

Vivagrand Developments Ltd
550-601 W Broadway St
Vancouver, BC
V5Z 4C2

EXECUTIVE SUMMARY

- **Proposal:** to develop a 21-storey building on the west side containing 128 market dwelling units and a 6-storey social housing building containing 51 units on the east side all over five levels of underground parking all with vehicular access from the lane.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations

Appendix D Applicant's Design Rationale

● **Issues:**

1. Architectural expression
2. Interface with the public realm

- **Urban Design Panel:** Not Supported
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2017-01183 submitted, the plans and information forming a part thereof, to develop a 21-storey building on the west side containing 128 market dwelling units and a 6-storey social housing building containing 51 units on the east side all over five levels of underground parking all with vehicular access from the lane, 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 significant design development to improve the architectural expression of the tower component, with:

i. a reduction to the overall amount of projecting balcony area to no more than 12% of the provided floor area ;

Note to Applicant: Balcony area exceeds maximum 12% permitted exclusion, and balcony portions of some roof decks have not been included in proposed balcony area. Standard Condition A.1.4 seeks compliance.

ii. variations to the expression of the four corners of the tower, such as varying balcony widths, depths and orientations;

iii. consideration to enrich the fenestration pattern with some variation;

iv. a bolder, more cohesively-expressed colouring of the exterior cladding.

1.2 significant design development of the project's interface with Davie Street and the service lane, to better reflect the existing character in the West End, by:

i. minimizing or deleting the proposed water feature against the Davie Street sidewalk, to be replaced with layered hard and soft landscaping that is located at a level grade with the sidewalk, while maintaining the proposed public seating opportunities (see Standard Landscape Conditions A.1.24);

ii. increased architectural screening of the at-grade loading bay, and an addition of vegetation on the proposed trellis.

1.3 design development to maximize the useable amount of outdoor amenity space and urban agriculture on the rooftops of both buildings (see Standard Condition A.1.25);

Note to Applicant: A minor height relaxation may be considered, under the "Roof-Mounted Energy Technologies and green Roofs - Discretionary Height Increases" administrative bulletin, to accommodate balustrades and elevator access to these rooftops (see Standard Condition A.1.1).

1.4 an improvement to the interface with the existing neighbouring development located due east, by providing vegetation on a significant portion of the eastern elevation;

1.5 design development to improve the visual prominence of the lobby entrances to both buildings;

1.6 notation of the glazing elements as triple-glazed units as appropriate;

- 1.7 large-scale detail drawings of the major architectural elements including entranceways, landscaping interfaces with the public realm, balconies, and cladding elements; and,
 - 1.8 confirmation of a 5500 sq.ft. maximum floorplate size for all building elements located above 60 ft. height.
- 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:**

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size ¹	-	-	197.90 ft. x 131.03 ft.
Site Area ¹	-	-	25,931.0 ft. ²
Floor Area ²	Conditional 181,517.0 ft. ²	Social Housing 30,473.0 ft. ²	Social Housing 35,470.0 ft. ² Market Housing 116,893.0 ft. ² Total floor area 152,363.0 ft. ²
FSR ²	Conditional 7.0	-	Social Housing 1.37 Market Housing 4.50 Total 5.87
Open Balconies ³	18,284.0 ft. ² (max. 12% of residential area)	-	Social Housing 3,295.0 ft. ² Market Housing 22,692.0 ft. ² Total 25,987.0 ft. ² Max. permitted 18,284.0 ft. ² Balcony overage 7,703.0 ft. ² (17.0% of residential area)
Residential Amenity ⁴	Maximum 10,764.0 ft. ²	-	Social Housing 1,549.0 ft. ² Market Housing 1,450.0 ft. ² Total 2,999.0 ft. ²
Height ⁵	Overall (conditional) 190.29 ft.	-	Top of roof slab 189.64 ft. Top of rooftop parapet 190.64 ft. Top of mech. Penthouse 196.00 ft.
Yards ⁶	-	Front Yard (West) 12.14 ft. North Side (lane) 6.89 ft. South Side 22.85 ft. Rear Yard (East) 6.89 ft.	Front Yard (West) 7.00 ft. North Side 7.00 ft. South Side 7.00 ft. Rear Yard (East) 6.83 ft.
Parking ⁷	Small Car (25% of 102) Max. 26	Social Housing Min. 24 Market Housing 78 Total 102 Disability 7	Social Housing } 206 Market Housing } Total 206 Small Car 11 Disability 7
Loading ⁸	-	Class B Residential 1	Class B Residential 1
Bicycle Parking ⁹	-	Class A Class B Social Hsg. 64 } 6 Market Hsg. 160 } Total 224 6	Class A Class B Social Housing 66 } 0 Market Housing 160 } Total 226 0
Dwelling Unit Area ¹⁰	-	Minimum 400.0 ft. ²	Minimum 337.0 ft. ² - 395.0 ft. ² (Studio units)
Horizontal Angle of Daylight ¹¹	-	Min. 50°	Min. 0° (internal rooms)
Dwelling Units ¹²	-	35% min. 63 } (2 or more bedrooms) }	Social Market Studio 13 0 1-Bedroom 14 47 2-Bedroom }14 }24 + 71 }= 81 3-Bedroom }10 } (47%) }10 } (63%) Totals 51 128 Total no. of dwelling units 179

¹ **Note on Site Size and Site Area:** Site dimensions and area are from the submitted survey.

² **Note on FSR and Floor Area:** Conditional FSR is subject to 20% of total floor area dedicated to social housing, in accordance with Sections 5.1 and 5.2 - Relaxation of Regulations, of the RM-5D District Schedule.

³ **Note on Balconies:** Balcony area exceeds maximum permitted, and balcony portions of some roof decks have not been included in proposed balcony area. Standard Condition A.1.4 seeks compliance.

⁴ **Note on Residential Amenity:** Social housing amenity area is not included in social housing floor area.

⁵ **Note on Height:** Staff support proposed small increase in building height (see commentary in paragraph '3- West End RM-5A-D Design Guidelines' on page 11), subject to provision of a green roof, per Standard Condition A.1.1. Building height is well below the "Granville Street at Broadway to Capilano Valley and North Shore" View Cone affecting the site. The current proposal sits approximately 13.67' (13'-8") below view cone 20 at 303.78' geodetic or 209.67 ft height.

⁶ **Note on Yards:** Staff support proposed yards which represent setbacks of the mid-rise (social housing) and up to the 4th floor of the tower (market housing). Increased setbacks are provided for the tower above the 4th floor, including a setback of 40.0 ft. from the lane for the upper 15 floors.

⁷ **Note on Parking:** The proposal does not differentiate between social and market housing parking spaces. Standard Condition A.1.13 seeks identification of parking spaces on plans.

⁸ **Note on Loading:** Headroom for the loading space under the arbour is insufficient, and Standard Condition A.1.17 seeks compliance.

⁹ **Note on Bicycle Parking:** The proposal is deficient in the number of Class B bicycle spaces, and 20% of the Class A bicycle spaces must be bicycle lockers, which have not been provided. Standard Condition A.1.18 seeks compliance.

¹⁰ **Note on Dwelling Unit Area:** Staff regard proposed Studio unit size in the Social Housing component as inadequate and Standard Condition A.1.5 seeks provision of minimum dwelling size of 400.0 ft.², in accordance with Section 10.21.2 of the General Regulations of the Zoning and Development By-law, for better livability as agreed to the satisfaction of Housing Policy & Projects, the General Manager of Arts, Culture and Community Services and confirmation by the Director of Planning and the Housing Design and Technical Guidelines.

¹¹ **Note on Horizontal Angle of Daylight:** Several habitable rooms in the market housing component of the proposed development do not have access to a window on an exterior wall, and Standard Condition A. 1.8 seeks compliance.

¹² **Note on Dwelling Units:** Out of 51 Social Housing units proposed, 24 (47%) units contain 2 or more bedrooms. However, Housing and Social Policy requires that at least 50% of Social Housing units be provided as 2 or more bedroom family units. Standard Condition A.1.44 seeks compliance. Some dwelling units contain inadequate in-suite storage space, and Standard Condition A.1.6 seeks compliance.

• **Legal Description**

Lot: 16-18
 Block: 49
 District Lot: 185
 Plan: 92

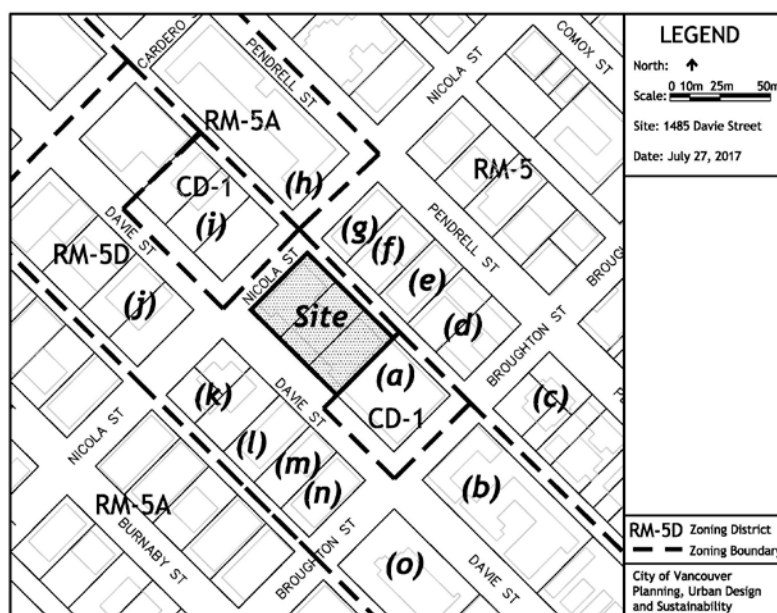
• **History of Application:**

2017 11 21 Complete DE submitted
 2018 02 21 Urban Design Panel
 2018 08 22 Urban Design Panel
 2018 09 19 Development Permit Staff Committee

• **Site:** The site is located on a three lot assembly at the northeast corner of the intersection of Davie Street and Nicola Street in the West End Lower Davie neighbourhood comprising 601m [198 ft] frontage along Davie St and 40m [131 ft] of frontage along Nicola St, with a service lane to the rear. The site contains one existing multiple dwelling containing a total of 51 rental dwelling units. The site has a dramatic slope, descending downwards towards the west.

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

- a) Columbus Charities Association Millennium Tower, 1175 Broughton Street, 10-storey residential building containing units of congregate housing for seniors, (c. 2004);
- b) 1180 Broughton Street, proposed 18-storey and 19-storey multiple dwelling buildings;
- c) 1160 Broughton Street, 10-storey multiple dwelling building, (c. 1969);
- d) Guardian Angels Parish, 1161 Broughton Street, a church building and a 3-storey complex (c. 1905);
- e) 1436 Pendrell Street, 3-storey multiple dwelling building, Heritage 'B', (c. 1931);
- f) 1454 Pendrell Street, 9-storey residential building, (c. 1968);
- g) 1160 Nicola Street, 3-storey multiple dwelling building, Heritage 'B', (c.1931);
- h) 1500 Pendrell Street, 5-storey multiple dwelling building, (c. 1981);
- i) 1523 Davie Street, a 3-storey multiple conversion dwelling building, Heritage 'A', (c. 1901), and a proposed 3-storey infill townhouse;
- j) Carmen Manor Apartments, 1516 Davie Street, 12-storey multiple dwelling building, (c. 1965);
- k) Nicola Place Rental Apartments, 1228 Nicola Street, 14-storey multiple dwelling building, (c. 1973);
- l) 1434 Davie Street, 3-storey multiple dwelling building, (c.1952);
- m) Crestview Terrace Rental Apartments, 1414 Davie Street, 10-storey multiple dwelling building, (c. 1965);
- n) 1203 Broughton Street, 11-storey multiple dwelling building, (c. 1968);
- o) 1370 Davie Street, 4-storey multiple dwelling building, (c. 1979).



• Background:

This application has undergone a major design revision during the review process. Originally, the proposed form of development involved a tower accompanied by an physically-attached 5-storey podium, with an additional set of 3-storey townhouses located above the first storey at the rear of the site. A staff review with the Urban Design Panel and the public resulted in a consensus that the proposal was insufficiently resolved, and that livability, shadowing, and interface with the public realm was excessively compromised.

A second design iteration was subsequently put forward by the applicant, with a revised form of development involving a single point tower and a detached 6-storey slab building, separated by a communal at-grade courtyard.

This second design was reviewed at a public Open House on August 14th, 2018 with the Urban Design Panel on August 22nd, 2018. The new form of development was generally supported by the Panel and the public, recognizing the improved livability to the dwelling units, the increased access to direct sunlight, and the commodious courtyard amenity space located at-grade. Nevertheless, the Panel recommended a third resubmission to the Panel, due to an assessment that the overall architectural expression and design details of the proposal had yet to be resolved at a level typically expected at the Development Permit stage.

While staff do agree with most of the concerns raised by the Urban Design Panel, the majority of the issues are related to necessary design refinement. Staff have waived the Panel's recommendation for a third visit, on the basis that the design conditions recommended to the Board, once satisfied, will result in the architectural and urban design refinement sought by the Panel.

• Applicable By-laws and Guidelines:

- 1) West End Community Plan (WECP)
- 2) RM-5, RM-5A, RM-5B, RM5-C and RM-5D Districts Schedule
- 3) West End RM-5, RM-5A, RM-5B, RM5-C and RM-5D Design Guidelines.
- 4) Rental Housing Stock Official Development Plan (ODP)
- 5) Rate of Change Guidelines for Certain RM, FM and CD-1 Zoning Districts
- 6) High Density Housing for Families with Children Guidelines
- 7) City of Vancouver Housing Design and Technical Guidelines for Social Housing
- 8) Urban Agriculture Guidelines for the Private Realm
- 9) Housing Vancouver Strategy (2017)

1. West End Community Plan

The West End Community Plan provides a framework to guide positive change, development and public benefits in the West End. Deepening housing affordability and meeting the needs of a growing community are a priority. The Plan identifies new social housing opportunities and has a goal of providing over 500 social housing units through additional density and rezoning applications in the Corridors. For market housing the Plan requires that 25% of units in new multi-family developments have two and three bedroom units for families designed in accordance with the High Density Housing for Families with Children Guidelines and located on the lower floors. The Plan requires that 50% of social housing units are two and three bedroom units for families with children. The definition of "social housing" applicable to this application, located within Zoning and Development By-law, is as follows:

- (a) in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication;

- (b) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and
- (c) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require;

The Plan identifies Corridors as generally the newer areas of the community well-served by transit, services and amenities, where the majority of new housing and job space has been built over the past 40 years. It notes that the Corridors provide additional opportunities to accommodate job space and housing that meet the needs of the community. The Lower Davie Corridor is identified as extending between Denman Village and Davie Village and being composed of two sub-areas. Sub-Area B, in which the application is located, runs between Jervis and Cardero Streets and comprises three blocks of primarily low- and mid-rise apartment buildings along the hillside. Overall directions for the Corridors include increasing densities in the Lower Davie area to help deepen housing affordability, while maintaining existing height limits.

Policies specific to Lower Davie Sub-Area B are described in Response to Applicable By-Laws and Guidelines

2. RM-5, RM-5A, RM-5B, RM5-C and RM-5D Districts Schedule

The intent of this Schedule is to permit a variety of residential developments and some compatible other uses. Emphasis is placed on achieving development which is compatible with neighbouring development with respect to streetscape character, open spaces, view retention, sunlight access and privacy.

The Schedule also supports the development of social housing in the RM-5D area by allowing the Board to increase the floor space ratio up to 7.0 FSR for multiple dwelling uses that provide a minimum of 20% of the floor space for social housing use, subject to all applicable Council policies and guidelines and with consideration of the intent of the RM-5D District Schedule.

3. West End RM-5, RM-5A, RM-5B, RM5-C and RM-5D Design Guidelines.

The Guidelines offer more detailed advice than the schedule and are used to assess applications for discretionary density and height by describing the design considerations that apply to West End projects. As with the District Schedule, the Guidelines emphasize compatibility with adjacent development and note in particular streetscape character, open space, view retention, sunlight access, and privacy.

4. Rental Housing Stock Official Development Plan (ODP)

The Rental Housing Stock ODP preserves existing rental housing by requiring one for one replacement of existing market rental units for redevelopment of projects involving six or more dwelling units, or the provision of another form of affordable housing.

5. Rate of Change Guidelines for Certain RM, FM and CD-1 Zoning Districts

The Rate of Change Guidelines are intended to protect and assist tenants and set out the terms of the required minimum tenant relocation plan. This requires a minimum of two months free rent, moving expenses, assistance finding alternate accommodation, and first right of refusal back into the social housing provided the tenant meets the eligibility requirements for the new social housing unit.

6. High Density Housing for Families with Children Guidelines

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. The guidelines provide both quantitative measures and qualitative guidance on designing family-friendly housing touching on outdoor and indoor amenity and play areas, safety and supervision of children, and provision of storage space appropriate for families.

7. City of Vancouver Housing Design and Technical Guidelines for Social Housing

The purpose of these Guidelines is to help guide housing partners through the project design and development process on social housing projects, including social housing such as this application, delivered turn-key to the city through inclusionary zoning provisions. They outline the minimum standards required by the City of Vancouver for materials, finishes, equipment and technical specifications. Their intent is to realize City policies and goals that include for example, "The Housing and Homelessness Strategy", "The Climate Change Adaptation Strategy", "The Greenest City Action Plan: 2020", and "The Healthy City Strategy", within the context of built environment. The desired outcome is to encourage livability and inclusivity, as envisioned in these policies and in accordance with the regulatory framework set out in the Vancouver Building Bylaw and the Zoning and Development Bylaw.

8. Urban Agriculture Design Guidelines for Private Realm

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The "Urban Agriculture Guidelines for the Private Realm" encourage edible landscaping and shared gardening opportunities in private developments.

9. Housing Vancouver Strategy 2017

In November 2017, Council approved the Housing Vancouver Strategy (2018-2027) and 3-Year Action Plan (2018-2020). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types.

● Response to Applicable By-laws and Guidelines:

1. West End Community Plan (WEP)

The application responds to policies within the Plan specific to Lower Davie Sub-Area B as follows:

i. FSR and Social Housing Provision

The proposed increased density of 6.17 FSR is within the approvable floor space limit of 7.0FSR and is tied to the one-for-one replacement of existing market rental housing with social housing. However, staff notes that the upper end of the zone's density spectrum is more easily achieved on smaller sites with one tower or larger sites that can accommodate two towers. The subject site of this application is of a size that does not comfortably fit two point towers of the maximum floorplate. Therefore, the maximum 7.0FSR is generally unachievable for this site.

ii. Family Unit Provision

The West End Community Plan requires that at least 25% of the market housing units be made up of two and three bedroom units for families. The proposal for the market housing component includes 69.5% family units, exceeding the requirement, comprised of 61.7% two

bedroom units and 7.8% three bedroom units. This exceeds the requirement for 25% of market housing units to have two and three bedroom units for families.

The West End Community Plan also requires that for the social housing component, at least 50% of all units are two- and three- bedroom units for families (except for seniors and supportive housing). The proposal for the social housing component currently falls short, comprising 27% two bedroom units and 20% three bedroom units. Design development is required therefore to add family units. See Standard Condition A.1.42 & 44.

iii. Impact to Private Views -

There were no comments on this issue during the notification process.

iv. Tower floorplate

The West End Community Plan sets a maximum floorplate of 5,500 sq. ft. for towers in the Lower Davie Area B. The application appears to comply with the floorplate parameter. However, Recommended Condition 1.8 seeks confirmation that this parameter is met.

v. Tower separation, tower setbacks, tower shape and tower sculpting

The application satisfies the 80 ft. separation requirement that intends to ensure that new development provides a minimum livable, comfortable visual distance between habitable spaces of adjacent towers. However, the Plan offers additional parameters that should guide tower shape and location. The West End Plan seeks to:

- site towers where they will maintain or create view corridors between existing buildings, and maintain daylight penetration onto spaces at grade in the public and private realms;
- ensure new development maintains important public street end views from public areas;
- set towers back above podium levels;
- sculpt tower form to maximize sunlight on the sidewalks.

The proposal's tower form satisfies these adjectives by being sited at the southwest corner against the existing street intersection, with the floorplate shaped to minimize the width of the tower as seen from Davie Street.

vi. Ground Oriented Focus and Public Realm Quality

The WEP requires new development to contribute to the public realm vitality. The proposal shows a substantial water feature that displaces planting area for the lush soft planting reflective of the West End's existing character. Recommended Conditions 1.2 (i) and Standard Condition A.1.24 seek to improve the proposed development's presence to Davie Street.

vii. Tower and Podium typology

The West End Plan specifies a maximum podium height of three stories to accompany a point tower. Through an iterative design review, the applicant and staff have determined, after consultation with the public and the Urban Design Panel, that livability and sun access have been better accommodated with the two-building plus courtyard form of development in this application.

One consequence of the north-south orientation of the 6-storey building is that it produces an overall exterior wall to the existing development located due east, where existing open spaces are well-used by the neighbouring residents. Recommended Condition 1.4 seeks enrichment to

the east elevation of this proposed building, with a vegetated exterior wall to reduce the effect of this elevation on the neighbouring open spaces.

2. RM-5, RM-5A, RM-5B, RM5-C and RM-5D Districts Schedule

i. Side yard

RM-5D requires a 20 ft. side yard setback on corner sites. The District Schedule permits the Development Permit Board to relax the side yard provided that it first considers all applicable policies and guidelines. For reference, the RM-5 Guidelines state: "A side yard should be decreased only when a corresponding increase in yard areas elsewhere on the site achieves another planning objective such as the creation or expansion of view corridors, improving daylight and privacy, and will not adversely affect adjacent units". For this particular application, the proposed at-grade courtyard between the two buildings offers improved daylighting to the dwelling units and the amenity area itself. As such, staff recommends that the Board approves a variance of the sideyard setback to 7 ft.

3. West End RM-5, RM-5A, RM-5B, RM5-C and RM-5D Design Guidelines.

i. Tower height location and shape

The RM-5 guidelines offer the following guidance on tower design:

- consider increases in height above the base height of 60 ft. "when the livability of adjacent development is respected, and when other public objectives such as opening up street end view corridors.
- any portion of a building above the 60 ft. height should be sculpted to provide variety, identity, and scale as part of the skyline;
- towers should be sited where they will maintain or create view corridors between existing buildings;
- to minimize view blockage, use a small floor plate, creating a slender tower profile;
- the scale of a higher building along the street edge should not be overpowering. Potential impacts of increased height include view loss, increased over-shadowing of the street and adjoining properties, overly massive walls dominating the street, and decreased daylight access to adjacent sites. Existing views should not be unduly blocked.

The proposal locates the tower at the street intersection and a second 60 ft. tall building separated by a courtyard that provides views and light through the site. The architectural identity of the tower, however, is currently not considered visually strong, and Recommended Design Condition 1.1 seeks design development to achieve a stronger architectural character.

ii. Front yard

The RM-5 Design Guidelines state that the front yard is the most public aspect of a site, and that its treatment strongly influences streetscape character and how the building is seen from the street. The guidelines also emphasize the role of the front yard in providing both a sense of unity along the street and continuity of open space and landscaping.

To ensure a front yard design and expression that more closely respects the intent of the zoning, staff are recommending conditions to reduce the proposed water feature off Davie street, to be replaced by a level grade accompanied by the hard and soft landscaping that is more typical in character to the West End. Refer to Recommended Condition 1.2.

iii. Light and ventilation

The RM-5 Design Guidelines emphasize the importance of natural light and ventilation to residential livability: "Light access to units can be a problem when they are sited partially below grade resulting in dark, and in some cases, damp living conditions. All units should be located at or above grade."

The proposal locates all dwelling units at or above adjacent grade, with a building form that maximizes direct sun and ambient light.

4. Rental Housing Stock Official Development Plan (ODP)

The existing 51 rental units on the site are proposed to be replaced with 51 social housing units which will be deeded to the City. This is consistent with the RM-5D Zoning which calls for a minimum of 20% of the floor area as social housing, and is aligned with the Rental Housing Stock ODP which provides for the replacement of existing rental housing units.

5. Rate of Change Guidelines for Certain RM, FM and CD-1 Zoning Districts

The applicant has provided a draft tenant relocation plan which broadly meets the requirements under the Rate of Change Guidelines. Further revisions are needed to clarify how the first right of refusal will be offered to tenants wishing to return to the social housing units. The applicant has hired a tenant relocation coordinator to provide support to existing tenants to understand their housing needs and identify potential vulnerable tenants who may require additional assistance.

The City must be satisfied that the conditions of the final tenant relocation plan have been met prior to the issuance of the development permit, with a final relocation report and summary of the housing needs of tenants wishing to return to the social housing to be submitted prior to occupancy (see Standard Condition A.1.40 & 41).

6. High Density Housing for Families with Children Guidelines

Family Unit Provision: The proposal includes 89 (69.5% of total) market units with two bedrooms or more which may be suitable for families with children. The proposed social housing includes 14 2-bedroom and 10 3-bedroom units (47% of the total) which may be suitable for families with children. The City's Social Housing and Technical Guidelines require that at least 50% of the social housing units be designed to be suitable for families with children. Design development is needed to achieve 50% of the units as family units with 2 or more bedrooms (see Standard Condition A.1.42).

Design development is required to provide an outdoor play area and bulk storage for the family market units (see Standard Condition A.1.45 and 1.47). Design development is also required for the social housing outdoor play area to address concerns related to privacy, air quality and access to light (see Standard Condition A.1.47).

Recommended Condition 1.3 seeks to maximize the useability of the rooftops of both buildings. While the at-grade courtyard will provide a welcome outdoor amenity for many activities, urban agriculture is also encouraged as a possible activity, and employing the rooftops where there is the best sun exposure is recommended.

7. City of Vancouver Housing Design and Technical Guidelines for Social Housing

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. The guidelines provide both quantitative measures and qualitative guidance on designing family-friendly housing touching on outdoor and indoor amenity and play areas, safety and supervision of children, and provision of storage space appropriate for families.

Plans are generally consistent with the guidelines in relation to the inclusion of a common indoor and outdoor amenity area on the ground level for the market and social housing. Design development is required for the provision of a shared and market outdoor children's play area for the social and market housing, which provides a range of motor skills developing and creative play opportunities (see Standard Condition A.1.47). Design development is required to improve the provision of storage space appropriate for families. Standard Condition A.1.43 ensures that all units shall be designed using the City of Vancouver's Housing Design and Technical Guidelines. Further revision of the drawings for the social housing units is required to provide appropriate balcony space for each social housing unit (within requirements), storage space for each social housing unit, efficient corridor circulation and direct access to social housing building systems.

8. Urban Agriculture Guidelines for Private Realm

Design development is required to include opportunities for edible landscaping in the outdoor amenity space for both the market and social housing units.

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The Guidelines encourage edible landscaping and shared gardening opportunities in private developments. Design development is needed to increase the areas useable for urban agriculture (see Recommended Condition 1.3) and include planters with edible landscaping or which would be suitable for urban agricultural activity by residents, including the necessary supporting infrastructure to support such activity by residents (See Standard Condition A.1.25). Design development to include planters on the roof of the social and market housing and to include supporting infrastructure such as a yard waste composter and a potting bench / tool storage chest, and to ensure the planters have an irrigation system, or that a hosebib is provided (See Standard Condition A.1.45).

9. Housing Vancouver Strategy (2017)

In November 2017, Council approved the Housing Vancouver Strategy (2018-2027) and 3-Year Action Plan (2018-2020). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. This application will contribute 51 units towards the targets for social housing units half of which must be suitable for families with children.

● **Conclusion:**

Staff recommend approval of this application, with the Recommended and Standard Conditions in this report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on February 21, 2018, and provided the following comments:

February 21, 2018: First Review

EVALUATION: Resubmission Recommended

● Introduction:

Paul Cheng, Development Planner, introduced the project as located in the RM-5B zone and falls under the West End Area Plan. The proposed building includes 20% social housing units. The site is 198 feet wide. Under the West End Plan a site of a minimum of up to 7.0 FSR and 190 feet qualifies for a tower form. The proposal is not required under the guidelines to have ground floor retail at the lane.

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

- 1) Under the West End - Tower, Sitting and Setbacks bulletin, the maximum tower width dimension should measure no more than 80 feet, in order to reduce the overall amount of building form against Davie Street. This application proposes an appropriate building width of 93 feet. Is the proposed tower orientation an acceptable alternative to the general siting intentions of the zoning?
- 2) Please provide commentary on the building's interface with the public realm (Davie Street, Nicola Street and the laneway), taking into consideration the steep sloping nature of the site.
- 3) Please provide commentary on the architectural expression of this proposal.
- 4) Please provide commentary on the sustainability strategy of this proposal.

The planning team then took questions from the panel.

● Applicant's Introductory Comments:

The applicant noted the surrounding context of the site. It is a steeply sloping site, and after consultation with Planning on whether commercial was required at the edge of the site, the applicant chose not to include commercial use on the Davie side.

The applicant noted the decision making rationale for the tower placement had to do with the dimensions. The proposed courtyard contains a children's play area which would receive morning sun. There is an amenity room designed to overlook the water feature. The planting scheme is inspired by Stanley Park with a native inspired scheme. There is a seating plaza proposed. There are benches planned on the mid-way point as well. Around the frontage on Nicola, there is a plant pallet and water that surrounds the first unit. On the lane, there is a similar palette proposed softening the interface with the street. The courtyard is dedicated to the social housing, designed with community gardens and children's play and sunshine. The amenity level from the tower is at the top of the podium. The community gardens are planned to be located at the back. The rooftops that are exposed are green roofs.

The proposed materials are: interior insulation, cladding, insulated cantilever balconies, concrete fins with punch openings fitted with sunscreens, glaze glass panels for sustainability measures. The sustainability strategy is low carbon, with a good envelope; triple glazing and the target should meet the rezoning requirements. The sustainability rating is intended to be LEED Gold.

The applicant team then took questions from the panel.

• Panel Consensus:

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

THAT the Panel Recommend Resubmission of the project after incorporating the following recommendations to be reviewed by City Staff:

- Provide adequate information on context, sustainability and public realm
- Explore further design development of the architectural expression
- Consider the solar orientation and the use of materials rather than relying on too much triple glazing to achieve sustainability measures
- Improve the public interface of the building with the street so that interaction with the street is improved
- Improve the shadowing of the amenity space at courtyard level
- Improve the materiality of the podium so that it is clearly differentiated from the rest of the tower
- Consider improving bike storage access, including considering an elevator
- Improve lane and street activation

• Related Commentary:

Overall, the panel concluded there was a lack of information in the proposal so it was difficult to give feedback on urban design elements. The siting and setbacks of the building were supported by the panel. When it came to the architectural expression, the panel thought there needed to be more design development. The articulation of the building should be further developed, such as introducing different materials, to avoid the need for triple glazing. There could be higher quality materials in the proposal, such as granite, and the use of Isokorb was questioned by the panel. The location of the open amenity space for social housing was questioned. The open amenity space was too dark. The livability of the courtyard units should be further developed because it will be over shadowed. Access to the townhomes from the lane was recommended.

Bike storage access and use of elevator for bike storage was recommended. The panel recommended higher quality materials for the landscape because the site is a gateway site to English Bay. The public realm in relation to interaction with the street needs more development.

• Applicant's Response:

The applicant team thanked the panel and noted the laneway entrances could not be included. Granite would be used for the wall.

August 22, 2018: Second Review

EVALUATION: Resubmission Recommended

• Introduction:

This is a development permit application under the RM-5D zoning and it is the second visit to the panel. This site is located in the Nelson Slopes neighbourhood which is a primarily residential neighbourhood along Davie between Davie Village to the east and Denman Village to the west.

The zoning permits residential tower development to a maximum height of 58 m and density up to 7.0 FSR. 20% of the residential floor area is required to be social housing. The social housing component is required to provide 51 replacement units for the existing building on the site.

The previous scheme more closely followed the form of development direction in the WEP with a 21-storey tower and a continuous 3-storey podium along Davie Street. A smaller central courtyard was provided and the social housing units were located to the rear of the site adjacent the lane. The applicant has worked with staff and considered the previous commentary of the panel and feedback from current residents in revising the design. The podium has been deleted and the social housing units are proposed to be located in a standalone 6-storey building facing Davie Street and the market units in a 21-storey tower at the corner. The revised design addresses concerns raised about the livability of the social housing component and the quality of the outdoor amenity space, particularly its size and sunlight access. Shared common outdoor amenity space will be provided between the buildings. The amenity space is @42 feet wide with direct sunlight access from the southern exposure along Davie.

The proposal complies with the expectations of the zoning to provide 51 rental replacement units (social housing) which represent 22% of the floor area. The height is compliant at 58 m and the density is 6.45 FSR.

Previous commentary by the Urban Design Panel:

- Provide adequate information on context, sustainability and public realm
- Explore further design development of the architectural expression
- Improve the public interface of the building with the street so that interaction with the street is improved
- Improve the shadowing of the amenity space at courtyard level
- Improve the materiality of the podium so that it is clearly differentiated from the rest of the tower
- Improve lane and street activation

- 1) *Under the West End Plan, a 3-storey podium is typically expected for new development against Davie Street. This application proposes typology that differs from the typical tower-podium strategy.*

Taking into consideration that an at-grade courtyard with direct sun access has been proposed instead of a continuous podium, please provide comments on this proposed typology.

- 2) Please provide commentary on the building's interface with the public realm (Davie Street, Nicola Street and the Laneway), taking into consideration the steeply sloping nature of the site.

At the previous review with the Urban Design Panel, a resubmission was recommended. The current design proposal shows a wholly revised form of development, where the livability of the affordable housing component and the outdoor amenity spaces are improved upon.

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

- 1) Please provide commentary on the concerns stated by the Urban Design Panel from the previous review:
 - Provide adequate information on context, sustainability and public realm
 - Explore further design development of the architectural expression
 - Improve the public interface of the building with the street so that interaction with the street is improved
 - Improve the shadowing of the amenity space at courtyard level
 - Improve the materiality of the podium so that it is clearly differentiated from the rest of the tower
 - Improve lane and street activation

- 2) *Under the West End Plan, a 3-storey podium is typically expected for new development against Davie street. This application proposes typology that differs from the typical tower-podium strategy.*

Taking into consideration that an at-grade courtyard with direct sun access has been proposed instead of a continuous podium, please provide comments on this proposed typology.

- 3) Please provide commentary on the building's interface with the public realm (Davie Street, Nicola Street and the Laneway), taking into consideration the steep sloping nature of the site.

- **Applicant's Introductory Comments:**

- This scheme was first brought to planning 2 years ago. It was 2 separate buildings and it was a tower and a podium. After the last design panel review, we looked at it and found it was still a valid approach.
- Noting the existing Knights of Columbus building to the east and Gabriola Mansion to the west are both towers and a park, we felt that our scheme is still valid as a tower and a park rather than a tower and a podium.
- We made these buildings under the 60ft height which a lot of the west end building under WD zoning were before. If you look at the sun diagrams, this area and the front courtyard will get really good sun for a good part of the year and day time. We located the children's play area here. We felt that it is appropriate to have a shared amenity space between rental and market housing.

Landscaping:

- Currently, we are showing that all the existing trees on Davie are being retained and we are adding 3 trees on Nicola. But we also want to explore the possibility of replacing all the trees on Davie. So we have broader canopy trees that would enhance the pedestrian experience all year round rather than a few weeks in the spring. This would be done in coordination with the city along with the building of the new sidewalk.
- Along Davie and this first half of Nicola, the sidewalk has extended out to the property line to create a more open pedestrian experience. And the planting along the residential side along Nicola will wrap around to the lane to soften lane in the back.
- So as the grade drastically changes from E to W, we wanted to take advantage of the grade change. So it levels 3, 2 and 1 as it steps down. The main entrance to social housing is defined by a broad stairway and ramp and its gateway by 2 trees and some seating elements. So this creates a welcoming forefront. There's a public node proposed in the middle of the development and it's meant as a place to rest, a community gathering spot and acts as a forecourt for the central amenities space. Our water feature starts there and works its way down to Nicola and it features seating and bird houses and ends with a waterfall and a pool. At Nicola, we have a large plaza for the entrance of this building and we have the 3 townhouse entrances with arbours which complement the architecture.
- In between the 2 buildings is the courtyard and it can be accessed from the Davie St. forecourt as well as all the residential patios and the two amenities spaces. The courtyard acts as an urban oasis with lush play of trees. There's a series of arbours and benches and a place with different levels to create more interesting space. The amenities areas have tables, agriculture plots, a children's play area all placed to maximize sunlight hours. As there is a great ? between the two buildings, special attention was given to make sure courtyard is fully accessible. There's a large trellis that will be on the east stairwell with vines to soften edge. The vine provided is a woodbine vine which will provide food for birds, great fall colour and multi-seasonal fill root tendrils so it will always be interesting year round. Both building has a green roof. The social housing building features more agricultural plots. This space will be further designed as the project develops. Overall, the planting scheme was using native and non-invasive planting and is featured throughout the site. This allows for lower maintenance.

Bird friendly habitat configuration has been selected so that it uses different layers of trees, shrubs, ground cover and it mimics the ideal environment for birds which provide cover and forage.

Additional comments:

Definitely a difference in approach. We listened to the comments last time and redefined what our envelope looks like. Passively, 47% went to the wall ration and 42% went to the wall ratio. Notice South headed this way. It allows us to control solar gains in the morning east sun. Fairly large decks to help with the 10am to 2pm sun and Win has incorporated both horizontal and vertical shading on the SW façade. There's triple glazing on podium and HRV in both and a VRF system mechanically on the active side. It will definitely perform much better than previous iteration.

Materials are panel clouding, a fibre cement board swiss pearls for the clouding material. We have that on both the mid-rise and the high rise building. We have mason ray lower podium where you see the ray colours and triple glaze on the market tower and double glaze on the mid tower.

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. Shieh and seconded by Mr. Neale and the decision of the Urban Design Panel:

THAT the Panel recommends the applicant to bring the project back to the panel once the considerations have been taken into account especially when it comes to the architectural expression of the tower.

Considerations would be:

- Further design development to the architectural expression to provide more clarity to the part of the building
- Further review of the entry to the tower
- Further design development to the water features especially along Davie street to consider reducing the extent of the water feature and to provide better connection of the building to the street along Davie
- Further design development to lane public realm

The panel has voted in favour of the motion for the applicant to resubmit.

- **Related Commentary:**

- There's a very strong consensus that the panel members really appreciate the change in typology of the project and departure from the podium tower expression. The proposed scheme seems to be more fitting in the immediate context of lower Davie St.
- Panel members felt that the podium is quite strong, but could possibly be made stronger especially as it turns the corner. It was felt that the entry to the main tower was quite compressed. Maybe that small area would benefit from relooking into it and opening it up to make it more welcoming. Right now, there's a very strong canopy that's fairly low and subduing and compressing this hall area.
- Most of the discussion revolved around the landscaping. There's a strong consensus on the water feature. Most panel members would prefer to see further design development and reducing the water features around the project providing additional pocket gardens or spaces and a hierarchy or series of gardens.

- There's a strong support for the courtyard especially since it's more usable now that it's getting the sun exposure. Some panel members felt that the tower itself is responding better to its solar orientation.
- A number of panel members expressed concern about the architectural expression of the tower and that the clarity of the architectural expression from the original scheme has been somewhat lost. It may be that the tower itself needs another level of scrutiny and design to bring more discipline to the architectural expression.
- A number of panel members expressed concern about discrepancies between the model and the joint package. It's very hard to judge which one takes precedence and very hard to gauge how to assess something when there's quite a significant discrepancy in the materials provided. Moving forward, the panel would like the planning department to make sure that the information is coordinated. One of the concerns last time was that there wasn't adequate level of information provided with context and sustainability and public realm. We are seeing that happening again.
- When it came to public ground, it was felt that Davie and Nicola has been more successful in resolution but the lane not given same level of consideration. We strongly encourage the lane interface gets looked at again especially the corner where the emergency generator is located right now. The concern is that corner is not well resolved at this point and further landscaping of that corner will benefit the entire project.

- **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.

HOUSING POLICY & PROJECTS / SOCIAL POLICY & PROJECTS

The recommendations of Housing Policy 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.

PARK BOARD

The recommendations with regard to parks 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, firefighting access and energy utilization requirements.

NOTIFICATION

On Jan 31, 2018, a site sign was erected on the site facing onto Davie Street. In addition 1,139 postcards were sent to neighboring property owners in a 2 block radius notifying them of the application and offering additional information on the city's website. The postcard and the development application materials were posted online at vancouver.ca/devapps. Following this an open house was held on February 15 2018. 36 people signed the attendance sheet and 8 written comments were submitted. The application was then put on hold following a request for resubmission at the UDP panel.

Following the resubmission of the application on July 23, 2018, a new site sign was erected on the site facing onto Davie Street. In addition 1,139 postcards were sent to neighboring property owners in a 2 block radius notifying them of the revised application, and offering additional information on the city's website. The postcard and the development application materials were posted online at vancouver.ca/devapps.

Following this a second open house with the revised application was held on August 14 2018. 28 people signed the attendance sheet and 8 written comments were submitted. An additional 16 comments were submitted by email. Of all the written responses received (24 in total) 3 were in support, 13 against and 8 were not related to the scope of the development permit application.

Tenant Relocation:

A number of respondents expressed concerns and had questions over the tenant relocation process.

Staff Response:

Staff addressed the concerns expressed both at the open house and in follow up emails/ telephone calls working closely with the existing tenants to ensure proper process is followed, questions answered, all information required is collated and (in so far as possible) all needs addressed. Housing has been pro-active in seeking to understand better the tenants concerns. See Standard Condition A.1.40 and 41

Development Related Congestion:

A number of respondents expressed concerns over excessive parking from the development with the consequent pressure on existing infrastructure due to the additional vehicular use. There were also concerns expressed in particular on the quality of the lanes interface for traffic both pedestrian and vehicular generated from the development.

Staff Response:

The applicant has provided parking in accordance with the requirements of the Parking By-law. Most of the concerns expressed on this issue by members of the public were outside the scope of the consideration of the development application and belonged to a larger policy discussion which staff referred to the correct point of contact for their consideration.

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.

Staff also examined the concerns over the lane seeking a better experience for both pedestrian and vehicular traffic. See Recommended Condition 1.2 (ii) and Standard Conditions A.1.26, A.1.28, and A.2.3.

Form, Massing & Material Expression:

Some of the respondents had concerns with the scheme considering it too homogenous in form, minimal in expression and without sufficient high quality materials. To a lesser extent some respondents also expressed concern over the schemes potential shading of adjoining properties.

Staff Response:

With regard to the material expression, massing and form, staffs have examined the applications details and are seeking design improvements to both improve the architectural expression of the building component of the scheme as well as the pedestrian realm. Please see Recommended Conditions 1.1 & 1. 2.

The applicant had provided shadow studies for the purposes of examination by staff to determine the impact of the development. This effect was considered minimal and a significant improvement on the previous iteration of the scheme.

Bird & Animal Friendly Design:

There were concerns expressed regarding the quality of bird and animal friendly design with insufficiently appropriate landscaping off Davie and Nicola Streets.

Staff Response:

Staff has sought to improve sustainability and animal friendly public realm transitions with additional pocket gardens or spaces recommended off the principal streets and soft landscaping to provide a smooth transition intended as a hierarchy or series of gardens. Bird friendly plants were requested on the plant palette, enabling bird habitat conservation and bird habitat promotion. See Standard Conditions A.1.24, 25 and 31.

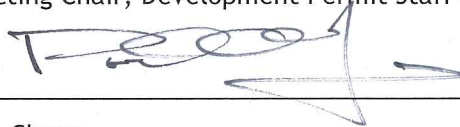
DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law and Official Development Plan 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.



M. So
Acting Chair, Development Permit Staff Committee



P. Cheng
Development Planner



B. Balantyan
Project Coordinator

Project Facilitator: C. 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 compliance with maximum height of 190.29 ft. permitted by Sections 4.3 - Height, and 5.2 - Relaxation of Regulations, of the RM-5D District Schedule of the Zoning and Development By-law, or provision of a green roof in accordance with Planning - By-law Administration Bulletin entitled, "Roof-mounted Energy Technologies and Green Roofs - Discretionary Height Increases", for the Market Housing building in the proposed development, including the following:

- i. to be considered for a height increase, at least 25% of roof area should be planted for intensive green roofs, and at least 50% of roof area should be planted for extensive green roofs;

Note to Applicant: Detailed Landscape Plans will be required for proposed green roofs, including overlays demonstrating percentage of planted area.

- ii. top-of-roof slab elevation of the Market Housing building does not match on the roof plan (EL 280.44') and elevation/section drawings (EL 282.61');

Note to Applicant: Based on elevation and section drawings, building height, measured from the interpolated City building grade directly below the northwest corner of the rooftop parapet along Grid Line "C" on the Market Housing building, has been computed to be 190.64 ft. Top-of-roof slab at the same spot has been computed to be 189.64 ft. in height.

- iii. without the provision of a green roof, the elevator/stair core of the Market Housing building must comply with Section 10.11 - Relaxation of Limitations on Building Height, of the General Regulations of the Zoning and Development By-law in order to be considered for height increase;

Note to Applicant: The core must not exceed one-third of the width of the building as measured on any elevation, and in total not cover more than 10% of roof area.

- iv. floor and roof level elevations on the Social Housing building do not match on the roof plan and elevation and section drawings;

Note to Applicant: The dimension between roof slabs of the building and mechanical room does not match roof level elevations on the elevation drawings.

A.1.2 submission of dimensioned details of wall types cross-referencing requested floor space exclusions on the FSR documents, and a letter from a Building Envelope professional recommending the proposed wall types, in accordance with the applicable section in Section 10.33 - Exclusions for Exterior Wall Thickness, of the Zoning and Development By-law, is required;

Note to Applicant: Planning By-law Administration Bulletin entitled, "Floor Space Exclusion to Accommodate Improved Building Performance (Envelope and Thermal Insulation) should be consulted.

A.1.3 clarification and confirmation of proposed floor area, and floor space ratio (FSR), noting the following:

- i. open-to-below areas on Level MHL2 need not be included in the computation of the FSR;
- ii. laundry room area on Level LHA0 must be included in the computation of the FSR;
- iii. floor areas on Levels MHL7 through MHL20 do not match on FSR plans, Areas Summary tables, and FSR Calculation / Area tables on FSR documents;

Note to Applicant: For purposes of this technical review, computation of proposed FSR has been based on areas shown on the colour-coded FSR floor plans and Areas Summary table on FSR documents.

Note to Applicant: Submission of revised detailed FSR documents indicating all spaces and uses included or excluded from FSR calculations is required.

A.1.4 compliance with Section 4.7.6 (a) - Balconies and Decks, of the RM-5D District Schedule of the Zoning and Development By-law, noting the following (see also Recommended Condition 1.1):

- i. a maximum of 12% (18,284.0 ft.²) of total residential area provided, computed to be 152,363.0 ft.², is permitted to be excluded as balcony area from the FSR;

Note to Applicant: Proposed combined social and market housing balcony area has been computed to be 25,987.0 ft.², exceeding the maximum permitted area by 7,703.0 ft.².

- ii. all balconies and roof decks should be noted on floor plans, matching FSR documents;
- iii. 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 007 on Level MHL3, Balcony 006 on Level MHL5, east side of Balcony 007 on Level MHL5, and Balcony PH02 on Level MHL21 are considered as roof decks and may be excluded from balcony area;
 - b. Balcony 005 on Level MHL4 does not match on FSR and Architectural plans;
 - c. balcony portions of roof deck on the west side of Level MHL5 must be included in balcony area;

Note to Applicant: Revised balcony areas indicating all spaces included or excluded from balcony area should be submitted with the revised FSR documents.

A.1.5 dwelling units containing a minimum floor area of 37.0 m² (400.0 ft.²) to be in accordance with Section 10.21.2 of the General Regulations of the Zoning and Development By-law, noting the following or agreed to the satisfaction of Housing Policy & Projects, the General Manager of Arts, Culture and Community Services and confirmation by the Director of Planning (see also Standard Condition A.1.43):

- i. Studio units size in the Social Housing component of the proposed development to be as per above or otherwise agreed to the satisfaction, direction of Housing Policy & Projects, the General Manager of Arts, Culture and Community Services and confirmation by the Director of Planning;

- ii. the measurement of dwelling unit size shall be calculated using the inside dimension of the walls. Interior partition walls, within the dwelling unit, are to be included in the measurement.

Further, any bulk storage EXCLUDED FROM FSR CALCULATIONS shall NOT be included in the measurement of the dwelling unit floor area;

- iii. floor area of each dwelling unit is to be noted on floor plans;

- A.1.6 provision of useable storage space for each dwelling unit for the storage of bulky items, e.g., winter tires, ski and barbecue equipment, excess furniture, etc., in compliance with Planning - By-law Administration Bulletin entitled, "Bulk Storage and In-suite Storage - Multiple Family Residential Developments", noting the following:

- i. a minimum and maximum of 40.0 ft.² of bulk storage is required for the Social Housing component of the proposed development (see also Condition A.1.44);

Note to Applicant: Proposed storage in Unit No. 004 on Levels 5 and 6 conflicts with suite entry.

- ii. a minimum of 5.7 m³ (200.0 ft.³) of bulk storage is required for the Market Housing component of the proposed development;

- iii. bulk storage area must be minimum 23.5 ft.² in the Market Housing component when minimum ceiling height provided is 8.5 ft., in order to achieve minimum required storage space;

Note to Applicant: In-suite storage rooms in Unit No. 003 on Levels 7 through 14, Unit No. 002 on Levels 15 through 20, and Unit No. PH02 on Level 21, in the Market Housing component of the proposed development, do not comply.

- iv. the in-suite storage for Unit 004 on Levels 5 and 6 of the Market Housing component of the proposed development exceeds 40.0 ft.² (3.7 m²), and its total area must be included in the computation of the FSR;

- v. layout of the residential lockers proposed on Level P3 is required;

Note to Applicant: Each storage unit in the underground parking level must accommodate minimum required storage space, have a minimum clear horizontal dimension of 4.0 ft. in all directions, and a full floor-to-ceiling height of minimum 6'-10". Storage units should be dimensioned to demonstrate compliance.

- vi. all in-suite bulk storage rooms/lockers should be dimensioned on floor plans, showing a minimum clear horizontal dimension of 1.2 m (4.0 ft.) in all directions;

- A.1.7 provision of a kitchen in each dwelling unit in the Social Housing component of the proposed development;

Note to Applicant: The floor plan of the 1-Bedroom units on Levels 3 through 6 in the Social Housing component of the proposed development shows no kitchen.

- A.1.8 compliance with Section 4.10 - Horizontal Angle of Daylight, of the RM-5D District Schedule of the Zoning and Development By-law, noting the following:

- i. the following rooms in the Market Housing component of the proposed development do not comply:
 - a. Den/Bedroom in Townhouse Units 001, 002, and 003, Level 1;
 - b. Bedroom with enclosed balcony in Unit 004, Level 2;
 - c. Living/Dining Room in Unit 006, Levels 3 and 4;

Note to Applicant: Provision of a window on the exterior wall of the building is required for each of the rooms/spaces noted above.

A.1.9 notation/clarification of the uses of all rooms/spaces, including, but not limited to the following:

- i. identification of dwelling unit types, with regard to number of bedrooms in each unit, in the Social Housing component of the proposed development;

Note to Applicant: Proposed use of all rooms/spaces within all dwelling units should also be noted on plans.

- ii. rooms in dwelling units with "Den/Bedroom" should be noted as either "Bedroom" or "Den";

Note to Applicant: Only one use per space should be shown on plans.

- iii. deletion of enclosed balconies;

Note to Applicant: Enclosed balconies are not permitted per the RM-5D District Schedule.

- iv. all amenity rooms/spaces, including details regarding type, finishing, equipment and/or furnishings;

Note to Applicant: In addition to their proposed use(s), all amenity rooms/spaces should be noted as "Amenity".

A.1.10 provision of a project north arrow by considering Nicola Street as a north/south bound street, consistent with the City building grades plan;

A.1.11 compliance with Sections 4.8.1 and 4.8.4 - Disability Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: A minimum of 2.3 m (7'-6") unobstructed vertical clearance is required for a disability parking space and all entry points, manoeuvring aisles, and access ramps leading to the disability parking space. Compliance with required vertical clearances should be clearly demonstrated on the submitted plans.

A.1.12 compliance with Section 4.1.15 - Calculation of Disability Parking Spaces, of the Parking By-law, noting the following:

- i. required disability parking spaces may count as two parking spaces only for the purpose of satisfying the minimum required number of parking spaces;

Note to Applicant: As proposed number of parking spaces for the social and market housing components exceeds the minimum required, disability parking spaces are not to be double-counted on the plans.

A.1.13 identification of proposed number of parking spaces on floor plans, noted separately for the social housing and market housing components of the proposed development;

A.1.14 provision of curbs (wheel stops), in accordance with Section 4.8.9 - Curbs, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services, for perpendicular parking spaces, and distant from pedestrian circulation routes in the underground parking levels;

Note to Applicant: Curbs should be dimensioned and identified with notation on the floor plans. Parking Stall Nos. 127 through 133 on Parking Level P4 are examples of parking spaces that require curbs.

A.1.15 compliance with Sections 4.8.1 and 4.8.2 - Size of Parking Spaces and Size of Small Car Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services, noting the following:

i. parking spaces on the west side of Parking Levels P3 and P4 are to be dimensioned;

Note to Applicant: The small car shown on the ramp on Level P4 should also be removed.

ii. a minimum width of 2.5 m (8'-2") is required for Parking Stall No. 17 on Level P2;

A.1.16 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 13 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.1.17 compliance with Section 5.5.1 - Size of Loading Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The Class B loading space should be identified and noted on plans, dimensioned, and show a minimum unobstructed vertical clearance 3.5 m (11'-6") to the underside of the proposed arbour.

A.1.18 provision of bicycle parking, in accordance with Section 6 of the Parking By-law, noting the following:

i. at least 20 percent of the total number of Class A bicycle spaces must be bicycle lockers, in accordance with Section 6.3.13A - Minimum Number of Bicycle Lockers, of the Parking By-law;

Note to Applicant: Bicycle lockers should be illustrated with doors for easier identification on floor plans.

- ii. a minimum of 6 Class B bicycle spaces, readily visible to visitors, is required to be provided on site;

Note to Applicant: The number and location of Class B bicycle spaces should be noted, and match on the Architectural and Landscape Plans.

- A.1.19 design development to locate, integrate any emergency generator, exhaust or intake 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.1.20 provision of the following notations on the submitted plans:

- i. "The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law";
- ii. "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";
- iii. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces";
- iv. "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";

- A.1.21 an acoustical consultant's report is to be submitted which assesses noise impacts on the site and recommends noise mitigation measures to achieve noise criteria, to the satisfaction of the Director of Planning;

Note to Applicant: Notation shall be indicated on plans confirming that: "The acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with, or amended by, the Director of Planning."

- A.1.22 compliance with Section 10.12.2 - Demolition of a Building, of the Zoning and Development By-law which states that:

"Except as set out in Section 10.12.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued.

The development permit for the new development shall not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable."

Standard Urban Design Conditions

- A.1.23 submission of a maintenance plan that describes how the building facades will be accessed, cleaned and maintained;

Standard Landscape Conditions

- A.1.24 design development to improve presentation to Davie Street, improve sustainability and public realm transition to the building by the deletion of the water feature and replacement with additional pocket gardens or spaces, oriented to the street;

Note to Applicant: Additional soft landscape should provide a smooth transition intended as a hierarchy or series of gardens.

- A.1.25 design developments of the Urban Agriculture Plots to:

- i. be a minimum of 24sf (3ft x 8ft) for maximum growing potential;
- ii. have a maximum reach of 18 inches from the perimeter to the middle of the plot; and,
- iii. a maximum height of 2 feet for easy reaching into planter beds; plots with enhanced universal accessibility features should have a height of - 2.5 feet.

Note to applicant: This should be confirmed with a detail. Refer to the City of Vancouver's *Urban Agriculture Guidelines for the Private Realm* (See also Recommended Condition 1.3).

- A.1.26 provision of a pedestrian friendly experience at the lane edges by the use of down lighting and more substantial planting at grade.

Note to Applicant: The lane edge planting should be protected from vehicles by an 8" high curb.

- A.1.27 provision of maximized tree growing medium and planting depths for tree and shrub planters to ensure long term viability of the landscape.

Note to Applicant: Underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should exceed CSLA standards.

- A.1.28 provision of section details at a minimum scale of 1/4"=1'-0" scale to illustrate all typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, including trellis over parkade ramp and other features;

- A.1.29 provision of sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces (see also Standard Condition A.1.24 - 26).

Note to applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

- A.1.30 coordination of new proposed street trees and any City owned tree removals with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

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 tree 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.

Note to Applicant: The applicant must contact Park Board and Engineering prior to final DP submission and ensure this information is included on the Plant Schedule.

- A.1.31 provision on the landscape drawings of landscape features intended to create a bird friendly design;

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. 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.1.32 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. Relocation of trenching locations are required if in conflict with tree protection.

Parks/ Urban Forestry Conditions

- A.1.33 provision of all related documents and coordination with Parks Urban Forestry Division to initiate the public notification prior to any tree removal;

Note to Applicant: Please contact cabot.lyford@vancouver.ca for public notification protocols regarding tree removal. The 3 shared Birch trees '2', '3' and '4' (infested with Bronze Birch Borer and in poor condition) have already been approved for removal at developer expense during a previous iteration of this project. Since they will not survive zero lot-line construction, they may be removed by the developer at their own expense using a tree contractor licensed to operate in the City of Vancouver. The cherry trees shown on the arborist report on Davie St are to be protected and retained, as is the remaining Ash tree (#22) on Nicola St.

Crime Prevention Through Environmental Design (CPTED)

- A.1.34 Design development to respond to CPTED principles, having particular regards for:

- 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, alcoves, use graffiti deterrent paint, and lighten colour of blank facades along base; and,
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- vi. residential break and enter;
- vii. mail theft; and
- viii. theft in the underground parking.

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings. Consultation with the social housing operators and Park Board staff with experience of the more specific CPTED risks in this area is recommended, and should be included the response to this condition.

Housing Policy & Projects / Social Policy & Projects/ REFM

A.1.35 make arrangements to the satisfaction of the Director of Legal Services and the General Manager of Arts, Culture and Community Services, to enter into a Housing Agreement for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:

- i. a no separate sales covenant;
- ii. a no stratification covenant;
- iii. a provision that none of such units will be rented for less than one month at a time; and,
- iv. a requirement that all units comply with the definition of “social housing” in the applicable DCL By-law;

A.1.36 installation of applicant sign on the site, throughout construction, that acknowledges social housing is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City;

A.1.37 make arrangements, at no cost to the City, and to the satisfaction of the General Manager of Arts, Culture and Community Services, the General Manager of Real Estate and Facilities Management, and the Director of Legal Services, for the design, construction and delivery of a minimum of 51 social housing units, in no less than 20% of the floor area included in the calculation of floor space ratio, along with required parking, storage and amenity spaces all to be contained within a separate air space parcel, to be designed, constructed and equipped in accordance with the City's Housing Design and Technical Guidelines; at no cost to the City. The agreement or agreements will address, but not be limited to, the following issues:

- i. breakdown of unit types (i.e. studios, 1 bedroom units, 2 bedroom units, etc.), sizes, parking numbers and finish specifications must be as per the City's Housing Design and Technical Guidelines version 9.7 or as described further in these conditions;
 - ii. unit design and associated storage and amenity space must be as per the City's High Density Housing for Families with Children Guidelines;
 - iii. the air space parcel for the social housing must be designed to be as autonomous as possible, with design considerations maximizing the efficiency and minimizing the cost of operations over the life of the project and within the larger development; and
 - iv. an occupancy hold on the market housing subject to the satisfactory completion and transfer of the social housing air space parcel to the City;
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- A.1.38 grant the City an option to purchase, for a nominal purchase price, the social housing air space parcel, exercisable upon completion of the social housing units and registration of the social housing air space plan;
- A.1.39 provision of Letter of Credit to City of Vancouver for equivalent to the project cost for the social housing air space parcel, excluding parking structure;
- A.1.40 provision of a Tenant Relocation Plan as per Section 2.1 of the Tenant Relocation and Protection Policy;
- A.1.41 provision of a notarized declaration to be submitted prior to the issuance of a development permit which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes information on posting the notice regarding the intent to redevelop and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant;
- A.1.42 design development to the unit mix of the social housing to achieve at least 50% of the units as 2 or more bedroom family units;
- A.1.43 revision of the drawings for the social housing Air Space Parcel (ASP) to address the following:
- i. indicate the extent of the social housing ASP with a contrasting colour hatch or outline, including all below grade spaces;
 - ii. labeling of all social housing units to include unit type, total net floor area for each unit, width of living area, and room dimensions;
 - iii. labeling of all social housing ASP floor plans to indicate the floor levels indicated on social housing ASP building sections, elevations etc. Also, reference building sections on the floor plans.

Note to applicant: The floor levels do not match between the floor plans and sections / elevations, making it difficult to navigate and review.
 - iv. the primary living area of all social housing units, including studio, should have a finished unit dimension of not less than 12 feet, as measured in primary living area facing a window unless otherwise agreed to the satisfaction of Housing Policy & Projects, the General Manager of Arts, Culture and Community Services and confirmation by the Director of Planning;

Note to Applicant: Many units appear to have living area narrower than the minimum required 12 feet clear. Please liaise with staff on this item to confirm direction for the prior to response submission.
 - v. ensure that the bedroom sizes in the social housing meet the requirements of the BC Housing Design Guidelines and Construction Standards;
 - vi. locations of bathrooms within units should address the need for visual and acoustical privacy. Where possible, reconfigure units with bathrooms opening directly into dining, kitchen, or living rooms;
 - vii. in the social housing, provide floor-to-floor heights that will not be inferior to the standard 9'2" heights proposed for the market units. In addition, ensure that a minimum of 8'-0"
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clear ceiling heights, free of obstructions and projections, are provided in all circulation areas, common use spaces, as well as inside the units in living rooms and bedrooms (at a minimum). Furthermore, consider provision of a 9'0" clear ceiling height in amenity room;

Note to Applicant: Floor-to floor heights shown for social housing ASP are inferior to the ones shown for the market portion, and it affects the functionality within the social housing ASP.

- viii. indoor amenity area and office to be provided with air conditioning in social housing;
- ix. provide storage space for building maintenance and warranty period materials for social housing;
- x. indoor amenity area requires provision of furniture layout with tables and chairs, drawn to scale; also provision of storage closet conforming to the size of the indoor amenity area, as well as provision of infant/toddler change table to be included in accessible washroom in indoor amenity area;
- xi. provision of mailboxes in the social housing foyer at the main entry;
- xii. provision of one janitor room per each 3 floors at a minimum, in addition to the one shown on the same floor level as amenity room in the social housing;
- xiii. provision of in-suite storage room of 40 sq. ft. (minimum net area) for each social housing unit;
- xiv. design development to achieve studio units of 400 sq. ft. in social housing or otherwise agreed to the satisfaction, direction of Housing Policy & Projects, the General Manager of Arts, Culture and Community Services and confirmation by the Director of Planning;

Note to Applicant: The location of 40 sq. ft. storage rooms may be provided below grade for studio and 1-bedroom units, while the in-suite storage rooms should be expanded to 40 sq. ft. in 2-bedroom and 3-bedroom units and accessible units. This as a way of helping achieve the studio units that comply with a minimum required net unit size and achieve the required minimum of 40 sq. ft. of storage room per unit.

- xv. provision of 5% accessible units in both family and single unit types (one 1-bedroom, one 2-bedroom, and one 3-bedroom) in social housing. For these units revise drawings to accommodate the following:
 - a) identify location of entry door for wheelchair accessible social housing units;
 - b) provide floor drain in bathrooms;
 - c) remove tubs from bathrooms and replace with roll-in showers;
 - d) ensure the minimum finished narrow unit dimension be not less than 3.66m (12ft). Provide furniture layouts to scale accommodating BC Housing requirements for dining room and living and seating capacity, indicating that through-circulation space requirements can be met;
 - e) ensure all doors within accessible units are a 3'0 foot wide leaf, including latch side clearances;
 - f) achieve minimum hallway width of 3'-4" and 3'-6"; and
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- g) ensure balconies are accessible for the accessible units. Show the turning radius for the wheelchair on the balcony; and,
- h) provide accessible equipment and appliances, including laundry appliances.

Note to Applicant: Detailed information for accessible units provided in City of Vancouver Housing Design and Technical Guidelines and BC Housing Design Guidelines and Construction Standards.

A.1.44 design development to explore feasibility of provision of one 2-bedroom and one 3-bedroom family childcare units (in accordance with the Housing Design and Technical Guidelines) in social housing. Provide a minimum of two licensable family childcare units on the ground floor of the social housing ASP, for home childcare with attached outdoor patio areas to serve as outdoor play space and connection to the common play area;

A.1.45 design development to outdoor amenity areas for social and market housing to include planters with edible landscaping which would be suitable for urban agriculture by residents, including the necessary supporting infrastructure, such as a high efficiency irrigation and /or hose bib, potting bench, tool storage chest and yard waste. Label supporting infrastructure;

Note to Applicant: Provision of urban agriculture on the roof of the market and social housing is encouraged to allow for an expanded outdoor play area.

A.1.46 design development to include landscape treatment, grading, finishes and equipment in all outdoor areas, including roof gardens for social and market housing;

A.1.47 design development of a larger outdoor play area that is shared by both the social and market housing. Provide detailed drawings of outdoor play area, including materials, play elements, and equipment;

Note to Applicant: Play equipment is not required, but natural landscapes which encourage imaginative and motor skills developing play are encouraged. Detailed information regarding outdoor play area is provided in the High-Density Housing for Families with Children Guidelines. Provide dimensions and areas on drawings.

A.1.48 social housing to have dedicated electrical and mechanical rooms with separately metered services. Provide a written overview of building systems, including mechanical and electrical. Subsequently, meet with REFM Operations to review mechanical, electrical, energy, and DDC requirements (City's DDC Technical Guidelines <https://vancouver.ca/files/cov/digital-direct-control-ddc-hvac-technical-guidelines-v1.1.pdf>) prior to issuance of Development Permit;

Note to Applicant: All building components that relate to the social housing must be designed and delivered in compliance with the City's Housing Design and Technical Guidelines, to the satisfaction of the General Manager of Arts, Culture and Community Services. A meeting with City staff to discuss details of design development before prior to response is suggested.

A.1.49 provision of vehicle parking for social housing ASP should, at a minimum, include 24 spots, as well as 2 visitor spots; an appropriate number of wheelchair-accessible parking spots shall be located in proximity to the elevators serving social housing ASP. Identify the location of these parking spaces with labeling on the plans;

A.1.50 provision of Class A bicycle spaces as required for social housing and integral with the social housing ASP;

A.1.51 explore the provision of a heat treatment room in social housing for bedbug treatment and provision of bedbug deterrent in walls between units to the satisfaction and further direction of the General Manager of Arts, Culture and Community Services, and the General Manager of Real Estate and Facilities Management, as required;

A.2 Standard Engineering Conditions

A.2.1 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 16, 17 & 18, Block 49, DL 185, Plan 92 to create a single parcel;

A.2.2 provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, adjacent to Davie Street, to achieve a 5.5 M metre offset distance from the back of the existing curb to the building face. A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final setback and SRW width is required. The SRW will be free of any encumbrance such as structure, stairs, door swing and plantings at grade and is to accommodate the underground parking structure within the SRW agreement;

Note to Applicant: Engineering may accept some plantings and street furniture in the furthest 1.0m offset from the curb.

A.2.3 provision of seating along Davie Street located on private property that includes detailed specifications including a minimum of 50% of the proposed benches meet ADA Standards for Accessible Design. Please also include the;

- i. provision of a 1.53 m (5'-0") sod grass front boulevard with trees, 3.05m (10'-0") light broom finish saw cut concrete sidewalk, and landscaped back boulevard on Davie St frontage;
- ii. provision of a 1.83 m (6'-0") sod grass front boulevard with trees and 1.83 m (6'-0") light broom finish saw cut concrete sidewalk on Nicola St frontage;
- iii. provision of a standard concrete lane crossing on Nicola Street including new curb returns and curb ramps on both sides of the lane entry as per City standard;
- iv. provision of upgraded street lighting adjacent to the site to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required. This is part of the Lower Davie area identified in the West End Community Plan;

A.2.4 provision of a landscape plan is to be submitted for review to Engineering Services including the following statement on the plan;

This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."

Note to Applicant: Add note to landscape plans "Installation of parking regulatory signage on Davie Street and Nicola Street adjacent the site to the satisfaction of the General Manager of Engineering Services".

A.2.5 provide automatic door openers on the doors providing access to the bicycle room(s) and note on drawings;

A.2.6 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services. Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Vancouver Parking By-law;

- i. provision of column dimensions to be shown on the drawings;
- ii. (21'8") wide maneuvering aisles require columns to be set-back a minimum 0.3m (1') from the maneuvering aisle;
- iii. design Development to provide the required pedestrian access aisle widths leading to the elevators and stairways. Access aisle width dimensions to be shown on the drawings;

Note to Applicant: Consider hatching the pedestrian access aisles for clarity;

- iv. provision of additional dimensions on the section drawings showing vertical clearance within the parking levels. Ensure adequate vertical clearance is provided for mechanical projections, utilities and other services. 3.8m of vertical clearance is required for Class B loading spaces and maneuvering. 2.3m of vertical clearance is required for access and maneuvering to all disability spaces and must be noted on the drawings;
- v. provision of a section drawing showing elevations, vertical clearances, and security gates for the main ramp and through the loading bay. Additional information is required showing the 'stair-free' access route from the Class B loading space to all uses;

Note to Applicant : The location of the Class B loading space requires crossing the main access ramp to access the Market Housing. This is not the most desirable situation, and could be improved upon. Consideration should also be given to design changes that would 'flip' the locations of the stairwell and elevator for the Market Housing to provide a more direct route from the loading space into the elevators.

- vi. provision of internal 'stair-free' loading access from the Class B loading space to all site uses. The 'stair-free' access route to be shown on the drawings to include the route to the various elevators. Additional information to be provided on the drawings showing the loading dock and maneuvering area to facilitate unloading activities. Dimension the loading space;
- vii. provision of turn swaths showing Class B loading vehicle movements to/from the Class B loading space and into/out of the lane;
- viii. provision of design elevations on both sides of the parking ramp at all breakpoints, within the parking levels and at all entrances;

Note to Applicant: Where there is a curved ramp, provide grades two feet from the wall on the inside radius. The slope and length of the ramp sections must be shown on the drawings. Slope and crossfall to be shown on the drawings.

- ix. dimension the access aisle widths in the bicycle storage rooms;
 - x. dimension the size of the bicycle spaces; and,
 - xi. provision of a plan showing the access routes from all the Class A bicycle spaces to reach the outside.
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Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required. Label the bike-lift and show all the bicycle access routes on the drawings. Provide dimensions for the bike-lift on the drawings.

- A.2.7 provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: "As-constructed" documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

A.3 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:

- A.3.1 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.
- A.3.2 the property owner shall, if so required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
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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 **April 15, 2019**, 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 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.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.5 Please note that additional addresses may be required prior to issuance of the Building Permit. Unit numbers are to be assigned, for example 1st storey (100 series), 2nd storey (200 series) etc. A floor layout plan including addressing and unit numbers is to be submitted prior to Building Permit issuance and shown on drawings submitted with the Building Permit application. For information, please contact the City of Vancouver Addressing Coordinator.

B.2 Conditions of Development Permit:

- B.2.1 The owner or representative is advised to contact Engineering to acquire the project's permissible street use, including the following:
- i. 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
 - ii. be aware that a minimum 60 days lead time is required for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions. No tower crane will be permitted on public property.
- B.2.2 All services, including telephone, television cables and electricity, shall be completely underground.
- B.2.3 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.2.4 Amenity areas of 1,549.0 ft.² for social housing on Levels AHL0 and AHL1, and 1,450.0 ft.² for market housing on Levels 1 and 2, 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 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 All approved street trees shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.6 In accordance with Protection of Trees By-law Number 9958, all trees are to be planted prior to issuance of any required occupancy permit, or use of occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- B.2.7 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of site trees is permitted only as indicated on the approved Development Permit drawings.
- B.2.8 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 of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.

Note to Applicant: In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit (amount to be determined by the City) as a guarantee for completion of the work by an agreed upon date.

- B.2.9 If the development is phased and construction is interrupted, the project will require an amendment, to the satisfaction of the Director of Planning, to address how the incomplete portions of the development will be treated.
- B.2.10 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 of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.11 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.2.12 The social housing component shall be permanently maintained for social housing. In the event the development ceases to provide social housing, then parking, including the required number of spaces, shall be provided in accordance with the relevant requirements of the Parking By-law within 30 days of this change.
- B.2.13 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.

The applicant is to provide 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.

- B.2.14 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.2.15 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.

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.2.16 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.
-