
**CITY OF VANCOUVER
PLANNING & DEVELOPMENT SERVICES**

**DEVELOPMENT PERMIT STAFF COMMITTEE
MEETING
April 3, 2019**

**FOR THE DEVELOPMENT PERMIT BOARD
April 29, 2019**

**1520 - 1558 West 6th Avenue (COMPLETE APPLICATION)
DP-2018-01160 – C-3A**

BC/MC/TT/ZJ/SR

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
C. Chant, Engineering Services
C. Yee, Engineering Services

Also Present:

B. Clark, Urban Design & Development Planning
M. Cheng, Development Services
S. Robin, Development Services

APPLICANT:

Anthem Properties Group Ltd.
1100 – 1055 Dunsmuir Street
Vancouver, BC
V7X 1K8

PROPERTY OWNER:

Anthem West 6th Granville Developments Ltd.
1100 – 1055 Dunsmuir Street
Vancouver, BC
V7X 1K8

EXECUTIVE SUMMARY

- **Proposal:** To develop the site with an 11-storey multiple dwelling building that includes 50 dwelling units over two levels of underground parking accessed from the lane, including a heritage density transfer to permit a total FSR of 3.3.

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. Public realm;
2. Architectural form and character; and,
3. Livability.

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

THAT the Board APPROVE Development Application No. DP-2018-01160 submitted, the plans and information forming a part thereof, thereby permitting an 11-storey multiple dwelling building that includes 50 dwelling units over two levels of underground parking accessed from the lane, including a heritage density transfer to permit a total FSR of 3.3.

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

1.1 design development to create a more generous entry courtyard for the residential tower;

1.2 design development to the site perimeter treatment, as follows:

- i) provide additional street-facing landscaping, including larger specimen trees;
- ii) incorporate a low articulated wall in a high quality material such as masonry or stone; and
- iii) set the parkade wall back from property line to create "tree wells" at site corners and "planting pockets" along the street and lanes, chamfer the top of the slab and use varied height planters to increase soil volume (See Landscape Condition A.1.14);

1.3 design development to animate the lanes and augment pedestrian use, as follows:

- i) develop a "front door" entry path from the lane to the outdoor amenity/lobby;
- ii) reconfigure the temporary garbage/recycling storage area to reduce its visual impact on the outdoor amenity, and enhance with architectural features such as pergolas/trellises or a decorative enclosure, with landscape screening;
- iii) develop exit stairs as secondary entries, with vision panels and canopies;
- iv) screen views of the parkade ramp and downplay its vehicular character with special paving, decorative gates, and landscaping along the ramp and lane frontages;
- v) shift concrete walls back from the property line to incorporate landscaping on the lane side, with a feature tree at the southeast site corner;
- vi) incorporate decorative site furniture such as pedestrian-scale lighting and bollards; and
- vii) relocate the trees on the podium roof decks closer to the street and lanes to be more visible;

1.4 design development to the architectural form and character, as follows:

- i) strengthen the residential entry, add a canopy and a decorative breezeway gate;
- ii) explore stepping the west "tower" several feet south to articulate the building form;
- iii) open up the building corners with glazing to capture views and lighten up the massing;
- iv) incorporate architectural treatments to address solar orientation;
- v) develop materiality and detailing to strengthen the building character, noting two cladding types should not be used in the same plane without a significant break;
- vi) distinguish the podium from the tower, with higher quality materials such as masonry and wood soffits, and more intensive detailing to enhance the pedestrian experience;
- vii) develop more individuality for the townhouse units along West 6th and the lanes; and
- viii) increase visual interest of blank walls around the building, by adding more glazing to the east and south exit stairs, architectural and landscape treatments, and use of a lighter more pedestrian-friendly colour along the ground plane;

1.5 design development to improve livability, as follows:

- i) provide additional outdoor amenity space, and explore adding a shared rooftop amenity with green roof;

- ii) address grade relationship of the south townhouses along the lane to improve livability, daylighting, and access; and
- iii) reconfigure and/or relocate the two units facing the parkade ramp.

Note to Applicant: Due to livability impacts, units should ideally face the lane, and be provided private outdoor spaces. This would also activate the lane.

- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• Technical Analysis:

Technical Review for: 1558 West 6th Avenue				Zone: C-3A	DP-2018-01160
PERMITTED / REQUIRED				PROPOSED	
Site Size and Area ¹				Per Survey Plan Irregular lot 1,826.00 m ² = 19,654.90 ft ²	
Use	Dwelling: Multiple Dwelling			Multiple Dwelling	
Setback	Front yard (West 6th Avenue)			Front yard (West 6th Avenue)	
	Per Burrard Slopes C-3A Guidelines	11.81 ft		11.81 ft	
	Rear yard (South) to Residential			Rear yard (South) to Residential	
	Per C-3A District Schedule	24.93 ft		Level 2	24.93 ft
	Per Burrard Slopes C-3A Guidelines	41.01 ft		Tower portion over 72 ft in height	41.01 ft
Height ²	Maximum non-discretionary				
	View cone			None	
	Discretionary height increase per Burrard Slopes C-3A Guidelines			100.07 ft	
FSR ³	Maximum non-discretionary			1.00 FSR	
	Discretionary FSR increase per DPB			3.00 FSR	
	10% heritage density transfer			0.30 FSR	
	Total			3.30 FSR	
Floor Area ³	Discretionary FSR increase per DPB			58,964.70 ft ²	
	10% heritage density transfer			5,896.00 ft ²	
	Total			64,860.70 ft ²	
Balcony ⁴	Maximum residential balcony			Residential balcony	
	Enclosed	4%	2,594.43 ft ²	Enclosed	2.16% 1,400.82 ft ²
	Open	8%	5,188.86 ft ²	Open	5.84% 3,787.39 ft ²
Amenity				Residential amenity	
				Level 1 - fitness 515.00 ft ²	
				Level 2 - social 882.00 ft ²	
	Maximum			Total 1,397.00 ft ²	
Dwelling Unit Type				Studio	2% 1 unit
				One bedroom	18% 9 units
				Two bedroom	48% 24 units
				Three bedroom	32% 16 units
				Total	100% 50 units
Horizontal Angle of Daylight	Requirement of one angle of 50 degrees, or two angles with a sum of 70 degrees over a distance of unobstructed view at 78.74 ft			Comply	
	Minimum distance may be relaxed to 12.14 ft				

continue with Parking, Loading, Bicycle on the next page

Technical Review for: 1558 West 6th Avenue				Zone: C-3A	DP-2018-01160
PERMITTED / REQUIRED				PROPOSED	
Parking	Residential Use			Residential Use	
	Standard			64	
	Disability			2	
	Maximum Small Car (25%)			12	
	Minimum			78	
Loading	No requirements			No requirements	
Bicycle				Horiz Vert Locker	
				Class	A A A B
				Residential Use	50 0 13 6
				Total	63 6
	Residential Use				

Notes:

¹ Note on Site Size and Area:

Standard Condition A.1.4 seeks submission of two updated, original, sealed copies of the survey plan to confirm the total site area.

² Note on Height:

The maximum permitted height of a building is 9.2 m (30.18 ft) per C-3A District Schedule. The Development Permit Board may permit an increase in the maximum height of a building with respect to any development, up to a maximum of 30.5 m (100.07 ft) per Burrard Slopes C-3A Guidelines.

Staff supports a height relaxation due to the topography of the site.

³ Note on FSR and Floor Area:

The Development Permit Board may permit an increase in floor space ratio up to a maximum of 3.00 FSR, and may increase the allowable floor space ratio by a maximum of 10% where the increase results from a transfer of heritage density. The overall maximum allowable FSR may be up to 3.30 FSR.

⁴ Note on Balcony:

Standard Condition A.1.3 seeks further details about the proposed areas of enclosed and open residential balcony.

• **Legal Description**

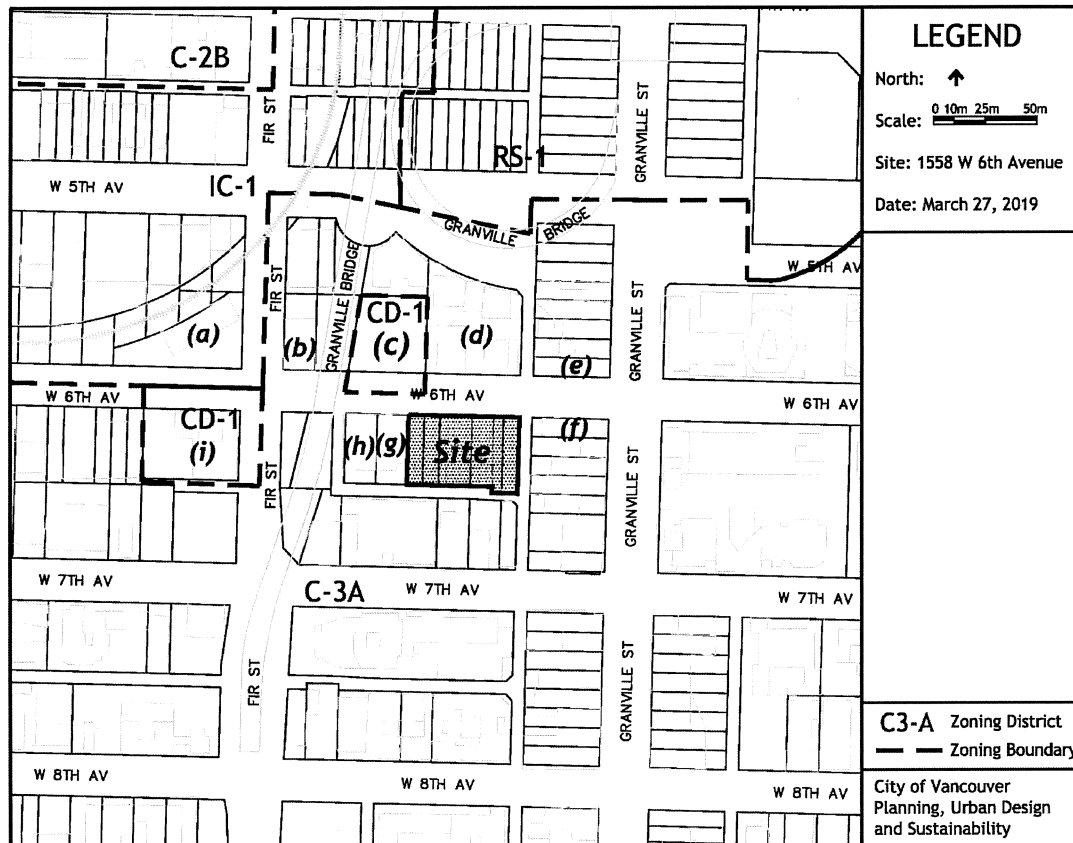
Lot: 5, 6, 7 & 8
 District Lot: 526
 Plan: 590
 Block: 290

• **History of Application:**

18-12-18 Complete DP submitted
 19-03-06 Urban Design Panel
 19-04-03 Development Permit Staff Committee

• **Site:** The 0.48-acre subject site is located mid-block on the south side of the 1500 Block of West 6th Avenue, flanked by a commercial lane. The lot frontage is approximately 53.3 m (175 ft.) and lot depth is approximately 33.5 m (110 ft.). The site slopes down to the north approximately 3.4 m (10 ft.) along the west property line and 2.4 m (8 ft.) along the east property line, with a gentle grade up along West 6th to Granville. At present, the site use is low rise commercial.

• **Context:** Adjacent to the west of the subject site are aging low rise commercial structures, with a newer five storey mixed-use building across the lane to the east. To the northwest is a high density mixed use project, with a 15-storey residential tower over commercial at grade. A 12-storey secured market rental residential tower is located at the corner of Fir and West 6th Ave.



- (a) 6th and Fir Park, 1605 W 6th Ave;
- (b) 2150 Fir Street, 2-storey commercial building, (c.1961);
- (c) 1563 W 6th Avenue, a 15-storey residential building and a 1-storey commercial building, (c.2013);
- (d) 1529 W 6th Avenue, 5-storey mixed-use building for artist live-work studio with retail at grade, (c.1997);
- (e) 1501 W 6th Avenue, 2-storey retail building, (c. 1996);
- (f) 2203 Granville Street, 5-storey mixed-use building, (under construction);
- (g) 1566 W 6th Avenue, 2-storey office building, (c.1969);
- (h) 1574 W 6th Avenue, 2-storey office building, (c.1969); and
- (i) 1618 W 6th Avenue, 12-storey residential building, (c.2017).

• **Background:**

Staff worked closely with the applicant throughout the pre-application process. A complete development permit application was submitted on December 18th, 2018. The proposal appeared before the Urban Design Panel on March 6th, 2019, and was unanimously supported with recommendations.

The site is located in the Broadway Slopes Sub-area. The applicant proposes 100% residential use, which is conditionally permitted. It meets the intent of the C-3A zone by preserving the residential character and general amenity of the area and its immediate surroundings.

The site is well-serviced by transit; Broadway and Granville are served by express and local bus service, with future SkyTrain service along Broadway to Arbutus.

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

- C-3A District Schedule
- Central Broadway C-3A Urban Design Guidelines
- Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway

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

1. C-3A District Schedule:

Use: Multiple dwelling use is a conditional approval use in the C-3A District Schedule.

Density: The base density permitted is 1.0 FSR with a maximum discretionary density of 3.0 FSR in accordance with Section 4.7 of the C-3A District Schedule. A transfer of heritage density up to an additional 10% of the maximum allowable density may be considered under Section 4.7.5 of the C-3A District Schedule.

Height: The base height in the C-3A zone is 9.2 m (30.18 ft.). The Development Permit Board may permit increases in height to a maximum which is unspecified in the District Schedule. Increases to density and height may be permitted provided the Development Permit Board first considers:

- overall resolution of the building and its effect on the surrounding area, including existing views;
- amount of open space, the design and general amenity provided by the proposal;
- traffic, pedestrian amenity and livability of any dwelling uses; and,
- submissions of any advisory group, property owner or tenant.

The Central Broadway C-3A Urban Design Guidelines provide further guidance regarding building height (see next section).

2. Central Broadway C-3A Urban Design Guidelines:

In summary, the intent of the Guidelines as they relate to this development, are as follows:

- assist in the creation of an attractive, cohesive, and primarily residential neighbourhood;
- ensure a high standard of livability; and
- integrate existing and future non-residential uses into the neighbourhood.

3. Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway

- create neighbourhoods outside the Broadway office uptown area where housing is the dominant use; and
- allow choice of use in limited areas in order to permit a mix of housing and office development.

• Response to Applicable By-laws and Guidelines:

Use: The Central Area Plan: Goals and Land Use Policy C-3A encourage housing as the dominant use outside the Cambie to Oak Uptown offices area, and to create new residential neighbourhoods (Policy 3.1, "Create Neighbourhoods"). Criteria include being adjacent to existing residential, where there is no existing major office development. The proposed housing satisfies these objectives of the Plan.

Density: The proposed increase in density from 1.0 FSR to 3.3 is supported for having achieved the desired urban form, subject to "earning" of these increases according to the C-3A By-law and Guidelines and with a transfer of heritage density up to 10 percent permitted under Section 4.7.5 of the C-3A District Schedule.

Height: The C-3A Guidelines stipulate mountain views north on Granville and Burrard should be maintained, with higher building forms on either side creating a sense of street. The guideline height for the Burrard Slopes sub-area of the C-3A zone for this site is 100 feet (30.5 m).

Height from base surface varies as much as 3.4 m (10 ft.) from West 6th Avenue up to the lane. Height calculated to the roof parapet is 33.05 m (108.42 ft). Height calculated to the top of balustrade is 33.49 m (109.89 ft.). Staff consider this height acceptable and within the recommended guideline range of 22 m (72 ft.), given the sloping grade and proximity of nearby towers 30.5 m (100 ft.) and higher.

The elevator/mechanical penthouse parapet is at a height of 34.1 m (111.86 ft.). The penthouse configuration conforms to the prescribed maximum length and area exclusion provisions of Section 10.11 of the Zoning Development By-law. The low overhead elevator profile is a relatively narrow volume set in a north south orientation, which minimizes surrounding private view impacts.

Massing: The proposed development meets the intent of the massing and siting requirements outlined in the Burrard Slopes C-3A Guidelines and is supported by staff for achieving a desirable street wall and neighbourly fit. The building proposes a two to three storey street wall element relating to existing buildings in the vicinity. The tower form is articulated into two vertical elements, to reduce the impression of bulk as viewed from Granville and West 6th. The form of development responds to existing and anticipated potential developments in the vicinity of the subject site, which includes a 12 and 15 storey tower.

Material Treatment and Expression: The building massing has a simple, understated expression, with a two to three storey low-rise podium extending across the site to form a base for an eight storey mid-rise tower. The proposed primary cladding material is a cementitious panel product in two colours. Secondary materials include an aluminum glazing system with metal spandrel panels, tempered glass guards, a wood finished entry soffit, and architectural concrete. The result is a restrained, austere expression of form and materiality.

Less well resolved is the impact and scale of the building base at the lane. Given the 3.0 m (10 ft.) change in grade around the site, blank walls are a prominent part of the pedestrian experience. Efforts should be made to improve visual interest and pedestrian scale as experienced from the lane. See Recommended Condition 1.3.

Shadow Studies: There is very little shadowing of the public realm by the proposed development taken during midday at the equinox. There is partial shadowing of the sidewalk across W 6th Avenue at 10:00 AM, of short duration. Staff would consider this acceptable. (See Shadow Analysis, Appendix C)

View Impacts: There are no public view cones crossing the subject site. In regards to private views, preserving view amenity where possible is a consideration for all C-3A developments. The applicant provided view analyses indicating impacts on nearby developments. Ideally, the preferred urban development pattern to enable views and sun access is a staggered checkerboard fashion, although as further build out in the city occurs, some private view loss may occur, particularly at the low to mid-rise levels where outright heights within the 9.2 m (30.2 ft.) range would obscure views. Staff conclude the siting and massing of the building is adequate for view preservation from adjacent development for mid-rise heights and higher. (See View Analysis, Appendix C)

Livability: A unique aspect of this application is that many proposed units are large 2 and 3 bedroom units. Many units have multiple orientations with enhanced opportunities for daylighting and natural ventilation. The majority of units have private outdoor space exceeding the minimum area requirement and conform with the intent of the guidelines. Common indoor amenity space is provided at the ground floor, and is co-located with an outdoor amenity with a southern exposure, backing onto the lane. Some improvements related to livability are sought in Recommended Condition 1.5.

Landscape and Public Realm Treatment: The applicant is proposing a number of landscape features to enhance the pedestrian experience. At grade, the public realm will feature new street trees, and layered planting along West 6th Avenue and the lane. Where utility location is to be determined, care must be taken not to displace or reduce the quality of landscaping at site perimeter. The common landscape feature is a Zen garden with a proposed green wall in the courtyard on Level 1, flanked by adjacent townhouse units. An outdoor amenity area is sited at the south of the site to maximize sun exposure. At the roof level, there are a number of private patios.

Summary: Staff's outstanding concerns include development of the public realm around the building as well as a resolution of the architectural form and character to strengthen the entry, address views, enliven blank facades, and resolve use of materials and detailing.

Staff consider this application generally meets the C-3A Guidelines, and recommend support of the discretionary increases in height and density, subject to satisfying the Conditions as identified in this report. The criteria below afford the performance based 3.0 FSR and a 10 percent (0.3) Heritage Density Transfer completes the proposed 3.3 FSR:

- high density living with good livability, in conformance with C-3A policy objectives; and
- building massing and expression with a good neighbourly fit and a positive contribution to the streetscape, subject to Recommended Conditions 1.1, 1.2 and 1.3.

• **Conclusion:**

This development proposal will provide multiple dwelling units in close proximity to transit, and will be a positive contribution to the urban streetscape along West 6th Avenue. The application successfully responds to the applicable policies and guidelines. While the proposal does not include a commercial component, there are commercial uses along the north side of West 6th Avenue, and the surrounding area includes a combination of commercial, mixed use and multiple dwelling buildings. Staff support the application, subject to the conditions outlined in this report.

URBAN DESIGN PANEL (*Draft minutes below*)

The Urban Design Panel reviewed this application on March 6th, 2019, and provided the following comments:

EVALUATION: SUPPORT with Recommendations

- **Introduction:**

Brenda Clark, Development Planner, introduced the project as an 11 storey tower in the Broadway Slopes situated half a block from Granville St., 3 blocks North of Broadway and 2 and a half blocks to Burrard St. This neighbourhood is mixed in scale with generally low scale buildings.

This project is a C3-A site, generally meeting all the provisions of the district schedule. Proposed FSR of 3.3 includes the 10% heritage density transfer. It includes 50 units, well situated in an active pedestrian area well-served by transit, near downtown. A pocket park with children's play is located one block west, the Granville Loop park is northeast, with a bike route on the next block.

There is no view cone in this area. In terms of topography, the southwest corner is the highest, falling 3.1 m (10 ft.) to the northwest, with a .6 m (2 ft.) rise towards the northeast corner up to Granville St. The lane is fairly flat in the east-west direction, but drops 2.4 m (8 ft.) to its intersection at W 6th Ave.

Multiple dwelling is a conditional use in C3-A. This pocket does not provide retail continuity but there is commercial use across the street along W 6th Avenue.

The building responds to the C3-A guidelines, written in 1998, states "The intent is to create an attractive cohesive and primarily residential neighbourhood to enhance Granville St. and Burrard St. as important entries to downtown and ensure a high standard of livability."

The tower form has a podium extending around the base with a courtyard between the townhouses. The main building entry is at the base of the tower through an open breeze way. The breezeway is open to provide fire fighter access to the townhomes.

The Broadway Slopes C-3A guidelines call for enough residential amenities for the anticipated population, a clearly identified entry, and high quality public open space. As well, the tower should contribute to the skyline through sculpting of the upper floors. The tower form generally meets all these requirements with a smaller floor plate than permitted. There are several levels of private outdoor spaces. Each unit has its own balcony. The courtyard widths meet livability standards of 24.5 ft. The podium forms the required street wall. The grading is nicely resolved for the most part, with some townhouse patios 3 ft. below grade along the lane.

This is a visually prominent site, visible from many directions.

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

- 1) Is the public realm interface sufficiently developed along West 6th Ave and along the lanes?
- 2) Is sufficient open space provided on site to earn conditional density (10% bonus)?
- 3) Please comment on the overall architectural expression of tower and podium, including:
 - a. Resolution of the form;
 - b. Quality and choice of materials and;
 - c. Colour scheme
- 4) Please comment on the visual prominence of the building entry and the quality of the entry sequence including the open breezeway.
- 5) Is sufficient outdoor amenity provided for the building residents?

- **Applicant's Introductory Comments:**

Topographically, this is a twisted site with a grade change of about 10 ft. The site is open on three sides, with one party wall on the west, presenting some interesting challenges.

This is a 100% residential project, with a total of 50 suites, predominantly generous 2 and 3 bedroom suites. There are 32% 3 BR units, with three typologies: double-fronting townhouses at grade, single-fronting townhouses in the basic podium, and 3 BR penthouses distributed throughout. Two bedrooms constitute about 50% of the mix, ranging from 700 – 1000 sq. ft. There are about 18% 1 bedroom units and one studio unit. The key driver for this project surrounds the complexity and having a non-repetitive suite mix for a modestly scaled building.

Through an exploratory process, it was determined that this was the best design for the site. The location of the parking ramp was determined to provide the greatest degree of lane activation.

The relationship between the tower form and the podium is a simplified massing and expresses the verticality of the project. The principal mass is resolved by using two L-shaped volumes to help break down the thickness of the tower element.

The townhouses are staggered in their massing to help navigate the topography. There is some additional stepping to get as much light into the courtyard as possible. There is a modest depression for the outdoor spaces.

The Southern townhouses have an inverted plan so that the principle spaces are on the top next to the roof deck which helps mitigate some privacy concerns within the courtyard.

The entry location is has an interesting spatial sequence. It is aligned with the most vertical slot, through the security point, and through an open breeze way and the courtyard so all the residents can share in experiencing the amenity space, then through to the lobby and the enclosed envelope of the building.

There is an internal amenity space co-located with a sunny outdoor amenity space on the south which helps activate the lane.

This is a quiet, well-behaved background building within a changing neighbourhood.

On the urban realm, the goal is to create as much space as possible on W. 6th Ave. and to work with the stepping of the townhomes to create a soft and green frontage and with street accesses.

The planters are designed to create as much space as possible and enhance the entries.

A special paving pattern runs from the sidewalk through the breeze way and into the courtyard to draw people into the building. A Japanese garden curvilinear form is proposed along with boulders in landscaped areas.

The back amenity has small and large group seating along with an outdoor kitchen that connects to the indoor amenity space. There is a small community garden and built in storage space for kids play and a small play area.

On sustainability, this project is not pursuing LEED but is targeting to meeting/exceeding the future City Of Vancouver Building Bylaw requirements by making improvements on energy use intensity by about 25% and increasing up to 50% of the City's greenhouse gas targets.

- **Panel's Consensus on Key Aspects Needing Improvement:**

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

THAT the Panel **SUPPORT** the project with the following recommendations to be reviewed by City Staff:

- Design development of the narrative and improve the public realm to meet the intent of the density bonus
- Design development of lane treatment and pedestrian flow and experience
- Increased weather protection
- Consideration of roof deck amenity space

- **Related Commentary:**

The panel members concluded that the public realm design has not earned the density bonus. A majority of panel members felt that it was lacking in terms of quality.

Several panel members commented that this is a background building with restrained architectural expression and detailing is important to its success.

Several panel members commended the Applicant on the larger units and the unit mix, noting that it will be a positive addition to the neighbourhood.

One panel member commented on the missed opportunity to take advantage of the view of the Northshore mountains by liberating the corners of the building.

One panel member suggests considering the soft material from the breeze way could be used on the balcony as well. There was also a comment that the softness displayed in the convergence of the wall and the soffit should be carried out through the entire building.

Several panel members commented on the 2 L forms, suggesting simplification to the design. A panel member commented that the detailing of the area between the two L parti is critical to the success and needs further design development.

Several panel members felt there was an opportunity to develop the sidewalk. One panel member noted that on W. 6th Ave., it seems like the sidewalk is a bit too wide and suggested using a low solid wall to create soil depth and planting of a hedge on top.

Several panel members noted that the weather protection needs exploration for both the units and the courtyard, and on the lane.

Several panel members commended the design of the open grill vestibule with the glass door, noting that it brings residents in the townhouses and the tower together. However, there was a feeling that it wasn't prominent enough and identification of the entries is needed. One panel member suggested some form of canopy above the entrance to the breezeway to help identify the entrance and to provide privacy for the units above the entrance.

There were several comments about a missed opportunity in not providing an amenity space on the roof deck. One panel member encouraged Staff to look for consideration for an over height access to the roof. This would help in sustainability and in liveability for the residents. Another panel member suggested putting an elevator to the top and adding a washroom to create an amazing amenity

space. There was a suggestion to sacrifice unit area and place an amenity space on the Northeast corner of the top floor.

A panel member suggested to increase planting on the 5th floor amenity space as it is visible to pedestrians on the ground plane.

Several panel members felt there should be improvements to the area on W. 6th Ave and the lane, and increasing public space to make it more pedestrian friendly. One panel member noted that it's a missed opportunity not to have a commercial aspect to the building.

One panel member noted that the North and South façade are treated the same although the sun and shading are different.

There was a comment that the scissor stairs on the façade could be made safer with the introduction of natural light and would increase usage by residents.

- **Applicant's Response:**

The Applicant thanked the Panel members 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.

LANDSCAPE

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

HERITAGE

Letter "A" has been received confirming the intent to purchase heritage density from 40 Powell Street and is in acceptable form. The seller has adequate density and there are no holds on its release. Prior to issuance of DP-2018-01160 the applicant is required to submit Letter "B" confirming the purchase of this density (See Standard Condition A.1.1).

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 March 6th, 2019, 1677 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the City's website. In addition, two site signs were installed along West 6th Avenue. The signs were installed on March 5th, 2019 offering information about the development with direction to the City's Development Permit Board website.

A total of eleven (11) written responses were received via email. Four of the responses outlined concerns with the project, and there was seven (7) comments expressing support for the project.

Proposed Residential Use: Comments were received regarding the lack of an at grade retail component to the project, given the existing four commercial properties will be redeveloped with this proposal.

Staff Response: Multiple dwelling is a permitted use in the C-3A Zone, as proposed in this Development Permit application. Retail uses are also permitted in this zone, however the applicant has not proposed commercial uses which are not required in this zone.

Traffic and Density: A comment was received regarding concern about the impact of further developments in the area resulting in additional traffic and density in the neighbourhood, and infrastructure upgrades needed to accommodate cyclists and pedestrians.

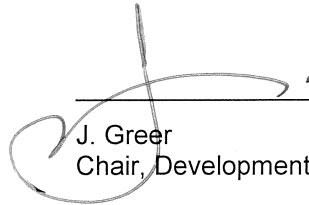
Staff Response: As part of this Development Permit application, upgrades to the boulevard and sidewalk along West 6th Avenue, and funding toward curb bulges on Fir Street at the existing crosswalk will be required. Further improvements to the surrounding neighbourhood will be considered as part of longer term infrastructure planning for the area.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:


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

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

The Development Permits Staff Committee supports this proposal with the conditions contained in this report.



J. Greer
Chair, Development Permit Staff Committee

B. Clark
Development Planner

M. Cheng
Project Coordinator

Project Facilitator: Sarah Robin

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

- A.1.1 submission of Letter "B" - Transfer of Heritage Density, completed by the owner of the "donor" site at 40 Powell Street, confirming that an agreement has been reached to sell 5,896 sq. ft. of heritage density to the developer of the "receiver" site at 1558 West 6th Avenue, and also confirming the balance of transferable heritage density remaining on the donor site at 40 Powell Street;

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

- A.1.2 compliance with Bulk Storage and In-Suite Storage - Multiple Family Residential Developments bulletin, as follows:

- i. reduce the area of in-suite storage space to a maximum of 3.7 sq. m. (39.83 sq. ft.);

Note to Applicant: If it exceeds 3.7 sq. m., the total area will be included in FSR.

- ii. provide a minimum of 5.7 cu. m. (201.29 cu. ft.) of bulk storage for each unit;

Note to Applicant: Four units do not have bulk storage.

- iii. confirm each storage space has a minimum clear horizontal dimension of 1.2 m (3.94 ft) in all directions;

- A.1.3 provision of the following details about residential balconies:

- i. label each balcony as "open" or "enclosed" on the architectural drawings and FSR overlays;
- ii. provide a summary table, for each type of balcony, indicating the subtotal area per floor and an overall total;

- A.1.4 submission of two updated, original, sealed copies of survey plan of the site, verified by a British Columbia Land Surveyor, clearly indicating the total site area;

Note to Applicant: The total site area noted in the current survey plan is inclusive of Lots 3 to 8 but the proposed development is located at Lots 5 to 8 only.

- A.1.5 clarification of the following items:

- i. revise the address of the adjoining property to 1566 from 1556 on sheet A083;
- ii. revise the overlapping unit layouts on sheet A101;
- iii. clarify the exiting/exterior door or window at Level 1, facing east, on sheet A101;
- iv. delete or rename all "lounge" references;
- v. clarify the private outdoor space of unit PH1 at level 11 as enclosed or uncovered balcony;

- A.1.6 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;
- A.1.7 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;
- A.1.8 written confirmation shall be submitted by the applicant that:
- i. the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
 - ii. adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
 - iii. mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;
- A.1.9 design development to address functionality, as follows:
- i. add weather protection for the building entries and doors to outdoor amenity spaces;
 - ii. locate surface bike racks near the main and/or lane entrances; and,
 - iii. provide a secured children's play area;
- A.1.10 design development to address interface concerns, as follows:
- i. improve privacy between adjacent roof decks (see Standard Landscape Condition A.1.15) with architectural and landscape treatments;
 - ii. minimize overlook from windows to non-related outdoor spaces, by glazing type (i.e. translucent), window placement and screening, with careful attention to the west tower façade;
 - iii. coordinate window locations on the east façade with the adjacent residential building across the lane to the west; and,
 - iv. ensure the green wall in the courtyard is self-supporting, or requires a formal agreement with the neighbor to the west;
- A.1.11 design development to address completeness of submission, as follows:
- i. provide comprehensive street furniture details (i.e. bollards, benches, lighting, bike racks, guard rails, decorative grilles and gates, and planters);
 - ii. provide comprehensive details of materials, colour, glazing patterns and mullions, balcony enclosures, cladding and joints, as well as decorative gates (breezeway, parkade entry, and enclosed service area);
- A.1.12 identification on the architectural and landscape drawings of any bird friendly features;

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

Crime Prevention Through Environmental Design (CPTED) Conditions

A.1.13 incorporate Crime Prevention through Environmental Design (CPTED) principles, as follows:

- i. provide glazing into publicly accessible areas such as elevator lobbies, stairs, and storage rooms, to ensure natural surveillance throughout the pedestrian realm and the underground parking;
- ii. incorporate pedestrian-scaled lighting to improve safety and security around the building;
- iii. provide 24 hour lighting in the underground parking and paint the walls white;
- iv. avoid hidden alcoves and concealed spaces along the streets and underground; and
- v. reduce opportunities for graffiti around the building by limiting access to walls with landscaping, and use of graffiti deterrent paint;

Standard Landscape Conditions

A.1.14 design development of all level planting plans and details to provide adequate depth of soil to exceed CSLA standard and coordinate with architectural drawings;

Note to Applicant: If required, planter walls would be required to provide plantings as proposed for Level 1 along north property line. The height of planter walls at the property line on street level to be maximum 1.5 feet with balance at parkade head room. This will require revision to the parkade edge separate detail to confirm on architectural plans. (See Recommended Condition 1.2iii)

A.1.15 design development to provide privacy on adjacent properties and provide seasonal interests as seen from above by adding evergreen woody shrubs at the North edge of the Level 4 patio, and at the North, East, and South edge of Level 5 patio, inside planter width to be minimum 1.0 meter (See Recommended Condition 1.3vii);

A.1.16 provision on landscape drawings of landscape features intended to create 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 landscape 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.1.17 coordinate on-site paving with the City paving grid along West 6th Avenue to create one unified pedestrian space (refer to City of Vancouver detail SDG-30);

Standard Environmental Services Conditions

A.1.18 the property owner shall, as 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;

- A.1.19 enter into a remediation agreement for the remediation of the site and any contaminants which have migrated there on terms and conditions satisfactory to the Manager of Environmental Protection and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this development, until a Certificate of Compliance or an "Instrument of Approval" satisfactory to the City for the on-site contamination, issued by the Ministry of Environment, has been provided to the City.

A.2 Standard Engineering Conditions

- A.2.1 arrangements are to be made to the satisfaction of the General Manager of Engineering Services (GMES), the Approving Officer and the Director of Legal Services (DLS) for the consolidation of The East ½ and West ½ of Lot 5, and Lot 6, All Except the South 10 Feet Now Lane, and Lot 7, Except the South 10 Feet Now Lane, and Except the East 15 Feet, and The East 15 Feet of Lot 7, and Lot 8, All of Block 290, District Lot 526, Plan 590 to create a single parcel and subdivision of that site to result in the dedication of the south 10 feet of The East 15 Feet of Lot 7 and the south 10 feet of Lot 8, for lane purposes, plus an additional 10'x10' corner-cut truncation in the ultimate southeast corner of the site for lane purposes.

A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:

<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- A.2.2 delete all building structure from the corner-cut area to be dedicated, as well as any landscaping; and, revise door swings to not extend over the property line (i.e. revise southwest exit stair);

Note to Applicant: portions of Levels P1 & P2 are shown within the corner-cut area to be dedicated as lane. The corner-cut is required for vehicle maneuvering.

- A.2.3 arrangements are to be made to the satisfaction of the GMES and the DLS for release of Easement & Indemnity Agreements F39344 (existing building encroachments onto street and lane) and 236121M (private crossing) prior to building occupancy;

Note to Applicant: Arrangements are to be secured prior to issuance of the development permit, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition at the DP stage.

- A.2.4 provision of a 1.53 m (5'-0") sod grass front boulevard and 2.14 m (7'-0") light broom finish saw cut concrete sidewalk on the W 6th Ave frontage. Provide a minimum 0.31m (1'-0") of low groundcover or sod grass between the sidewalk and any back boulevard landscaping;

- A.2.5 provision of 100% funding toward curb bulges on Fir Street at the existing marked crosswalk on the northwest and north east side of West 6th Avenue;

Note to Applicant: Work to include adjustment or installation of related infrastructure to allow for the proposed road construction.

- A.2.6 delete the banding proposed in the sidewalk on the West 6th Avenue frontage;

- A.2.7 revise the landscape plans as follows:

- i) show the existing curb alignment;

Note to Applicant: The landscape drawings appear to show the curb being moved north by approximately 1.0m. No geometric changes are currently planned for this street.

- ii) show the required corner cut dedication in the lane and remove the proposed planting and any other encroachments from this area. (refer to drawings A102 and L-03 to L-07); and,
- iii) include 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.*

A.2.8 obtain permission from Parks for the removal of existing street trees;

A.2.9 comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- i) provision of additional design elevations on both sides of the ramp, at all break points, manoeuver and drive aisles, disability spaces and at all entrances;
- ii) provision of parabolic mirrors at all locations where opposing motorists cannot readily view each other at jogs on the main and internal parkade ramp(s);

Note to Applicant: Consider providing parabolic mirror at bend located at bottom of the main parkade ramp to achieve this.

- iii) provision of no more than a 10% grade on the main parkade ramp for the first 6.1m (20') from property line;
- iv) provision of an additional partial section plan to show the entire length of the main parkade ramp and to include section lengths, elevations and grades;
- v) updated section plans to show minimum 2.3m (7'6 ½") vertical clearance to the underside of raised security gate, free of built obstructions;
- vi) updated plans to dimension all columns and column encroachments on plans;

- vii) provision of minimum 2.9m (9'6") required width for standard single stall modules having a column or wall on either side;

Note to Applicant: Column encroachments into single stall modules are not accepted. Refer to vehicle spaces 30 and 76.

- viii) provision of wheel stops for all vehicle spaces facing pedestrian access and circulation routes and/or other vehicle parking spaces;

Note to Applicant: Wheel stops required for spaces 22-26, 29, 59-64 and 72.

- ix) updated plans to show and dimension required access aisle(s) for accessible spaces;

Note to Applicant: A single 1.5m (5') access aisle may be shared between two accessible spaces.

- x) provision of automatic door openers for all doors providing access to Class A bicycle spaces;

- xi) updated plans to show the route for Class A bicycle spaces to reach the outside;

Note to Applicant: Note use of parkade ramp if required.

- xii) updated plans to show minimum 0.3m (1') x 1.8m (6') required Class B bicycle spaces on plans located entirely on private property.

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Building Review Branch, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated April 3rd, 2019. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the “prior-to” response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before October 29th, 2019, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
 - B.2.4 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.2.5 The owner or representative is advised to contact Engineering to acquire the project’s permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and
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be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

- B.2.6 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or Licence. Applications for provincial Approvals or Licences can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.
- B.2.7 Shotcrete & Shoring: 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. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. 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.2.8 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.
- B.2.9 Provide confirmation of the required space for BC Hydro electrical plant including pad mounted transformers - this space shall be shown on the detailed site plan and written confirmation from BC Hydro shall be provided.

Notes to Applicant:

- All utility services to be underground for this "conditional" development, as required by the GMES.
 - All electrical services to the site must be primary with all electrical plant including pad mounted transformers located on private property with no reliance on public property for placement of these features.
 - 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.
- B.2.10 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.2.11 Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions. No tower crane permitted on street.

Note to applicant: The owner or representative is advised to contact Engineering Services to acquire the project's permissible street use.

B.2.12 Provide a letter confirming acknowledgement of the following:

- Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act.

B.2.13 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 to the 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.

