

File No.: 04-1000-20-2021-599

January 7, 2022

s.22(1)

Dear s.22(1)

**Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request dated November 23, 2021 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

**Full report (including appendices) from staff to the Director of Planning regarding Development Application DP-2021-00545 for 2150 West 10th Avenue. Date range: September 1, 2021 to November 5, 2021.**

All responsive records are attached.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-599); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

*[Signed by Cobi Falconer]*

**Cobi Falconer, MAS, MLIS, CIPP/C**  
**Director, Access to Information & Privacy**  
[cobi.falconer@vancouver.ca](mailto:cobi.falconer@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Or you can call the Acting FOI Case Manager at 604-873-7407.

Encl.

:kt

**RECOMMENDATION TO DOP**

November 3, 2021

**ACCEPT with conditons** --- ✓ **REFUSE** --- □

**ADDRESS:** 2150 W 10TH AVENUE, Vancouver, BC V6K 2H6

**PERMIT NUMBER:** DP-2021-00545

**RECOMMENDATION TO:** Mandy So **FROM:** NEC  
Manager/Supervisor Name Staff Initials

**RECOMMENDATION SUMMARY:**

I would recommend APPROVAL with conditions. Please see the prior-to letter for a list of conditions.

**Scope:** To develop a five-storey mixed-use building consisting of Ground floor: Restaurant and Retail; ground to fifth floor: dwelling use for a total of 48 dwelling units, all over three levels of underground parking having vehicular access from Cranberry Drive.

**This is conditional because of the following:**

- Passive House component
- Site area discrepancy. Applicant insist on extra site area based on the 1997 Road Widening. Based on information provided by J.Greer, site area shall be measured without the road widening
- Requesting height relaxation
- Requesting HAD

**Quick summary of the more important items discussed at design review:**

1. Parks Board was required to confirm conditions provided to LDS. Not confirmation was received and LDS provided additional conditions
2. Substantial amount of community concern for the Elm tree along Arbutus and 10<sup>th</sup>. Park Board has confirmed removal.
3. Elm tree located on 10<sup>th</sup> and Cranberry must remain. Additional conditions provided by Planner and LDS to ensure safe retention. Building may need to be setback to accommodate this tree.
4. Floor area needs to be adjusted to match the existing site area provided by the signed and sealed drawings. 1997 Road widening site area is not accepted.

**NOTIFICATION SUMMARY:**

**Site Sign:** Yes **Install Date:** July 22, 2021

**Postcards:** Yes **Send Date:** July 26, 2021 **Number:** 1816  
**Expiry Date:** August 10, 2021

Results of Notification:

**Responses:** 262 **Objections:** 114 **In Favour:** 42 **Mixed:** 105

Responses from outside of the notification area: Yes  
Summary of Responses:

Pros:

1. Density
2. Good fit to neighbourhood
3. Building activity to the neighbourhood
4. More density/height
5. Supported only if tree stays “cut the greed not the greens”
6. Much need housing near transit
- 7.

Cons:

1. Elm tree removal
2. Congestion
3. Height – recommend 5 floors
4. Too many parking spaces
5. Driveway location is unpractical with school drop off

**HISTORY:**

Number of Dwelling Units: 0  
 Approved Use: Autobody Shop

**TECHNICAL REVIEW: (see tech check)**

Relaxations: Yes

**APPLICABLE SECTION 10 & 11 REGULATIONS:**

- [10 - General regulations PDF file \(176 KB\)](#)

**ADDITIONAL REGULATIONS & REQUIREMENTS:**

Bonus Density: *N/A*

Covenants: *Applicable*

Remediation Agreement

Guidelines: Yes

- [C-7 and C-8 PDF file \(2 MB\)](#)
- [Larger projects PDF file \(124 KB\)](#)
- [Bird friendly design PDF file \(193 KB\)](#)
- [Bird friendly design explanatory note PDF file \(6.5 MB\)](#)
- [Green Buildings Policy PDF file \(319 KB\)](#)
- [Exclusions for improved building performance PDF file \(121 KB\)](#)
- [Exclusions for kitchen exhaust ducts and shafts PDF file \(69 KB\)](#)

**TECHNICAL CALCULATION DETAILS:**

<b>Technical Review</b>			
<b>For:</b>	2120 W 10th DP-2021-00545	<b>Zone:</b>	C-8

<b>Scope of Work :</b> To develop a five-storey mixed-use building consisting of Ground floor: Restaurant and <Commercial>; ground to fifth floor: dwelling use for a total of 48 dwelling units, all over three levels of underground parking having vehicular access from Cranberry Drive.			
<b>Permitted/Required</b>		<b>Proposed</b>	
Site Size <sup>1</sup>	ft.	ft.	ft.
Lots 8,9,10 flank three streets (Arbutus, W 10th and Cranberry Drive) no lane and irregular lot			
Site Area <sup>1</sup>	Not applicable		17,248.23 ft <sup>2</sup>
Future 11.9 ft (3.63m) roadwidening as per BG-2017-00173			
Frontage	Not applicable		ft.
Building Line	Along Arbutus	10.00 ft.	already dedicated 10.00 ft.
Setbacks <sup>2</sup>	Front Yard	N/R	W 10th 3 ft.
	No FY shall be premitted, unless DOP permits FY for pedestrian or shoping courtyard or other features		
	Rear Yard residential portion	3.1 ft. 24.9 ft.	Cranberry Drive 26.04 ft. 26.04 ft.
	Side Yard (min)	3.0 ft.	Adjacent to PL 0 ft.
	Side Yard (min)	3.0 ft.	Arbutus Street 18.04 ft.
	No SY is required except for corner sites. Exterior SY with the same AVG depth of FY		
Height <sup>3</sup>		40.016 ft.	IG Pro. Elv. ft.
	Top of Parpet		36.66 55.58 18.92
	Top of Trellis		36.92 57.4 20.48
	Top of Mechanical		36.86 pending detail
	Top of Elevator		36.68 57.94 21.26
Site flanks a CD-1 therefore height shall be 12.2m. 4.3.2 allows DOP to relax height up to 13.8m or 18.3 to improve residential livability			
FSR <sup>4</sup>			Retail 0.06
			Restaurant 0.10
			Dwelling: 2.69
	Total per C-8 Bylaw	2.25	Total without thermal exclusions 2.85
			Total after passive house exclusions 2.68
Floor Area <sup>4</sup>	Parking Level 3		0.00
	Parking Level 2		0.00
	Parking Level 1		0.00
	Level 1		9,297.07
	Residential		*floor area needs to be verified, took 6,449.10
	Restaurant		1,747.00
	Retail		1,100.97
	Level 2		11,142.07
	Level 3		11,256.27
	Level 4		10,332.45
Level 5		10,423.24	
Roof		559.17	

		Gross Floor Area	53,010.27	
		Net Floor Area	49,180.00	inc. over
	Total: 38,808.53 ft <sup>2</sup>	Net Area after Thermal	46,184.13	ft <sup>2</sup>
Enclosed Balconies		Level 2	441.10	
		Level 3	441.10	
		Level 4	298.37	
		Level 5	95.81	
	Total: 50% 2,202.13 ft <sup>2</sup>	Total:	1,276.38	
DOP exclusion: 50% of total excluded balcony FA ; total enclosed and balcony does NOT exceed 8%				
Balcony <sup>4</sup> : incl. decks		Level 1	1,230.97	
		Level 2:	523.32	
		Level 3:	644.66	
		Level 4:	760.96	
		Level 5:	1,244.34	
	Total: 8% 3,694.73 ft <sup>2</sup>	Total:	4,404.25	ft <sup>2</sup>
Encl. + Bal.		Total:	5,680.63	
Thermal Exclusion/ Passive House Exclusions		Level 1:		needs to be revised to match new submission provided as per sustainability's conditions
		Level 2:		
		Level 3:		
		Level 4:		
		Level 5:		
	Total: ft <sup>2</sup>	Total:	2,995.87	ft <sup>2</sup>
Storage <sup>4</sup> :		Level 1:		need to be revised, storage exclusions to no comply with requirements
		Level 2:		
		Level 3:		
		Level 4:		
		Level 5:		
	Total: ft <sup>2</sup>	Total:	0.00	ft <sup>2</sup>
Amenity <sup>4</sup>	Total: 10% 3,880.85 ft <sup>2</sup>	indoor	575.99	ft <sup>2</sup>
		outdoor	1,708.01	
		Total:	2,284.00	
			6%	
Kitchen Exhaust		Level 2	16.41	
		Level 3	16.41	
		Level 4	16.41	
		Level 5	16.41	
		Total:	65.64	
Overage	Trellis at roof		1,141.00	
	Covered Outdoor Rest. Space		513.00	
	Mechanical Enclosure (if covered)		262.00	
		Total:	1,916.00	
Dwelling Unit Type		Type	%	No.
		Studio	0%	0
		One Bedroom	56%	27
		Two Bedroom	44%	21
		Three Bedroom	0%	0
		Total:	100%	48

Site Coverage	not appliable	
Acoustical Report	Required	required
Horizontal Angle of Daylight <sup>5</sup>		dens do not comply with HAD