
2030 Barclay (COMPLETE APPLICATION)
DP-2018-00694- RM-5B

GS/SV/TTO/CS

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

M. So (Acting Chair), Development Services
C. Joseph, Engineering Services

Also Present:

G. Schaefer, Urban Design & Development Planning
S. Vishwakarma, Development Services
C. Stanford, Development Services

APPLICANT:

Bud Eaton
Marcon Barclay Properties Ltd.
5645-199th Street
Langley, BC
V3A 1H9

PROPERTY OWNER:

Nampac Enterprises Inc.
300-515 W Pender Street
Vancouver, BC
V6B 6H5

EXECUTIVE SUMMARY

- **Proposal:** To develop this site with a 10-storey multiple dwelling containing 19 units, and 3 levels of underground parking accessed from the lane, including a heritage density transfer of approximately 3568 sq. ft. from a donor site at 40 Powell St.

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. Improvement of amenity space indoor and outdoor;
2. Breezeway at ground floor poses CPTED concern;
3. Confirmation of tower separation requirements;

● **Urban Design Panel:**

Support with Recommendations

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2018-00694 submitted, the plans and information forming a part thereof, thereby permitting the development of a 10-storey multiple dwelling containing 19 units, and 3 levels of underground parking accessed from the lane including a heritage density transfer, 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 design development to provide separate amenity room from lobby;
Note to Applicant: Contiguous spaces are not supported, separate circulation required for elevator. See Standard Condition A.1.13.
 - 1.2 consideration to enclose breezeway at ground floor;
Note to Applicant: Intent is to mitigate potential CPTED concerns. See also Standard Condition A.1.14.
 - 1.3 confirmation of 24.4 m (80 ft.) tower separation from adjacent Emerald Terrace building at 2045 Nelson Street in accordance with the *West End - Tower Form, Siting, and Setbacks* bulletin;
Note to Applicant: Balconies are permitted in this setback to a limited degree.
 - 1.4 design development to minimize balcony columns on street facade;
Note to Applicant: Consider bringing columns away from edge and providing further articulation.
 - 1.5 design development to provide high quality materials and detailing as demonstrated in architectural drawings;
Note to Applicant: This includes but is not limited to brick and zinc cladding.
 - 1.6 design development to ensure the rooftop mechanical penthouse, elevator override service volumes, telecom equipment, and other service equipment including window washing infrastructure are integrated to minimize any incursion into the skyline.
- 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:

	2030 BARCLAY ST (RM-5B)				DP-2018-00694			
	PERMITTED / REQUIRED				PROPOSED			
Use	Multiple Dwelling				Multiple Dwelling (market)			
Unit Count					19			
¹ Site Size	n/a				30.19 m (99.05 ft) x 39.93 m (130.99 ft)			
¹ Site Area					(1,205.49 m ²)		12,975.74 ft²	
² Height	Max. Conditional	(58.0 m)	190.30 ft	Top of Parapet	(33.0 m)	108.13 ft		
	Max. Outright	(18.3 m)	60.00 ft	Top of Elevator/ Mech	(35.0 m)	114.84 ft		
	Max. View Cone	(110.8 m)	363.50 ft					
Yards	Min. Front Yard		12.14 ft	Front Yard - North		12.50 ft		
	Min. Side Yard (1)		6.89 ft	Side Yard (1) - West		8.29 ft		
	Min. Side Yard (1)		6.89 ft	Side Yard (1) - East		8.03 ft		
	Min. Rear Yard		6.89 ft	Rear Yard - South (to structure)		13.59 ft		
³ FSR	Conditional Density		2.75	Conditional Density		2.75		
	10% Heritage Density Transfer		0.275	10% Heritage Density Transfer		0.275		
	Total Conditional FSR		3.025	TOTAL FSR		3.025		
³ Floor Area	Outright Density		1.00					
	Conditional Density		35683.29 ft ²	Parkade (P1-P3)		0.00 ft ²		
	10% Heritage Density Transfer		3568.33 ft ²	Levels 1 - 10		39,251.50 ft ²		
Total Conditional Area		39,251.61 ft²	TOTAL AREA		39,251.50 ft²			
³ Exclusions	Open Balcony (12%)		4,710.18 ft ²	Open Balcony (11%)		4,215.00 ft ²		
	Amenity (1,000 m ²)		10,763.91 ft ²	Amenity Total		816.60 ft ²		
	Bulk Storage		-	Bulk Storage		520.00 ft ²		
	Wall Assembly		-	Wall Assembly		755.29 ft ²		
	Roof Decks		-	Roof Decks		2,737.00 ft ²		
Site Coverage	50%		6,487.87 ft ²	43%		5,641.89 ft ²		
⁴ HAD	50° / 70° Daylight Angle at 24 m				50° / 70° Daylight Angle at 4.7m - 10.7 m			
⁵ Parking	Residential Downtown		19	Standard		36		
	Disability		1	Disability		1		
	Total Parking		20	TOTAL PARKING		37		
	Max. Small car (25%)		9	Small		0		
⁶ Loading	Class	A	B	C	Class	A	B	C
	Res.	0	0	0	Res.	0	0	0
⁷ Bicycle	Class	A	B		Class	A	B	
	Res.	24	0		Res.	23	6	
⁸ Unit Mix	Minimum 35% of units shall be suitable for family housing having two or more bedrooms.				Unit Type		TOT %	Market
					1 Bedroom		0.0%	0
					2 Bedrooms (+ Den)		73.7%	14
					3 Bedrooms (+ Den)		26.3%	5
	35% of 19 UNITS		7		TOTAL UNITS		100.0%	19

REVIEW NOTES:

¹ **Note on Site Size and Site Area:** This regular site is approximately 12,976.74 sq.ft. (99.05ft. x 30.99ft.) fronting Barclay Street with a fully paved lane at the rear.

² **Note on Height:** The proposed height falls well under the View Cone (s) that cross the site. The height to the top of parapet, excluding projections, is below the maximum permitted conditional height of 58.0m (19.30ft.) by approximately 25.0m (82.17ft.). Confirmation is sought under Standard Condition A.1.3 for the width and area of roof-top projections to be in accordance with Section 10.11.1 of the Zoning and Development By-law.

³ **Note on FSR and Floor Area:** The maximum permitted floor area and FSR include a 10% transfer of heritage floor space pursuant to Section 4.7.9 of the RM-5B District Schedule. Standard Condition A.1.1 requires submission of "Letter B" to confirm the transfer of heritage density to the site and the balance of density remaining on the donor site.

The outdoor and indoor amenity areas of 816.60 sq. ft. have been excluded from floor area, however, the outdoor circulation area is included as Level 1 floor area as shown on the drawings. Recommended Condition 1.2 requires enclosure of the proposed breezeway, thereby enclosing the outdoor amenity and circulation area at Level 1. Confirmation of compliance to the maximum permitted FSR is required under Standard Condition A.1.2 upon receipt of revised drawings, including additional information pertaining to dimensions and areas of open balconies, in-suite storage units and open-to-below spaces. All in-suite storage units shall comply with requirements of the Bulk Storage and In-suite Storage - Multiple Family Residential Developments Bulletin.

⁴ **Note on Horizontal Angle of Daylight (HAD):** Bedroom windows facing interior side yards at Level 2 are approximately 4.7m (west) and 5.8m (east); and, at Levels 3-9, approximately 6.9 m (east) and 10.8m (west), in distance from adjacent buildings. Standard Condition A.1.4 requires provision of daylight angles on the floor plans in accordance with HAD requirements of Section 4.10 the RM-5B District Schedule.

⁵ **Note on Parking:** The parking requirement for this downtown site with residential use is based on Section 4.3.6 of the Parking By-law. Revision of the parking requirements noted on plan is required under Standard Condition A.1.5. Vehicular access to the parkade is proposed over the existing ramp shared with the east site (2010 Barclay Street) under registered Easement (239635M). Standard Condition A.1.8 requires the official easement area be outlined and clearly located on the Site Plan.

⁶ **Note on Loading:** As per Section 5.2.1 of the Parking By-law, there are 0 loading Class A, B and C spaces required for the proposed multiple dwelling, and none are provided on site.

⁷ **Note on Bicycle:** The total number of Class A bicycle spaces is one short of the required 24 spaces at Level P1. Standard Condition A.1.6 seeks this provision.

⁸ **Note on Unit Mix:** This development proposes 100% family units in accordance with the *High Density Housing for Families with Children Guidelines*.

• **Legal Description**

Lot: Strata Plan VR2182
Block: 68
District Lot: 185

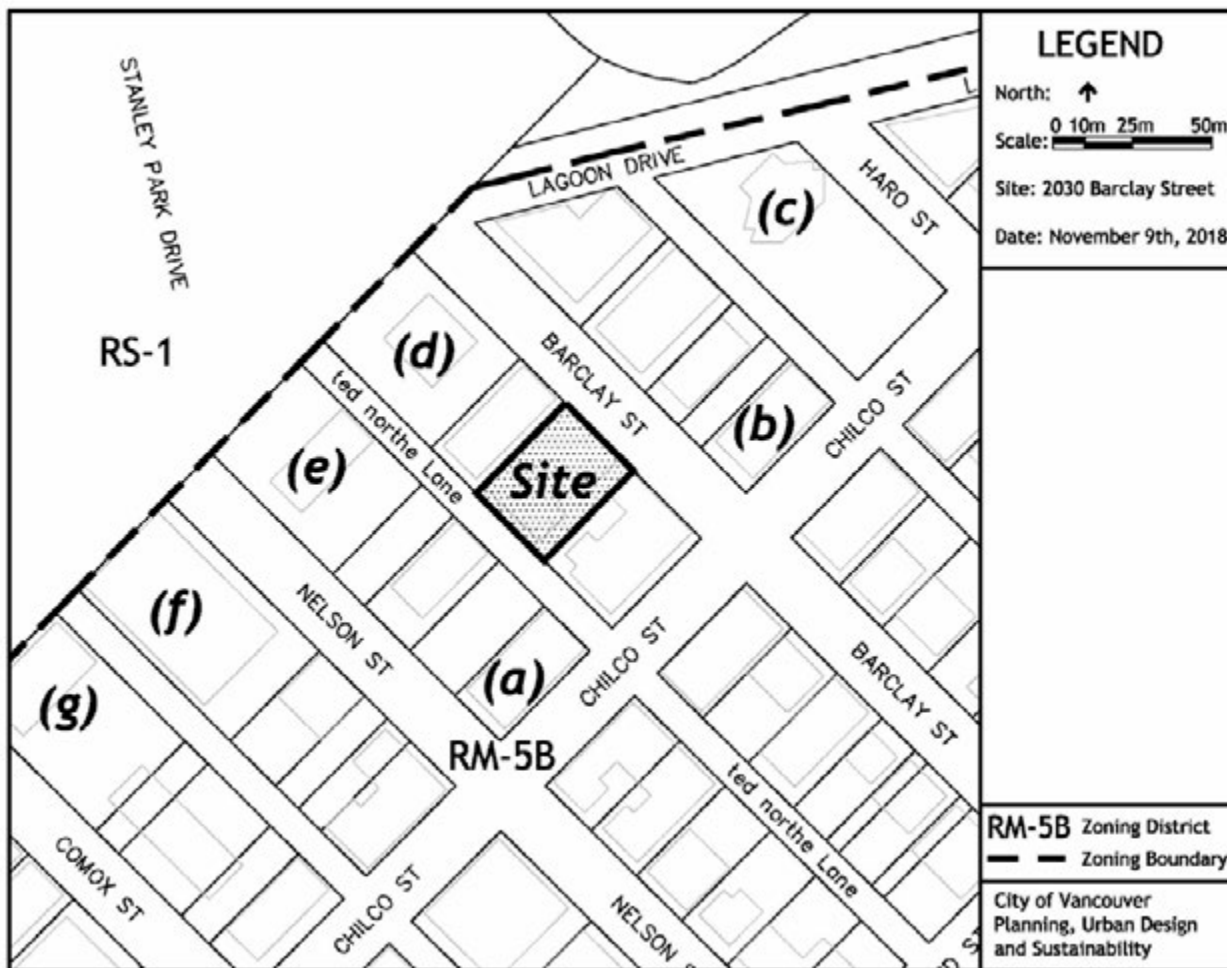
• **History of Application:**

2018 08 02 Complete DE submitted
2018 10 03 Urban Design Panel
2018 10 31 Development Permit Staff Committee

• **Site:** The site is located mid-block on the south side of Barclay Street, to the north side of ted northe Lane and between Chilco Street and Lagoon Drive. The site is within the Nelson Plateau neighbourhood of the West End. The site has a frontage of 30.18 m (99 ft.) and a lot depth of 42 m (138.7 ft.). The site previously operated as a hotel, zero rate of change provisions for rental accommodation do not apply.

• **Context:** There are no current major development permits in the area or rezoning applications. Significant adjacent development includes:

- (a) 975 Chilco Street - A low-rise non-designated Heritage B residential building
- (b) 905 Chilco Street - A low-rise non-designated Heritage B residential building
- (c) 2020 Haro Street - A 150-unit high-rise residential building
- (d) 2088 Barclay Street - The Presidio, a 20-storey high rise residential building
- (e) 2077 Nelson Street - A 17-storey high rise residential building
- (f) 2050 Nelson Street - A 94-unit high-rise residential building
- (g) 2075 Comox Street - A approximately 26-storey high rise residential building



● **Background:**

A development application was submitted August 02, 2018, following pre-application discussions with staff regarding the form of development and applicable by-laws and guidelines. The proposal was reviewed and supported with recommendations by the Urban Design Panel on October 03, 2018.

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

- 1) West End Community Plan (WECP)
- 2) RM-5B District Schedule
- 3) West End RM-5, RM-5A, RM-5B, RM5-C and RM-5D Design Guidelines
- 4) West End - Tower Form, Siting and Setbacks Planning Administration Bulletin (issued January 11, 2017)
- 5) High Density Housing for Families with Children Guidelines
- 6) Urban Agriculture Guidelines for the Private Realm

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 direction was to recognize and respect the neighbourhood character by:

- Ensuring green, landscaped building setbacks from the street;
- Ensuring a diversity of building architectural styles;
- Limiting use of glass curtain walls in building construction in favour of a “punched-window” façade; and,
- Ensuring new development maintains important public street end views to the North Shore mountains, English Bay and Stanley Park.

There is also direction to provide a diversity of housing options. 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.

2. RM-5B District Schedule

The intent of this Schedule is to permit a variety of residential developments. Emphasis is placed on achieving development which is compatible with neighbouring development.

The District Schedule permits an “outright” maximum floor space ratio of 1.00 FSR. The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum floor space ratio to 2.75 in the RM-5B District. Sites where conditional density may be permitted must have a minimum 20.2 m (66.3 ft.) frontage.

Further, the Development Permit Board may also permit an increase in floor space ratio to a maximum of 10 percent over the total permitted floor space ratio where the increase results from a transfer of heritage floor space.

The District Schedule permits an “outright” maximum height of 18.3 m (60 ft.) The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 58.0 m (190.3 ft.)

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

The West End Guidelines provide further criteria for evaluation of projects seeking conditional approval, in particular with regards to height and tower development. The West End is characterized by a variety of building heights, and not all sites are eligible for towers. Sites may be considered for conditional height and a tower form subject to meeting tower spacing guidelines. The tower spacing is intended to ensure residential livability, views and access to daylight. Towers are interspersed with lower buildings and sited where they will maintain or create view corridors between existing buildings, and not fill in a gap, creating a continuous wall of towers blocking views. It is further noted that a small floor plate should be used, creating a slender profile to minimizing view and shadow impacts.

To maintain the diversity of building heights and towers should be separated horizontally as follows:

- Where a building exceeds 33.6 m (110.2 ft.) in height, the building should be separated from all other buildings above 33.6 m (110.2 ft.) within the same block face by a minimum distance of 121.9 m (400.0 ft.) and from all other buildings above 33.6 m (110.2 ft.) in height in adjacent block faces by a minimum distance of 24.4 m (80 ft.)
- Where a building exceeds 18.3 m (60.0 ft.) in height but does not exceed 33.6 m (110.2 ft.) in height, it should be separated from all other buildings exceeding 18.3 m (60.0 ft.) in height but not exceeding 33.6 m (110.2 ft.) in height by a minimum distance of 24.4 m (80 ft.)

The above building separations may be decreased by the Director of Planning provided they consider the intent of these Guidelines, and the relationship with the adjacent buildings in terms of views, privacy, light, open space or heritage. The Guidelines also provide direction with regards to the front yard landscaping and the building materiality. The front yard is the most public aspect of a site and should provide continuity with the streetscape in terms of open space and landscaping. The character of the front yard can be compromised by the desire to provide private open space and enclosure. The height of walls along the front property line should not exceed 1.2 m (3.9 ft.) and walls should be finished in an equal manner to the building facade. For the building, high quality and durable materials are recommended to provide a sense of solidity and permanence.

4. West End - Tower Form, Siting and Setbacks Planning Administration Bulletin (issued January 11, 2017)

This bulletin provides special guidance for the siting and massing of new residential towers in the West End.

5. 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.

6. 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.

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

1. West End Community Plan (November 20, 2013)

The proposal is generally consistent with the policy direction of the West End Plan. 19 market strata residential units are proposed and 100% of the units are 2 and 3 bedroom family units, which exceeds the 25% recommended under the West End Plan.

2. RM-5B District Schedule

The site is eligible for the permitted conditional density of 2.75 FSR noting the site frontage is 30.18 m (99.0 ft.) exceeds the minimum 20.2 m (66.3 ft.) frontage.

Further, staff have reviewed the additional 10 percent over the total permitted floor space resulting from a transfer of heritage floor space which resulting in a new total of 3.025 FSR. Staff are satisfied that the additional area is accommodated on the site in the midrise form consistent with the expectations of the District Schedule and Design Guidelines. See Standard Condition A.1.1.

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

The application responds to the intent and recommendations of the Guidelines, in particular the intent of the tower spacing guidelines. The proposed meets the minimum 24.4 m (80 ft.) spacing for the main building, but balconies project into this setback and it should be confirmed they comply with the policy. See Recommended Condition 1.3.

The proposed tower floor plate size of 418 m² (~4150 sq. ft.) creates a relatively slender form to minimize view and shadow impacts. The proposed development utilizes appropriately scaled punched 'open' windows referencing residential typologies in the area with warm textured materials used throughout. The building finishes include extensive use of masonry and architectural concrete, a high quality and durable choice creating a sense of solidity and permanence. The use of high quality materials is sought to be both maintained and enhanced. See Recommended Condition 1.5.

4. West End - Tower Form, Siting and Setbacks Planning Administration Bulletin (issued January 11, 2017)

The 'tower in the park' form is typical in the West End neighbourhoods. In this case, staff support the low 2-storey podium which is consistent with the footprint of the adjacent buildings. A condition seeks further design development to the front yard landscaping to add greenery and create a more park-like setting. It is also noted that locating density in a podium form is preferable to additional storeys in order to ensure the height is more consistent with other midrise buildings in the neighbourhood. See Standard Condition A.1.15.

5. High Density Housing Guidelines for Families with Children

Design development is sought to locate the common amenity room to enable direct access and overlook of the outdoor children's play area, (as per S. 3.4 of the High Density Housing for Families with Children Guidelines) and further to improve outdoor space more suitable to families with children to better maximize sunlight access (as per S. 3.3 of the High Density Housing for Families with Children Guidelines). See Standard Condition A.1.13 & A.1.14.

6. Urban Agriculture 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 Guidelines encourage

edible landscaping and shared gardening opportunities in private developments. Design development is needed to 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.1.23.

• **Conclusion:**

The application generally proposes a high quality and thoughtfully designed development which meets the relevant policies. Staff supports the application, subject to the conditions noted.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on October 03, 2018, and provided the following comments:

EVALUATION:

• **Introduction:**

Development Planner, Jason Olinek, described the project as located at 2030 Barclay proposed under base zoning RM-5B. The applicant is seeking Development Permit Board approval for 10% Heritage Bonus Density, FSR 3.025. The proposal includes a height of 33.5m tall, 10-storey residential tower with approximately 4,160 sq. ft. floor plates and a total of 19 residences. There are no tenancy requirements.

The street to the southeast is Chilco and immediately across is Lagoon Drive, to the northwest is Stanley Park. The site includes ground oriented units facing Barclay and the lane, an amenity breezeway and children's play spaces, a shared parking ramp entry, garden patios, and private balconies.

The site slopes down approximately 1.5m to 2m from lane to street and is 99ft. wide x 131ft. deep with a site area of 12,976 m². Adjacent to the site on the southeast is a 4-storey rental building which is governed by the rate of change. To the northwest, one lot over, is the 19-Storey Presidio. To the south is the 16-storey Emerald Terrace and across Barclay is a 7-storey Barclay Tower.

Objectives to consider when evaluating this proposal include compatibility with the neighborhood in terms of height, bulk and massing. Street character, in particular how the landscape character and public realm interface contribute to the West End's character. Building orientation, siting and massing which responds to the location, constraints and livability. Existing views should be minimally impacted while providing attractive near views where views cannot be preserved. Light, ventilation and shadowing on adjacent development, streets and open space should be considered. The skyline profile should be considered

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

1. Siting, height and massing and the impact on adjacent sites, open space, streets, and development.
2. Site design including amenity space and landscape design.
3. Architectural expression: materiality, scale and proportions, roofline, sustainability approach, etc.

The planning team then took questions from the panel.

- **Applicant’s Introductory Comments:**

The massing and ten percent additional heritage density is contingent on impact of the ten percent and form and character. This includes townhouses that are down low and fulfilled the ten percent with setbacks. The proposed building is an improvement in terms of clearances.

The view is due north. The balconies were positioned so that they were not in front of a view. There is a penthouse that occupies the top floor. Found it better to bring the massing lower to the street and put balconies to the side. There is an existing stone wall, will be carrying on the stone wall treatment on the side. You can enter the back townhouses from the lobby.

We are proposing residential traditional materials such as brick and have contrasting window frames; there is sun shading on the side.

The site is relatively small; therefore the landscaped is designed in a compact way reflecting a lot of the character that is already on the street. The main entrance is off of Barclay Street. There is a nice entry plaza experience. There is accessibility from the back and a nice stair case.

The townhouses have steps leading to large patios. In the West End they use the lanes frequently; this project contributes to that idea. The amenity spaces are off the edges. They are informal spaces more about play and not too structured.

The penthouse apartments have planting however, the significant planting is at the base of the building at the street level.

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. Parsons and seconded by Ms. Ockwell 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:

- Improvement of amenity space indoor and outdoor;
- Improvements to balcony design and detailing; and,
- Further consideration to orientations and sustainability issues related to the buildings. Including location, design and type of proposal shading elements.

- **Related Commentary:**

The panel found the sighting, height and massing had been carefully studied and supported these elements with some exceptions for improvement and consideration. In general the architectural expression was supported.

There was a comment that the massing would have been more successful if the building on top of the base was taller. The top portion feels heavy, consider how to lighten and allow more views around the mechanical equipment and penthouse elevator.

A panelist noted the spaces between the buildings are much better than what is presently there, with box like buildings it’s sometimes hard to work with these spacing’s but proposed is an improvement.

Another comment suggested the relationship to the surrounding buildings would have been more successful if the base was three storeys high. The form of the buildings has a strong 45 degree angle.

The main concern with respect to the architectural expression was the balcony design, articulation and expression of the balconies and columns. The strong design element of the columns is landing on the rooftop. The columns and raised portions of the balconies feel they are competing with each other; a way to lighten the balconies would be a benefit. Also the building facades are oriented to the view which is obstructed by oversized balconies. Overall improvement to the design of the balconies is needed. A panelist noted the roof line is a little heavy.

The panel noted to take into account the east building courtyard and pay attention to grades and view to and from the courtyard. Presently, it's a series of courtyards facing each other; consider how you will deal with courtyards interface to the existing buildings to the east. Most of the shadowing is at the base, a panelist noted most of the shadowing is on the North side and is not a concern.

The townhouse concept to activate the lane is great, have pushed entrances to edges and the middle; would like to see more animated entrances to the townhouses, make the connection from public to semi- private to private. A panelist noted the tightness of the lane was nice. There were some concerns with the accessibility to the breezeway.

The pallet and materiality was supported and seen as one of the project's strongest elements.

There were comments that due to the small number of units the size of amenity spaces provided was not needed. However, a panelist noted that in previous experience, in spite of number of units the amenity spaces are highly used. Review the separation of amenity spaces, and improve the indoor and outdoor relationship and separation with the elevator lobby. Adding group seating would be a positive to encourage socialization.

The landscape design was found to be successfully simple, quiet and respectful. This area is very garden setting so anything you can do to continue is a positive.

The sustainability initiatives were not clear; there is no information in regards to the mechanical system. Information is needed in respect to window proportions to enhance sustainability initiatives. It is a compact building therefore needs to be aware of the window to wall ratio. The shading devices are not necessarily for shading, may not be successful, would be good if they could be used for this reason, look at different orientations at the same spot.

- **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.

HERITAGE PLANNING

Letter "A" has been received confirming the intent to purchase heritage density from 40 Powell Street, Vancouver owned by Zen Family Holdings Inc. and is in acceptable form. The seller has adequate density and there are no holds on its release. Prior to issuance of DP-2018-00694 the applicant will need to submit Letter "B" confirming the purchase of this density. The recommendations of Heritage as pertains to the heritage density transfer are contained in the Standard Condition A.1.1.

ENVIRONMENTAL PROTECTION BRANCH

The recommendations of the Environmental Protection Branch are contained in the Standard 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, fire-fighting access and energy utilization requirements. Further comments regarding Building By-law requirements are contained in Appendix B attached to this report.

NOTIFICATION

On September 07, 2018 a site sign was erected on the site outlining the proposed development. On September 11, 2018, 1067 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. 24 responses were received with 22 opposing the application while 2 were neutral with comments inquiring after further details of the project. The postcard and the development application materials were also posted online at vancouver.ca/devapps. The issues raised are summarized below:

Housing Affordability: A majority of the respondents expressed concerns on the affordability of these new units, and the subsequent impact on the demographics of the area forcing residents out of the neighborhood. Other respondents noted their unhappiness about rental hotel units being replaced with market strata dwelling units.

Staff Response:

The type / mix of units are consistent with guidelines. The West End Plan recognizes the importance of affordable housing and sets specific targets for its delivery. Delivery of social housing or larger scaled increases in secured market rental housing is focussed towards redevelopment areas which provide the greatest opportunity, namely in the “Corridors” of the RM and C Zones. An increase in secured rental supply is also sought at a smaller scale, in laneway infill housing.

The existing units are not rental dwelling units but are instead hotel units. Therefore the rate of change policy does not apply to this application.

Height & Density: A majority of the respondents expressed concerns on the proposed height of the building setting a precedent that was out of character to the West End with relaxations on heights in particular being too easy to obtain. Concerns were also expressed that this would obstruct views.

Staff Response:

The site is eligible for conditional height and density under the RM-5B zoning. Towers are subject to meeting design guidelines, in particular tower spacing criteria. The proposed midrise tower exceeds the minimum 24.4m (80’) tower spacing requirements under the guidelines. The intent of the tower spacing is to ensure there is a balance with towers interspersed within lower buildings, which is the characteristic pattern of development in the West End, including this block of Barclay Street. There are 3 existing midrise towers of comparable height on this block of Barclay Street. Further, the increase in height allows for a very slender floor plate which increases the amount of sunlight that reaches the street and adjacent buildings, and minimizes view impact.

The City of Vancouver staff have reviewed the documentation and are satisfied that the proposals are consistent with the guidelines with minor modifications, and does not present undue shadowing or impact of privacy.

Parking Sustainability & Density: Some of the respondents expressed concerns on parking namely that it is “over parked” for the West End and therefore not a sustainable transportation proposal. There were also concerns expressed that the parkade would affect the viability of the landscaping.

Staff Response:

With regard to parking, some design development will be required to comply with the features of the Parking and Loading Design Supplement however there is no maximum for residential parking in the downtown area only a minimum. Therefore the applicant is in compliance with the bylaw.

With regard to the parkades impact on landscaping, the Standard landscape conditions in Appendix A require additional details, growing medium and alterations to ensure viability and suitability of planting/ proposed landscaping features. See Standard Conditions A.1.15, A.1.17, A.1.21, & A.1.22

The additional density is via a heritage density transfer which may be considered under section 4.7.6 of the RM-5B district schedule. The additional density is accommodated with the proposed midrise form and does not create significant additional adverse impact.

Disruption: Some of the respondents expressed concerns on construction noise, and increased traffic congestion due to the development, particularly off the lane on the surrounding area.

Staff Response:

Construction on the site would be subject to Vancouver Noise Control By-Law #65555 which limits construction on private property between 7:30pm 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.

Views & Daylight: Some of the respondents expressed concerns that the applicant did not sufficiently demonstrate the impact on shadowing, on the street.

Staff Response:

The applicant has conducted shadow studies in line with the standard development permit checklist provisions. Private views are not protected.

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 staff committee supports this application with the conditions contained in this report.



J. Greer
Chair, Development Permit Staff Committee



Gavin Schaefer
Development Planner



Sangeeta Vishwakarma
Project Coordinator

Project Facilitator: Carl 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 submission of the “Letter B” which includes confirmation from the owner of the “donor” site that the Heritage Density Transfer Agreement has been finalized, and confirming the new “balance” of transferable density remaining on the donor site, is required;

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

- A.1.2 confirmation of compliance with Section 4.7 (Floor Area and Density) of the RM-5B District Schedule, including but not limited to, additional information on the floor plans and overlays as follows:

- i. floor area calculation data of each level (GFA, exclusions, and Net area) on their respective overlays, with overall summaries provided separately on the FSR Summary sheet;
- ii. width and depth dimensions for all open balconies, in-suite storage rooms, and similar projections;
- iii. overall building dimensions of each floor on overlays;
- iv. label ‘open to below’ areas at Level 2;
- v. label ‘guardrails’ at Level 2;
- vi. label ‘covered’ areas at Level 1; and,
- vii. roof deck area total (s) at Level 3 plan and FSR Summary sheet.

Note to Applicant: Floor areas are subject to further review. See Recommended Condition 1.2.

- A.1.3 confirmation of compliance to Section 10.11.1 (Height Increases for Buildings) of the Zoning and Development By-law for the mechanical and screen projections at the roof level;

Note to Applicant: Width and area of roof-top projections to be provided in accordance.

- A.1.4 confirmation of compliance with Section 4.10 (Horizontal Angle of Daylight) of the RM-5B District Schedule, by providing angles of daylight for habitable rooms facing east and west;

- A.1.5 revision of the parking requirement calculations on plan in accordance with Section 4.3.6 of the Parking-Law;

- A.1.6 provision of one additional Class A bicycle space at Level P1;

- A.1.7 submission of the Official City Building Grades plan;

Note to Applicant: The preliminary grade elevations submitted are not acceptable and the final document should be submitted for continued processing of the application.

A.1.8 provision of additional information on the architectural plans, as follows:

- i. on the Site Plan A1.03:
 - a. the location and area outlined (with dimensions) of the existing easement;
Note to Applicant: Refer to Standard Condition A.2.3.
 - b. the existing power pole with the location and elevations as per the legal survey; and,
 - c. design elevations at entries are required including BG 17.03 at the lane.
- ii. on the Roof Plan A2.10:
 - a. the official City building grade on the Roof Plan (true South corner);
 - b. the geodetic elevations of top of roof, parapet, and projections on the Roof Plan coordinated with the elevation drawings; and,
- iii. top of the mechanical screen and elevator geodetic elevations on all elevation drawings.

A.1.9 submission of an acoustical consultant's report which assesses noise impacts on the site and recommends noise mitigation measure to achieve noise criteria, to the satisfaction of the Director of Planning;

A.1.10 written confirmation shall be submitted by the applicant with the provision of the following notation on the submitted plans:

- i. "the acoustical measures will be incorporated into the final design, based on the consultant's recommendations";
- ii. "adequate and effective acoustic separation will be provided between the residential and non-residential portions of the building";
- iii. "the design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law";
- iv. "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";
- v. "a minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces"; and,
- vi. "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.1.11 confirmation that all parking spaces provided for residential use, excluding visitor parking spaces, shall be provided with an energized outlet capable of providing Level 2 charging or higher to the parking space;

Note to Applicant: Energized outlets shall be labeled for their intended use for electric vehicle charging and installed in conformance with Sentence 10.4.3.1(1) of Division B of the Building By-law. The Director of Planning seeks 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.1.12 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;

Housing Policy & Projects Conditions

- A.1.13 design development to locate the common amenity room (with storage closet, kitchenette and accessible washroom) to enable direct access and overlook of the outdoor children's play area, as per section 3.4 of the High Density Housing for Families with Children Guidelines;
- A.1.14 design development to locate the outdoor children's play area to better maximize sunlight access, as per section 3.3 of the High Density Housing for Families with Children Guidelines. Consider a rooftop location if feasible to accommodate the play area and amenity room on the same level and adjacent one another;

Standard Landscape Conditions

- A.1.15 design development to create an open prevailing front yard to the street that fits in the West End character by:
- i. reducing the height of planter walls at the property line on both Barclay St. and the lane, with the maximum wall height to be 1.5 ft.;
 - ii. ensure the planting strip in the front yard to be minimum clear 4 ft. excluding enclosing walls; and,
 - iii. along property line and planting, a lower plant in front of hedge oriented to the street.

Note to Applicant: This will require revision to the parkade edge with a separate detail to clarify this on the Architectural plans required. All planting areas to provide adequate depth of soil to exceed Canadian Landscape Standard and coordinated with architectural drawings. Further conditions may follow upon receipt of complete information.)

- A.1.16 design development to replace Artificial turf with soft landscape plant material;

Note to Applicant: This can be replaced with shade tolerant planting.

- A.1.17 provision of additional section details at a minimum scale of 1/2"=1'-0" scale, to illustrate all proposed landscape elements including followings:

- i. Level 1 planting areas on slab; and,

Note to Applicant: L6.00 sections to include slab sections in coordination with Architectural section drawings.

- ii. any other typical planters including dimensions for width and depth of soil to be minimum 3 ft. for trees.

Note to Applicant: All sections and details should be referenced on plan.

A.1.18 provision of improved landscape drawings to include the following:

- i. existing trees DBH size to match graphically with the survey / Arborist report;
- ii. scaled and dimensioned tree protection barriers on Tree Management Plan (measured from edge of trunk), in coordination with Arborist Report and Engineering Department Guidelines for the Protection of Boulevard Trees (0.3m set back from sidewalk and 0.6m set back from curb);
- iii. tree numbers to be keyed for all trees, both removed or retained, refer to Arborist Report Tree Management Plan; and,
- iv. property lines to be drafted clearly on all plans.

Note to Applicant: Further conditions may follow upon receipt of complete information.

A.1.19 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.

A.1.20 provision on architectural and landscape drawings of 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.1.21 provision of ensuring that all planting mediums meet or exceed the BCSLA Standards;

Note to Applicant: Demonstrate compliance by providing a cross-section detail that shows the growing medium. Mounding of soil to reach minimum depths in this case will be considered;

A.1.22 provision of large-scale architectural cross-section drawings that demonstrate the minimum planting depths referred to in Standard Conditions A.1.17 & A.1.18;

Note to Applicant: The cross-section drawings should demonstrate the relationship between the in-ground planter and underground parkade. The drawings should be detailed enough to include water proof membranes and any other substrate that planters include.

A.1.23 design development to include outdoor amenity areas with planters containing edible landscaping or which would be suitable for urban agriculture by residents as appropriate, including the necessary supporting infrastructure to support such activity by residents (a yard waste composter, potting bench / tool storage chest, irrigation system / hosebib) as required.

Crime Prevention Through Environmental Design (CPTED)

A.1.24 incorporate CPTED principles, as follows:

- 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, use graffiti deterrent paint, and lighten colour of blank facades along base; and,
- vi. incorporate openings along the lane elevation for natural light to the parkade where possible.

A.2 Standard Engineering Conditions

A.2.1 cancellation of Strata Plan VR2182 and the dissolution of the strata corporation are required prior to the issuance of the development permit;

A.2.2 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Indemnity Agreement 356943M (special sidewalk surface treatment) 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.2.3 written approval is required from the owner of the neighbouring site (2010 Barclay St) for the portion of roof proposed within Easement 239636M (as shown on Explanatory Plan 4746) on the development site. See Standard Condition A.1.8 (i)(a);

Note to Applicant: That easement, in conjunction with Easement 239635M registered on the neighbouring site, provides for the common use of the existing parking ramp.

A.2.4 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- i. provision of a parabolic mirror at gridline C4 for improved visibility of people driving and cycling on the main parkade ramp;
 - ii. provision of an additional partial section drawing through the residential disability space to show minimum 2.3m (7.54') required clearance to the underside of raised security gate;
 - iii. provision of updated section drawings to show and label minimum vertical clearance required to the underside of raised security gate within private parking garages;
-

- iv. provision of updated parkade plan drawings to show dashed outline of required width for raised overhead security gate within private parking garages;
- v. provision of minimum 0.5m (1.67') required bicycle space access adjacent Class B bicycle spaces;

Note to Applicant: Reference Section 6.4.3 of the Parking By-law.

- vi. provision of automatic door openers for all doors providing access to Class A bicycle spaces; and,
- vii. provision of updated drawings to show the route for all Class A bicycle spaces to reach the outside.

Note to Applicant: Route should be stair free and note the use of the parkade ramp if required.

- A.2.5 clarification of garbage pick-up operations, including provision of a written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage;

Note to Applicant: If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.

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; and,

Note to applicant: An abandoned heating oil underground storage tank remains on site which the qualified environmental consultant must be liaised with on as per above and as required.

- 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.
-

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 **May 26, 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.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 Amenity area, 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 commercial 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.2.3 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.2.4 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.2.5 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.2.6 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 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.2.7 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.
- B.2.8 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.2.9 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.2.10 The site shall be maintained in a neat and tidy condition.
- B.2.11 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.2.12 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.**
-