
6103 West Boulevard (COMPLETE APPLICATION)
DP-2019-00404 - C-2

OA/LB/SF/AK/JC

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
C. Chant, Engineering Services
M. Linehan, Urban Design & Development Planning

Also Present:

O. Aljebouri, Urban Design & Development Planning
L. Berdahl, Development Services
A. Knowles, Urban Design & Development Planning
S. Farmand, Urban Design & Development Planning
J. Catarino, Development Services

APPLICANT:

Taizo Yamamoto
Yamamoto Architecture
#202-33 East 8th Avenue
Vancouver BC, V5T 1R7

PROPERTY OWNER:

Gryphon 6103 Holdings Ltd
6107 West Boulevard
Vancouver BC, V6M 3X3

EXECUTIVE SUMMARY

- **Proposal:** Rehabilitation and designation of the Stanley Ernest Peters Block (S.E.P. Block) and to develop the site with a 5 storey, mixed-use building consisting of retail and restaurant uses on the ground level and 64 dwelling units from the second to fifth storey all over two levels of underground parking having vehicular access from the lane.

See Appendix A Standard Conditions
 Appendix B Standard Notes and Conditions of Development Permit
 Appendix C Vancouver Heritage Commission Minutes
 Appendix D Applicant's Design Rationale
 Appendix E Plans and Elevations
 Appendix F Urban Design Panel Booklet
 Appendix G Assurance of Retention of Existing Portions of Buildings Letter

● **Issues:**

1. Building height and density;
2. Building frontage length and articulation;
3. Compatibility with S.E.P. Block (existing heritage building); and
4. Quality of indoor and outdoor amenities.

- **Urban Design Panel: SUPPORT with Recommendations (5-2)**
-

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2019-00404 submitted, the plans and information forming a part thereof, thereby permitting the rehabilitation and designation of the Stanley Ernest Peters Block (S.E.P. Block) and development of a 5 storey, mixed-use building consisting of retail and restaurant uses on the ground level and 64 dwelling units from the second to fifth storey all over two levels of underground parking having vehicular access from the lane, subject to the following conditions and subject to Council approval of a Heritage Designation By-law to protect the S.E.P. Block:

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 add visual interest to the frontage of the new 5-storey building by varying the façade's vertical rhythm and composition;

Note to Applicant: As per C-2 Design Guidelines, on developments with frontages of 50.0 m (164 ft.) or more, facades should incorporate visual interest through variety, articulation, verticality, and materiality. Consider introducing an alternating module of vertical spacing for the facade, an expression of individual store fronts at the commercial base, and/or other compositional details to provide visual interest in keeping with the overall design intent.

- 1.2 design development to improve compatibility with the S.E.P. Block by;
- i. setting back the rooftop outdoor amenity space above the heritage façades by 2.4 m (8 ft.) from the back of the parapet of each heritage facade;
 - ii. increasing the gap between the rehabilitated building and the new 5-storey building in proportion to the rehabilitated storefronts; and

Note to Applicant: A larger and more distinct gap should be provided between the S.E.P. Block and the southern building, approximately equal to the width of two bays. This will also assist in mitigating the length of the frontage of the 5-storey building.

- iii. modifying the architectural expression of the mass atop the rehabilitated building to appear more subordinate.

Note to Applicant: The mass atop the S.E.P. Block should be differentiated from both the rehabilitated building and the new 5-storey building. This can be achieved with the use of materials that convey minimal presence such as glass, as well as a less prominent rhythm of articulation.

- 1.3 design development to improve the quality of the co-located indoor and outdoor amenities;

Note to Applicant: The size of the outdoor space should be increased so it is suitable for the proposed number of family units, and located to have improved access to daylight. This can be achieved by co-locating the indoor and outdoor amenity at the roof at the north end of Level 4 instead of Level 2. This would also reduce noise impact to Level 2 units from the proposed adjacent outdoor and indoor amenities, thus improving livability.

- 1.4 design development to meet the green roof requirements of the "Roof-Mounted Energy Technology and Green Roofs" bulletin;

Note to Applicant: Additional height above the main roofline (parapet) of the 5th storey can be considered to facilitate provision of a green roof and associated infrastructure such as access stairs and guardrails. It should be noted the type of green roof proposed including the percentage, on the architectural and landscape roof plans. Refer to: <https://bylaws.vancouver.ca/bulletin/bulletin-roof-mounted-energy-technologies-and-green-roofs.pdf>

- 1.5 design development to maintain the high quality materials indicated and the level of detailing necessary to accomplish and construct the proposed design aesthetic;

Note to Applicant: The major materials (stone tile and metal) that define the project aesthetic as viewed from the streets should be utilized consistently at the lane-facing west elevation as well, noting its prominence as viewed from the lower-density residential neighbourhoods to the west. This is to ensure visual interest, maintenance and enhancement of neighbourhood character through architectural quality, durability and longevity. High quality materials are expected throughout the project. An alternate higher quality material should be proposed for the upper storey mass; painted concrete is not supported. The underside of concrete balconies should be finished by way of paint or material application. Exposed fasteners, such as balcony guardrails should be minimized. Exposed walls and foundations should be limited to no more than 3 m. (1 ft.) above the finished grade.

2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.

3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• Technical Analysis:

	Permitted/Required				Proposed			
Site Size ¹					35316 ft ²			
Height ²	Maximum 45.28 ft.				ft.			
					Top of guard 64.96 ft.			
					Top of roof access stairs 71.07 ft.			
FSR ³	Total: 2.5 + 10% (heritage) 2.75				Commercial: 0.55 Residential: 2.20 Total: 2.75			
Floor Area ³	Area: 97,119.00 ft ²				Commercial 19,256.00 ft ² Residential <u>77,783.00</u> ft ² Total: 97,039.00 ft ²			
Balcony:	Total: 8% 6,222.64 ft ²				Total: 6% 5,013.00 ft ²			
Balcony: Enclosed					Total: 15% 758.00 ft ²			
Amenity	Total: 10% 7,778.30 ft ²				Total: 3% 2,738.00 ft ²			
Dwelling Unit Type					Type % No. Studio 0% 0 One Bedroom 2% 1 Two Bedroom 88% 56 Three Bedroom 11% 7 Total: 100% 64			
Parking ⁴	Total: 142 Permitted S/C: 25% 36 Disability: 5 Visitor: 3				Total Spaces: 200 Small Car: 16 Disability: 4 Visitor: 3			
Loading Residential commercial	Class A B C 0 0 0 0 2 0 Total 0 2 0				Class A B C 0 0 0 0 2 0 Total 0 2 0			
Bicycle ⁵	Use Class A B Retail: 5 6 Residential: 165 6 Total: 170 12				Use Class A B Retail: 5 6 Residential: 174 4 Total: 179 10			
Passenger Loading	Class A B C 1 0 0 Total 1 0 0				Class A B C 1 0 0 Total 1 0 0			

Notes:**1 Note on Site Area:**

This site is approximately 289.75 feet in width and 121.88 feet in depth fronting West Boulevard, with an open paved lane at the rear for vehicular access. Site area is based on the eight (8) sites being consolidated, see Standard Engineering Condition A.2.1.

2 Note on Height:

The height of the building is above the maximum permitted in the C-2 District Schedule. The height is calculated in accordance with Section 4.3.1 of the C-2 District Schedule using City Building Grades, and the top of guard is considered to be the overall height of the building. The application is seeking an increase in Height to 64.96 feet to top of guard. The DOP to consider an increase in height as authorized by Sections 4.3.2 and 3.2.5 of the Zoning and Development By-law. Standard Condition A.1.8 seeks compliance to Section 10.18.5 for the roof accesses.

3 Note on Floor Area and FSR:

The floor area is calculated in accordance with Section 4.7.1 of the C-2 District Schedule, which permits a 2.5 total FSR, for all uses combined. The applicant is seeking additional density from 2.5 FSR, to 2.75 FSR, which may be considered by the DOP and DPB through Section 3.2.5 of the Zoning and Development By-law. Standard Condition A.1.7 seeks consistent information on floor plans, overlays and the statistics table as well as assurance that storage rooms are dimensioned and meet the bulletin. Standard Condition A.1.3 (i) seeks removal of the enclosed balconies.

4 Note on Parking:

Parking is calculated per Section 4 of the Vancouver Parking By-law. Standard condition A.1.10 seeks separation of private residential garages on parking level P1 from the Commercial parking. Standard Condition A.1.11 seeks compliance for three (3) accessible spaces for residential and two (2) for commercial, for a total of five (5) spaces.

5 Note on Bicycle:

Standard Conditions A.1.12 and A.1.13 seek compliance with Section 6, Off Street Bicycle Spaces Regulations, of the Parking By-law.

● **Legal Description**

Lot: 16 to 23
 Block: 1
 District Lot: 526
 Plan: 4501

● **History of Application:**

19 05 16 Complete DP submitted
 19 07 16 Vancouver Heritage Commission
 19 10 30 Urban Design Panel
 19 11 27 Development Permit Staff Committee

● **Site:** The site is located on the west side of West Boulevard between W 45th Avenue and W 46th Avenue. The site has a downward 1.14 m (3.74 ft.) southward elevation drop along West Boulevard and south-west cross fall of 1.67m (5.5ft). Vehicular access is provided from the lane. There are currently commercial businesses located on the site, which includes Kerrisdale Lumber Co. Ltd and Benjamin Moore. The Stanley Ernest Peters Block (S.E.P. Block) is located at the north end of the site at the intersection of W 45th Avenue and West Boulevard.

● **Context:** Significant adjacent development includes:

- (a) Kirkland’s Metal Shop, 6168 E Boulevard, 5-storey mixed-use building, Heritage Site: B, (c.1920);
- (b) 2159 W 45th Avenue, 2-storey residential building, Heritage Site: C, (c.1912);
- (c) 2155 W 45th Avenue, 2-storey residential building, Heritage Site: C, (c.1912);
- (d) Stillman Residence, 2145 W 45th Avenue. 2-storey residential building, Heritage Site: B(M)(H), (c.1915)
- (e) BC Hydro – George Dickie Substation, 2090 W 45th Avenue, 3-storey building, (c.~1956)
- (f) 2096 W 46th Avenue, 4-storey mixed-use residential building, (c,2004)
- (g) 6333 West Boulevard, 4-storey mixed-use residential building, (c.2019)
- (h) 6455 West Boulevard, 4-storey mixed-use residential building, (c.2018)

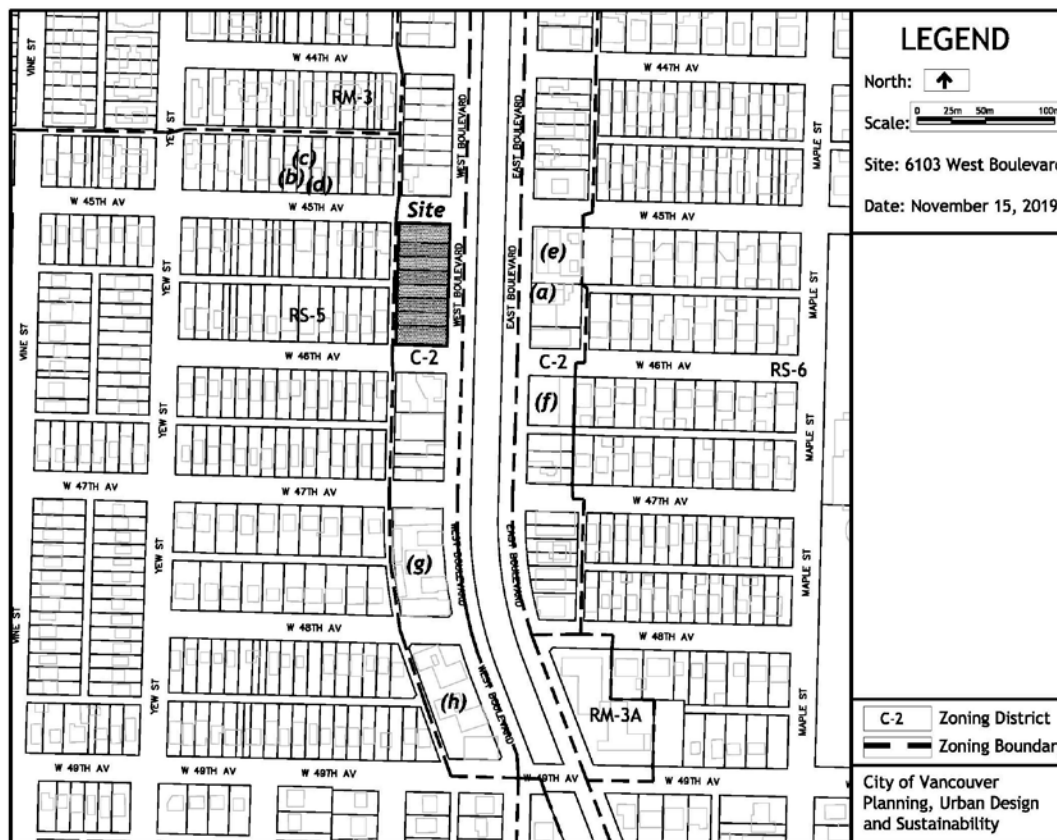


Figure 1: Context and Zoning Map

- **Background:**

This application is located within the C-2 mixed-use zone and the Kerrisdale neighbourhood. The redevelopment proposal occupies a full block along West Boulevard between West 45th and West 46th Avenues. The proposal is to rehabilitate and designate the existing Heritage B-listed Stanley Ernest Peters (S. E. P) Block, a one-storey commercial building, located at the north end of the block and to construct a new 5-storey mixed-used building.

The applicant has worked closely with staff to ensure that the new development will be compatible with the retained Heritage building and the surrounding neighbourhood, and consistent with the C-2 Design Guidelines.

A Community Open House took place on September 11th, 2019. The session was well attended and generally positive, with support for retention of the S.E.P. Block. A summary of the comments from the public notification are included on page 15 of this report.

The application was reviewed at the Vancouver Heritage Commission (VHC) on July 15th, 2019, where VHC supported the addition of the S.E.P. Block to the Heritage Register. The application was also reviewed at the Urban Design Panel (UDP) on October 30th of 2019, where it was supported with recommendations for refinements through design development.

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

C-2 District Schedule

The intent of the C-2 District Schedule is to provide for a wide range of commercial uses serving local and city wide needs, as well as residential uses, along arterial streets. It emphasizes building design that ensures livability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity.

The anticipated building height, illustrated in Figure 2, is maximum 13.8 m (45.3 ft.). The number of storeys is not regulated by the District Schedule; however, this height limit generally accommodates a 4-storey building. The stepped building profile at the rear is intended to provide a transition to single-family zoning across the lane.

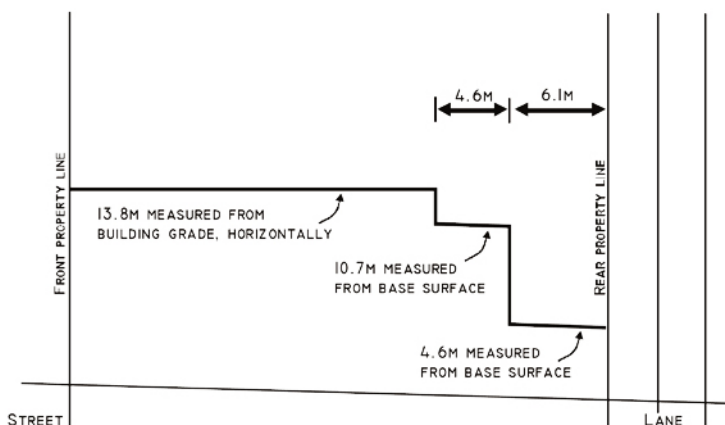


Figure 2: Maximum Permitted Height of a Building (C-2 District Schedule)

As illustrated in Figure 3, a front yard setback and a “build-to” line of 0.6 m (2 ft.), with an upper storey (level 4) shoulder setback are intended to create a 3-storey street wall while diminishing the scale of a 4-storey building mass on the street. A continuous street wall is further reinforced with the permitted zero lot-line at the interior side yard. For a corner site, the exterior side yard should follow the regulations of the front yard.

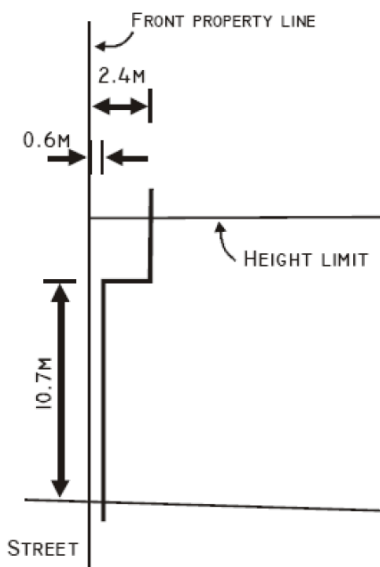


Figure 3: Front Yard and Setback of a Building (C-2 District Schedule)

The C-2 District Schedule allows the Director of Planning or Development Permit Board to permit an increase in the maximum height provided they first consider the intent of the district schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.

Heritage

Under Relaxation Section 3.2.5 of the Zoning and Development By-law, the Director of Planning (DOP) or the Development Permit Board (DPB) may relax the provisions of the By-law to facilitate the restoration of a building or site on the Heritage Register. Prior to granting any relaxations, the DOP or DPB shall consider advice from the Vancouver Heritage Commission (VHC), or any other body established by Council; notify adjacent property owners and tenants as deemed necessary, and consider responses received; and consider provisions of the By-law and all applicable policies and guidelines adopted by Council.

The “Heritage Policies and Guidelines”, adopted by Council in 1986, 1987, 1988 and 1994, expands on Section 3.2.5, where it clarifies that the DOP may allow an increase in floor space ratio of up to 10 percent above the permitted under the zoning in order to permit a development that includes the conservation of a building on the Register. For floor space increase of greater than 10 percent from the maximum permitted under zoning, prior Council approval is required.

C-2 Guidelines

The intent of the C-2 Guidelines is to address the variety of lots sizes and neighbouring buildings; to guide massing and neighbourly design; to ensure appropriate street scale, continuous street enclosure and pedestrian interest; and to ensure high standard of architectural design and livability.

Under the C-2 Guidelines, an increase of the 13.8 m (45.3 ft.) portion of the height envelope may be considered up to a recommended maximum of 16.8 m (55.1 ft.) for new construction. This is considered in a number of cases, including that of exceptionally large sites in both depth and length to achieve benefits such as increased neighborliness, open space and amenity. The increased height in this case is typically expressed in an additional 5th storey. The Director of Planning or the Development Permit Board can consider additional height above 16.8 m (55.1 ft.) in response to other applicable policies and unique site conditions.

The Guidelines reinforce Council's policy on the retention of the resources on the Vancouver Heritage Register by considering options such as heritage bonuses. In the event where buildings of heritage character are not listed on the Register, they should be considered for addition to the Register, retention and/or incorporation into new developments. New development should be well-integrated and not detract from the heritage importance and character of these buildings. Additional height may be considered for sites with heritage buildings above 16.7 m (55 ft) to support their retention.

The Guidelines also emphasize the creation of a street wall, while ensuring pedestrian comfort and interest. Building frontages that are longer than 50 m (164 ft.), and convey repetitious architectural expression are discouraged. Lower levels of developments in particular should be carefully designed to relate to pedestrian scale, and enhance the close-up view of pedestrians. The use of transparency, high quality materials, and more intensive detailing are expected measures.

High-Density Housing for Families with Children Guidelines

The intent of the Guidelines is for conditional approval residential developments that are designed specifically for families with children. It addresses key site issues, as well as building and unit design which relate to residential livability.

Open space design is expected to meet the on-site needs of children and adults-

Appropriate common indoor amenity space for families with children is desired to permit play and gathering for different age groups. Spaces such as a multi-purpose/meeting room should be designed to permit a range of activities and gatherings. Additionally, children of all ages should have easy access to appropriately located, designed and landscaped outdoor play areas suited to their developmental and play needs, with opportunities for supervision.

Arbutus Ridge / Kerrisdale / Shaughnessy Community Vision (ARKSCV)

The ARKSCV seeks to maintain and upgrade community assets such as the community centre and library, as well as to retain the historic and mature character of the area. Key messages include:

- making streets safer, more liveable and attractive;
- improve walking and cycling;
- ensure that new developments adopt sustainable practices;
- enhance parks, streets, lanes and public places; and
- enhance shopping areas.

The ARKSCV identifies the Kerrisdale Shopping Area/Kerrisdale Village as a 'neighbourhood centre' that is a candidate for development. The area can be strengthened as an enjoyable place to shop and visit.

• Response to Applicable By-laws and Guidelines:

C-2 District Schedule

The proposed form of development is seeking a height relaxation as outlined below. An increase to height of one-storey is sought to accommodate a 10% heritage density bonus which supports retention of the existing Heritage B-listed Stanley Ernest Peters (S. E. P) Block, and to allow distribution of the new massing to be respectful of the retained heritage building

Height

The application proposes a five-storey building projecting into the permitted 13.8 m (45.3 ft.) height envelope as shown in Figure 4. The proposed height is 19.8 m (64.96 ft.), as measured to the guardrails at the rooftop deck. The height to the top of the roof itself is approximately 18.41 m (60.4 ft.). The fifth storey is associated with the requested 10% heritage bonus density, as well as the height of the ground floor commercial units. The bonus density is proposed to be located in a fifth storey at the new building in

order to limit impact to the original one-storey heritage building. The addition above the heritage building is limited to two-storeys with significant setbacks from the roof edges to minimize its presence.

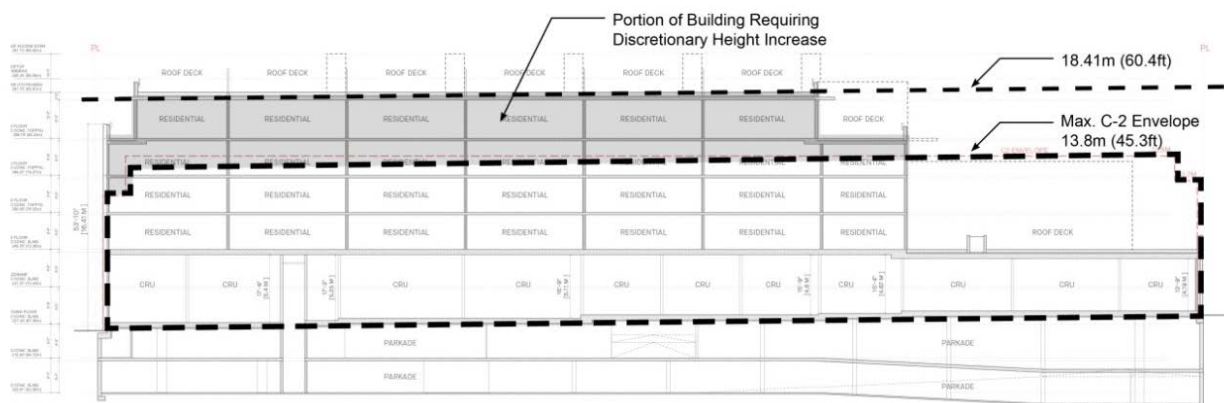


Figure 4: North-South Building Section Looking West

The height of the ground level of the new building is raised to match the reconstructed roof level of the heritage building at 5.1 m (16.75 ft.) measured to the top of the roof. By doing so, the ground level meets the generally recommended minimum of 15 ft. floor-to-floor height for commercial uses. It is noted that the site is sloping with a 1.14 m (3.74 ft.) drop southward along West Boulevard and a south-west cross fall of 1.67m (5.5 ft). This increases the height of the ground level to 5.93 m (19.45 ft.) at the southeast end of the development. The alignment of the ground floor with the S.E.P. Block provides for a respectful integration with the heritage building. It also allows for a generous commercial floor height to facilitate a variety of retail and service uses and ensure continued commercial viability.

The high ground floor also allows for a mezzanine level at the rear and the provision of two-storey (with mezzanine) ground-oriented townhouse units facing the lane which will enhance the residential character of the lane. A stepped building profile is provided at the rear in keeping with the intent to provide a transition to single-family zoning across the lane. The rear setbacks meet with the expectations of the C-2 zoning (See Figure 5).

It is also noted that the development is on a site with an exceptionally long frontage that occupies an entire city block. The site measures approximately 88 m (289 ft.) by 37 m (121 ft.). Staff support the transition provided to the 4-storey buildings across both W 35th Avenue and W 36th Avenue.

Vertical building elements at the rooftop, such as stairs to access rooftop decks, guardrails and planters, also project into the permissible height. Staff support the limited projection of such elements to assist with the provision of green roofs and outdoor amenity space. Refer to Recommended Conditions 1.4.

Front Yard and Setbacks

A 0.6 m (2 ft.) front setback is required from ultimate front property line in conjunction with the provision of a 5.5 m (18 ft.) public realm Statutory Right of Way (SRW). Above 10.7 m (35 ft.) in height, a 2.4 m (8 ft.) front setback is required to reduce apparent scale of the building. As per Figure 5, the application appears to meet the required front yard; however, Staff seek confirmation. Refer to Standard Condition A.1.2.

At the street-facing elevations, staff support the provision of a shoulder setback at the 5th floor instead of the 4th floor, as it reduces the overall scale of the building and creates a street wall that is proportional to the overall building height.

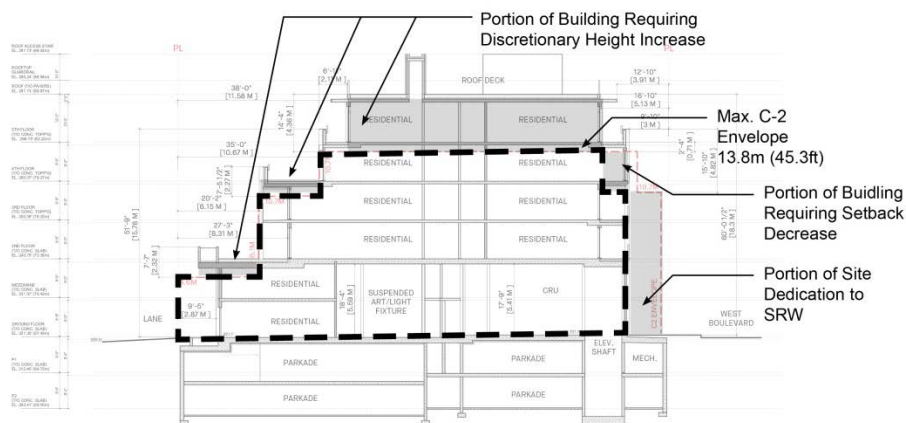


Figure 5: East-West Building Section Looking North

Heritage Value

Constructed in 1930, the S.E.P. Block, at 6103 West Boulevard, is a one-storey commercial building in the Kerrisdale neighbourhood. It is valued for its representation of interwar development in the Kerrisdale neighbourhood, its association with original owner Stanley Ernest Peters and for its Mission Revival architectural features.

The interwar development boom in Kerrisdale prompted demand for new buildings, amenities, and services which encouraged real estate developer Stanley Ernest Peters to construct the S.E.P. Block at the corner of West 45th Avenue and West Boulevard in 1930.

The use of the Mission Revival style of architecture for the S.E.P. Block demonstrates the interwar preference for styles that referenced fashionable Southern California. The building features stucco cladding, a Mission-style parapet and decorative tilework. It is one of the few remaining examples of the Missional Revival style in Vancouver.

The S.E.P. Block is proposed to be added to the Heritage Register as a C-listing and to be protected through a Heritage Designation By-law.

Proposed Heritage Conservation Work

The application proposes to preserve and rehabilitate the historic façades along West Boulevard and West 45th Avenue and a portion of the south façade of the S.E.P. Block in situ. Additionally, the original storefront will be restored based on archival evidence from the original blueprints of the building, including the decorative glazing. Repairs to Character-Defining Elements, such as panels, mosaic tile, and stucco will occur as needed.

In return for the conservation of the S.E.P. Block, including heritage designation, a 10% increase of density from 2.5 FSR to 2.75 FSR is proposed.

C-2 Guidelines

The site is located in an established local shopping area fronting north-south arterial West Boulevard. The proposal generally meets the intent of the C-2 design guidelines with respect to providing viable local retail uses, creating a pedestrian-oriented commercial frontage, defining a desirable street enclosure, minimizing impact on neighbouring properties, supplying housing with a high standard of livability and pursuing heritage restoration and integration. Further improvement is needed with regards to building

frontage and compatibility with the restored S.E.P. Block, as outlined in the Recommended Conditions 1.1 and 1.2.

The proposed building height of 19.8 m (64.96 ft.) to top of guard is generally in keeping with the intent of the Guidelines, given the amenity contribution to the neighbourhood with the rehabilitation of the S.E.P. Block. The increase in height is expressed in a 5th storey. Height associated with rooftop access and guardrails could be considered in association with the provision of a green roof as per requirements under the “Roof-Mounted Energy Technology and Green Roofs” bulletin. See Recommended Condition 1.4.

Under the Guidelines, developments adjacent to buildings on the Vancouver Heritage Register should not detract from their importance and character. To improve the relationship between the new development and the restored building, the proposed massing steps away from the restored building by 8.26 m (27.1 ft.) to the west and 5.73 m (18.8 ft.) to the south. Furthermore, the 5-storey massing to the south is separated from the restored building by a 4.22 m (13.8 ft.). The UDP highlighted measures that can improve the compatibility of the two buildings, such as the use of a materials that allow the two-storey mass above the restored building to diminish and appear more subordinate. Also, the UDP pointed out that the vertical rhythm is similar to that of the 5-storey building, and should be avoided on the 2-storey mass. Recommended Condition 1.1 seeks improvement to the compatibility between the restored façades and the new building by revising the material of the two-storey mass, and by increasing the width of the gap separating the restored building from the 5-storey mass.

As outlined in the guidelines, a number of strategies should be adopted to mitigate building frontages that exceed 50 m (164 ft.). The UDP recommended that the repetitive articulation of the south building be enhanced by breaking the rhythm. Recommended Condition 1.2 (ii) highlights measure to balance the rhythm of the frontage along West Boulevard. In addition, the increased gap between the restored building and the new, as noted above, can help in further reducing the appearance of a long frontage.

High-Density Housing for Families with Children Guidelines

The application generally meets the intent of the guidelines with respect to the provision of a family-friendly development. The predominant type of dwelling units is family-oriented, with 87% two-bedroom and two-bedroom-plus-den, and 11% three-bedroom units. Common indoor and outdoor amenities are provided on the ground and second floors, as well as private outdoor spaces, including rooftop private patios.

Further improvement is needed with regards to the quality of the outdoor and indoor amenities. As per the Guidelines, outdoor amenities should be sufficiently sized and located to allow for use by both adult and children. The UDP recommended that design development improves these amenities. Members of the UDP expressed concern with the performance of the indoor and outdoor spaces, especially with regards to size, programming and location. It was noted that the 4th floor north deck is a more appropriate location for contiguous outdoor and indoor amenities (refer to Recommended Conditions 1.3).

Arbutus Ridge / Kerrisdale / Shaughnessy Community Vision (ARKSCV)

The commercial-oriented ground floor of the proposed development aligns with the direction of the ARKSCV in creating walkable, continuous and comfortable shopping area within the Kerrisdale Village. Small retail frontages are proposed that would allow for local-serving shops. Weather protection and increased front setbacks to facilitate a wider sidewalk will create a comfortable environment for pedestrians. In addition, the restored S.E.P. Block storefront and new storefronts will contribute to enhanced pedestrian interest. Little interruption to the continuity of the commercial frontage is proposed, especially with the location of the residential entrance off W 46th Avenue. Standard Condition A.1.1 (i) seeks to further reinforce this approach by relocating the parking access elevator away from the retail frontage.

- **Conclusion:**

In summary, the proposed design is generally in keeping with the intent of the C-2 District Schedule, Design Guidelines, City of Vancouver Heritage policies, the High Density Housing for Families with Children Guidelines and the Arbutus Ridge/Kerrisdale/Shaugnessy Community Vision. Staff support this application subject to the conditions contained in the report and attached in Appendix A.

URBAN DESIGN PANEL

Attached as Appendix F is the Booklet presented to the Urban Design Panel.

The Urban Design Panel reviewed this application on October 30, 2019, and provided the following comments:

EVALUATION:

- **Introduction:**

Development Planner, Omar Aljebouri introduced this DP application for a 5 storey mixed-used development under C-2. The application includes restoration and retention of the existing 1930 Stanley Ernest Peters Block's north and east facades. A 10% heritage bonus density is being considered. Omar gave an overview of the project's context in term of existing built-form and any anticipated change under existing zoning. He highlighted the uses within the development: at-grade commercial; lane-facing 2-storey (including mezzanine) residential units; 4 levels of market residential; co-located indoor and outdoor amenity on the second floor facing the lane; private terraces on the north side and the rooftop; and 2 levels of underground parking for the entire site, including the SEP block. Omar then noted the project's form of development difference from typical C-2 developments: the proposal includes increased overall building height; increased height of rear mass stepping; a 4-storey street wall; a deeper front yard setback; and building frontage of approximately 208ft.

Advice from the Panel is sought on the following:

1. Does the panel support the development's compatibility with its context and the S.E.P. Block?
2. Please comment on the architectural expression and building frontage.
3. Please comment on the proposed public realm strategy including landscape design and lane interface.
4. Please comment on the performance of outdoor and indoor amenity.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

The applicant noted this project is following the C-2 corridor. The intent is to preserve the heritage and bring the building back to what it was. The massing was brought down and away from the sides so the height is respected, the SEP Block retains the parapet expression.

On the north the parapet height was picked up and transitioned to single family homes. The Scale is meant to be a small neighborhood scale. Ground oriented lane units are being proposed. The applicant noted amenities are quite important for the client, which include a large lobby and a gym. Additionally, there is an outdoor play area.

Materiality is trying to achieve a modern contemporary building while also taking clues from the heritage component. Materials include stone tile cladding and metal picket guard rail.

Landscaping along with the setback and generous balconies created opportunity for a lot of planting and privacy. The applicant noted they are trying to approach the lane in a neighborly way.

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

- Having reviewed the project, it was moved by Ms. Krangle and seconded by Ms. Avini-Besharat and was the decision of the Urban Design Panel:
- THAT the Panel SUPPORT the project with the following recommendation to be reviewed by City Staff:
 - Design development to the West Boulevard façade to ensure compatibility.
 - Design development to enlarge indoor and outdoor amenity space.

- **Related Commentary:**

The panel was in general support of the project.

The panel noted the SEP Block restoration was handled well, those upper floors are going to be visible, and the renderings are nice.

A panelist noted if you're going to preserve the SEP, move the extra density somewhere else but if you are going to do some intervention needs to be a light touch. The 2-storey addition on top of the SEP Block are taking away from the existing building. They should disappear more in the background and let the existing building stand out.

The building is compatible with the context.

The small storefronts of the SEP Block are nice. The ground-oriented units and the gym are nice.

The lane treatment has a nice transition to the single-family houses behind.

Regarding the building frontage, it was difficult relating the heritage to the new development. The frontage on the lane is nice. Building frontage along West Boulevard hard to relate to the SEP Block. The SEP Block building should be strengthened.

The long south frontage of the building is a bit relentless and a lot of the same, consider breaking it up. A panelist noted would like to see the northern biodiversity on the 4th level deck to be more accessible to all residents of the building.

A panelist noted there is opportunity at the base to ground the windows of the retail, might want to consider something there that related to the SEP Block storefront treatment.

There is great use of all the amenity spaces, outdoors, roof or deck. The panel noted to consider making the indoor and outdoor area larger, as well as having some coverage. A panelist noted the 4th floor roof deck appears to only be accessible by one unit, consider turning this outdoor patio commonly accessed amenity area. There is no communal indoor and outdoor space, consider at least one.

A panelist noted the children's play area will not work well; actual usable area will be small, while the gym appears to be the only amenity. Recommend using the level 4 deck for outdoor common amenity and put the gym adjacent to it, have an outdoor kitchen and dining area and actual social space with a children's play. The gym on the ground floor could be replaced with a residential unit.

When working with the trees, consider the lawn at the end of retail will just get pounced. The SEP Block

could be used for cues to inform the public ground surfaces.

A panelist noted that the rhythm of the vertical expression is hard to reconcile with the SEP Block. More glazing should be used for the 2-storey mass above the existing building to help with compatibility between the new and existing. Creating a different rhythm and expression for the 2-storey mass, rather than applying the same from the rest of the building, may help the compatibility with the SEP Block.

- **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 Crime Prevention Through Environmental Design (CPTED) recommendations 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

Heritage Designation is a condition of approval for the development permit application. If supported by the Development Permit Board, a heritage designation by-law will be brought to Council at Public Hearing for support.

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

ENVIRONMENTAL PROTECTION BRANCH

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

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 August 27th, 2019, 686 notification postcards were sent to neighbouring property owners advising of the application. The postcards directed residents to additional information on the city's website. In

addition, three site signs were installed on the property, one along West Boulevard, the second along W 45th Avenue and the third along W 46th Avenue. The signs were installed on August 26th, 2019 offering information about the development with direction to the City's Development Permit Board website. On November 20th, 2019 a notification postcard was circulated to neighbouring property owners to advise that the Development Permit Board date was rescheduled for January 6th, 2020. Additionally, on December 13th, 2019 staff re-notified neighbouring property owners that the Development Permit Board date was postponed until January 20th, 2020.

A Community Open House was held on September 11, 2019 between 4:30 pm to 7:30 pm at the Kerrisdale Community Seniors Centre. Seventy-one (71) people signed the attendance sheet and 50 written comments were submitted.

A total of fifty-five (55) written responses were received through the Open House and neighbourhood notification process. Forty-five (45) responses explicitly expressed support for the project, while five (5) residents were opposed and five (5) were neutral although provided feedback. It is important to note that while respondents communicated support for the project, concerns were also noted.

Comments of support included:

- Positive feedback regarding the proposed architecture;
- Family sized units and balcony sizes are supported; and
- Residents consider incorporating the heritage component a positive element for the neighbourhood.

Concerns identified through the process are provided below:

Public Realm Proposal

Respondents noted that the amount of landscaping around the development could be increased to provide less hard surfaces, which would assist with creating opportunities for absorbing rainfall. It was noted that there is significant runoff down the street and more grass along the Boulevard would help with infiltration. Improvements to the proposed landscaping plan were recommended to capture the items above.

Also, residents noted that exhaust and intake vents are noisy and at ground level they will provide a significant impact to the public realm.

Staff Response: Staff's review of the application indicated that the existing infrastructure was sufficient to accommodate the proposed development.

Standard Condition A.1.4 ensures that the impacts of the commercial exhaust ventilation is directed through the building's roof, the parking exhaust ventilation is located away from adjacent residential uses as well as adequate landscape screening be provided along the lane-facing balconies at Level 2.

Heritage Retention

Residents were divided over the heritage retention component included within the proposal. Many respondents noted that retaining the heritage building was welcomed and will contribute to the character in Kerrisdale. Conversely, some residents noted that they understand preserving a heritage building may result in additional density, however, there were concerns raised regarding the merit behind revitalizing, rehabilitating or retaining the S.E.P. Block. Some residents felt that the increased density resulted in a building that is out of scale with the surrounding neighbourhood and the proposal does not provide a

community benefit. Also, some respondents questioned whether the heritage retention would interrupt the flow of pedestrian traffic along West Boulevard given the various setbacks proposed for the block.

Staff Response: A Statement of Significance and Conservation Plan have been provided by the applicant's Heritage Consultant, which outlines the Character-Defining Elements of the façades and how they are to be retained. The retention of the primary façades of the S.E.P. Block as well as their addition to the Vancouver Heritage Register and protection by Heritage Designation are supported by the Vancouver Heritage Commission (VHC) and staff. The storefronts are to be rehabilitated based on archival evidence. VHC and staff considered this a reasonable approach to maintain an important historic presence in the Kerrisdale neighbourhood and along the streetscape. Both VHC and staff support the additional density proposed in order to enable the retention and rehabilitation of the S.E.P. Block.

Standard Heritage Conditions A.1.14 through A.1.20 have been included to assure that the existing façades are retained and conserved.

Deviation from the C-2 District Schedule (Height and Setbacks)

It was noted that while residents appreciate the preservation and restoration of the S.E.P Block, the amount of additional height and modifications to the building setbacks were seen to be very significant when compared to the existing height maximum of the C-2 District Schedule and out of character for the Kerrisdale neighbourhood. Residents questioned whether the proposed 10 foot residential ceiling height was necessary as the additional height has a substantial impact on the surrounding residences.

Some residents commented that the intention of C-2 zoning is to allow for 4-storey buildings and that the proposed building is essentially a 6-storey high building which would have significant impacts on their residence and neighbourhood.

Staff Response: On pages 8 through 11 of this report, staff assess the applicable by-laws, guidelines and policies in relation to the proposed development. It is staff's assessment that the proposal is consistent with the intent of the District Schedule, C-2 Design Guidelines and City of Vancouver Heritage policies. The proposed increase in height is directly related to the heritage density bonus due to the rehabilitation and designation of the S.E.P. Block and staff's recommendation to reduce massing around the heritage façades.

Parking and Sightlines

Residents identified concerns regarding the amount of parking provided for the commercial uses within the development, particularly as a result of the two restaurant uses proposed. With only three visitor parking spaces provided out of a possible 199 stalls to service the development, residents are concerned the new development will have a significant impact on street parking in the surrounding area.

It was also noted that it is difficult to see cyclists in the shadows and approaching the intersections. As such, it was suggested that reducing the street parking by one space at the intersections may reduce conflicts between cyclists, pedestrians and motorists.

Staff Response: The technical review of the application identified that the number of parking spaces proposed generally complies with the requirements of Section 4 the Vancouver Parking By-law.

The Parking Management Branch of Engineering Services recommends that residents put in a request through 311 to have the on-street parking in the area reviewed given the anticipated pressures in the neighbourhood and noted safety concerns for pedestrians, cyclists and motorists.

Lane Upgrades

Residents note that the existing east-west laneway between 45th and 46th Avenues is already extremely worn with multiple large potholes. As a result of the proposed development, there will be further wear and tear on this laneway. Observations from local residents noted that the curbside recycling collection contractor currently has trouble accessing the lane due to a high volume of traffic which results in recycling pickups often being delayed or missed.

Staff Response: Lane improvements are generally sought when a development occurs directly adjacent to a laneway, which in this instance is located along the western property line of the proposed development. Staff have asked for speed humps (refer to Standard Condition A.2.4 i.) to be installed to traffic calm the laneway that runs north-south, directly adjacent to the proposed development.

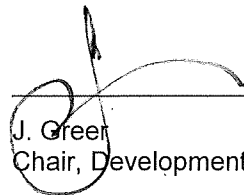
DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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 recognizes that this development seeks a discretionary height increase beyond what the C-2 Guidelines anticipate. However, the increased density due to the rehabilitation and designation of the S.E.P. Block as well as the recommendation to reduce massing around the heritage façades results in an increased height for the new portion of the building, which meets the overall intent of the C-2 Guidelines.


The Staff Committee supports the application with the conditions contained within and attached to this Report.



J. Green
Chair, Development Permit Staff Committee



O. Aljebouri
Development Planner



L. Berdahl
Project Coordinator

Project Facilitator: J. Catarino

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

Urban Design

A.1.1 design development to ensure viable commercial space at grade through the following measures:

- i. eliminating visual obstruction into commercial use by relocating the parking access elevator along West Boulevard; and
- ii. ensure continuous weather protection.

Note to Applicant: Current weather protection appears to be interrupted and segmented along the commercial frontage.

A.1.2 confirmation that the new 5-storey building meets the required front yard setback;

Note to Applicant: A 0.6 m (2 ft.) setback from the Statutory Right of Way (SRW) is required as per the C-2 District Schedule. Dimensions should be shown on all drawings denoting the SRW width and front yard setback.

A.1.3 design development to improve livability through the following measures:

- i. deletion of enclosed balconies;
- ii. ensuring all balconies are open and have clear interior dimensions of min. 2.7 m (9 ft.) wide and 1.8 m (6 ft.) deep;
- iii. consideration of a direct internal access to the two northern units from the ground floor;
- iv. provision of interior residential access to loading area and increased proximity to the loading area from the residential units; and

Note to Applicant: Reducing turns in circulation path ensures easy maneuvering of furniture and convenience for moving. Refer to Standard Engineering Condition A.2.9.

- v. provision of operable windows.

Note to Applicant: All operable windows should be clearly noted on the elevations. Opportunities for cross ventilation should be maximized. Operable windows should be located at low and high locations to facilitate passive ventilation;

A.1.4 design development to reduce impact on adjacent properties through the following measures:

- i. ensuring that commercial exhaust ventilation is directed away from the lane and through the building roof;
 - ii. ensuring that parking vents are located away from residential use to minimize noise impact; and
 - iii. provision of adequate landscape screening along lane-facing west balconies at Level 2;
-

A.1.5 provision of large scale typical architectural details including:

- i. corner plan detail of façade;
- ii. storefront;
- iii. spandrel;
- iv. canopies;
- v. soffit;
- vi. parapet;
- vii. typical jamb and sill; and
- viii. typical exterior guardrail, fencing and privacy screens;

Note to Applicant: Details should generally be in section, at a large scale [1:20 (3/4"=1'-0")] and include notes and dimensions. Review of these drawings may result in additional conditions. Drawings should note manufacturers' colour, paint or stain colour name and number; attach colour swatches to elevation drawings for all exterior cladding, trim, glazing, and spandrel.

A.1.6 design development to identify on the architectural and landscape drawings any built and landscaped features intended to create a bird friendly design;

Note to Applicant: Consider including bird friendly plants on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at:
<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

Development Review

A.1.7 coordination of floor plans, FSR overlays and Statistic Table;

Note to Applicant: Submission of detailed FSR overlays indicating all spaces and uses included or excluded from FSR calculations is required, with a related, detailed calculation table for each floor. The proposed area for the first floor differs on the overlays and the statistics table. Provide overall dimensions on overlays so areas can be verified. Dimension storage rooms to ensure they do not exceed the maximum exclusion allowed. Drawings and/or overlays require unit size and room labels. Note that all area not used for parking in the private garages on the parking levels shall be counted in FSR.

A.1.8 provision of a green roof as per Section 10.18.5 (d) and compliance with the green roof requirements of the "Roof mounted energy technologies and green roofs" bulletin." And link to Omar's condition requiring a green roof (refer to Recommended Condition 1.4);

A.1.9 compliance with Section 4.10 – Horizontal Angle of Daylight, of the C-2 District Schedule of the Zoning and Development By-law;

Note to Applicant: Show compliance for all habitable rooms.

A.1.10 secure and separate residential parking from commercial parking;

Note to Applicant: The private residential garages on parking level P1 to be separated from the Commercial parking. Note that all area not used for parking in the private garages on the parking levels shall be counted in FSR.

A.1.11 compliance with 4.8.4 (a) – Disability Spaces of the Parking By-law;

Note to Applicant: A total of three disability parking spaces for residential are required.

A.1.12 provision of details of bicycle rooms, in accordance with Section 6 of the Parking By-law, which demonstrates the following:

- i. a minimum of 10 percent of the bicycle spaces to be secured via lockers;
- ii. a maximum of 30 percent of the bicycle spaces to be vertical spaces;
- iii. a provision of one electrical receptacle per two bicycle spaces for the charging of electric bicycles; and
- iv. notation on the plans that, “Construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law”;

Note to Applicant: Number bicycle spaces and provide table to demonstrate that by-law has been met. Clarify H(L) and H(S).

A.1.13 compliance with Section 6 - Bicycle parking in accordance with the Parking By-law;

Note to Applicant: A total of 12 Class B bicycle spaces are required for this proposal, 6 for commercial and 6 for residential.

Heritage

A.1.14 provision of detailed drawings which outline the proposed material for each door, window, and character element on the heritage façades, and whether they are slated for retention or replacement;

Note to Applicant: This includes the retained section of the south façade. The wood cladding of this façade should be investigated as per the Conservation Plan and should be slated for retention or replacement in kind if deemed to have historical merit.

A.1.15 provision of operational doors in storefronts of heritage façades on all ground floor plans;

A.1.16 the owner enters into a restoration covenant (219 Covenant) to the satisfaction of the Director of Planning and the Director of Legal Services, and that the agreement is registered in the Land Titles Offices to the satisfaction of the Director of Legal Services;

A.1.17 an electronic (pdf) copy of the final version of the Conservation Plan by Donald Luxton and Associates Inc dated April 2019, incorporating any approved changes, is submitted to the satisfaction of the Director of Planning;

Note to Applicant: The final Conservation Plan is to be submitted to the Heritage Planner, Amber Knowles, at amber.knowles@vancouver.ca for inclusion in related City files.

A.1.18 submission of a stabilization/retention plan, signed and sealed by the structural engineer, showing in detail how the two full façades of the heritage building are to be retained, stabilized, and protected during the construction process, to the satisfaction of the Director of Planning;

A.1.19 Council approves the addition of the façades at 6103 West Boulevard to the Vancouver Heritage Register and, at Public Hearing, designates the façades as protected heritage property, and that the associated Designation By-law is enacted by Council;

Note to Applicant: Section 594(8) of the Vancouver Charter requires that a notice of the designation be registered in Land Titles within 30 days of the by-law's enactment. In this regard it is important that the legal description on the by-law matches the records in the Land Title Office, and as such it is recommended that any subdivision/ dedication of the lands or consolidations be done after the designation by-law is registered, or well in advance such that the by-law had the up to date legal description.

A.1.20 an "Assurance of Retention of Existing Portions of Buildings" letter (copy attached in Appendix G) and colour-coded detailed elevation drawings from a Registered Architect or Engineer are to be submitted, in triplicate, verifying that the portions of the existing structure shown as being retained can in fact be retained, and that he/she will supervise the relocation and any construction to ensure the retention occurs.

Notes are to appear on the retention drawings indicating the following:

- i. that all parts of the building shown as being retained will be retained in place, and not removed from their original location within the building at any time;
- ii. that 'retained wall' means the retention of the existing studs and sheathing;
- iii. that 'retained floor' means the retention of the existing floor joists and sub-floor; and
- iv. that 'retained roof' means the retention of the existing roof rafters and sheathing.

The drawings should also indicate, in detail, the proposed strategies for the retention and/or replacement of all exterior doors, windows, trim, and cladding materials.

In addition, three copies of a letter signed by the Registered Architect or Engineer, indicating the sequence of construction, are to be submitted, in order to ensure that the construction is carried out in a manner that retains the building on the site at all times;

Note to Applicant: Retention of the heritage building's two façades are required. Therefore, the above information is required to ensure that the proposed work is viable. If significant structural changes are proposed, then a full set of revised drawings, including plans and sections, will be required. A copy of the approved retention drawings and the sequence of construction letters will form part of any approved Building Permit drawings. Please contact the Development Planner or the Heritage Planner if you have any questions about these issues.

Landscape Conditions

A.1.21 design development to improve the lane interface and to help buffer this development from the adjacent single-family homes by:

- i. Adding a minimum of 2 additional trees in planter "3" on Level 2; and
 - ii. Providing a parkade ramp trellis, complete with hardy vines to grow on it;
-

A.1.22 design development to ensure that site utilities and vents are on private property and integrated discreetly into the building, avoiding landscaped and common areas;

Note to Applicant: This includes the exploration of opportunities to screen pad mounted transformers at the lane with a trellis and gates. Further coordination with BC Hydro may be necessary.

A.1.23 provision of standard dimensioned tree protection barriers for the retained street trees complete with tree labels, coordinated with the provided in the Arborist Report;

A.1.24 provision of coordination with, and/or approval from, Parks Board for:

- i. Canopy pruning of existing street trees;

Note to Applicant: It appears as though the canopies of existing street trees conflict with the proposed development. Please provide confirmation that Parks Board has reviewed these drawings and will address this potential conflict. If Parks Board provides specific comments or requirements, these are to be added as notes on Site Plan and/or Landscape Plan;

- ii. Potential conflict with Parkade excavation and safe retention of Existing Street trees; and

Note to Applicant: Please provide confirmation that Parks Board has reviewed these drawings and will address this potential conflict. If Parks Board provides specific comments or requirements, these are to be added as notes on Site Plan and/or Landscape Plan.

- iii. Proposed pavers on the boulevard within the Tree Protection Zone of tree "City 4".

Note to Applicant: Please provide confirmation that Parks Board has reviewed these drawings and whether or not the pavers are supported. If Parks Board provides specific comments or requirements, these are to be added as notes on the Site Plan and/or Landscape Plan.

A.1.25 provision of complete details for all landscape elements, and for details to be referenced on Landscape Plan (refer to Standard Conditions A.1.23. A.1.30 and A.2.5);

A.1.26 provision of typical planting details for proposed plantings on slab:

- i. Dimensions to be shown on planting details to confirm minimum soil depths of 24" for shrubs and soil depths that exceed the minimum requirements for medium and large-sized trees on slab, per the BCLNA Standards;

Note to Applicant: Certain Sections provided show soil depth dimensions that include drainage layers and/or mulch. The above-noted soil depth requirements are to be dimensioned to show soil depth only.

A.1.27 provision of a letter of assurance for arborist supervision;

Note to Applicant: Arborist supervision is typically necessary when any work is required within a minimum root protection zone of a retained tree. The arborist should discuss the details of any supervision requirements within the arborist report, particularly if the plans depict any work that encroaches into a minimum root protection zone. Typically, an assurance letter will outline the critical construction points where the arborist shall be contacted to attend the site. The Letter

must be signed and dated by owner, arborist and contractor. This may be required per Standard Landscape condition A.1.25.

- A.1.28 coordination for proposed City trees with Engineering and the Park Board and the addition of the following note on the plans, if applicable:

Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Eileen Curran at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Cabot Lyford at Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

Note to Applicant: Street trees should be confirmed and finalized with above noted parties, and to appear on the Plant List, complete with species, sizes and quantities. Any proposed removals of City owned trees should be coordinated with the Park Board and confirmed in writing.

- A.1.29 provision of coordination with the Park Board for structural soil specifications for street trees, if applicable, to appear on the plans;

- A.1.30 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.

Crime Prevention Through Environmental Design (CPTED)

- A.1.31 new development must provide a secure environment. The principles of "crime prevention through environmental design" (CPTED) should be incorporated in all new development. Some strategies include:

- i. lighting of public spaces; and
- ii. personal safety and security should be integral to the design of parking facilities and comply with the Off-street Parking and Loading By-law.

Note to Applicant: Safety and security in the parkade can be improved by separating commercial and residential parking with a gate. Current parking spaces should be rearranged to ensure that all residential spaces are within the gated portion of the parkade.

A.2 Standard Engineering Conditions

- A.2.1 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 16 to 23, all of Lot 9, Block 1, District Lot 526, Plan 4501 to create a single parcel;

- A.2.2 if the encroachments are to remain, arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for all building
-

elements which encroach onto City property as the Plan of Survey indicates that portions of the heritage building encroach onto the City street. Upon completion of the exterior conservation work, a BC Land Surveyor's Location Certificate will be required to confirm the extent of all building encroachments at that time;

- A.2.3 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement & Indemnity Agreement 238127M (commercial crossing); Easement & Indemnity Agreement/Statutory Right of Way/Equitable Charge BF420097-9 (Canopy encroachment); and Easement/Covenant/Priority Agreement BB552086-95 (mutual easement) 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 the following improvements to the satisfaction of the General Manager of Engineering Services:

- i. provision of speed humps in the lane west of West Boulevard between 45th Avenue and 46th Avenue;
- ii. provision of new light broom finish saw cut concrete sidewalk on the West Boulevard frontage;

Notes to Applicant:

- For the portion of the site where the heritage façade is being retained provide new sidewalk from the back of curb to the property line.
- For the portion of the site where the heritage façade is not being retained provide a minimum 1.22m (4'-0") wide front boulevard and 3.05m (10'-0") wide light broom finish saw-cut concrete sidewalk.
- The area between the back of curb to the edge of the sidewalk must be hardscaped from the new bus ID pole north.
- Provision for the relocation of the existing bus stop ID pole to 27.5m south of the site's northern property line.

Note to Applicant: Update the landscape plans to show the existing and new location of the bus stop ID pole. The location of the bus stop is being shifted to an area of the site with a larger building setback in order to provide more space for pedestrians and transit passengers.

- iii. provision of new bench.

Note to Applicant: The applicant is to pay all costs associated with installation of a bench near bus stop ID pole. Bench model to be 'Cityline' model B 070, 71.125" long, wood slats, middle and side arm rests, Patriot Silver colour, supplied by Enseicom. Bench to be located in setback area, under proposed weather protection, a maximum of 9m from the bus ID pole with clear sightlines to arriving buses, to serve waiting transit users; and

- iv. provision of new or replacement duct banks adjacent to the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communications infrastructure;

- A.2.5 place the following statements on the landscape plan;
-

- i. *"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."*
- ii. All existing street furniture in street right of way shall be protected during construction. Final location of street furniture shall be confirmed with Street Furniture Coordinator. All removal, relocation or installation of street furniture shall be by the City's street furniture contractor, and coordinated with City of Vancouver Street Furniture Coordinator. Notification is required a minimum of 8 weeks prior to construction."

Note to Applicant: All costs associated with removal, relocation and installation of existing and new street furniture, including storage and re-location to or from a different site, shall be the responsibility of the developer.

- A.2.6 arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation;

Note to Applicant: Existing wood pole in lane conflicts with parking access.

- A.2.7 provision of improved access and design of bicycle parking and compliance with the Bicycle Parking Design Supplement:

- i. provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle;
- ii. provision of updated plans with all types of bicycle spaces labelled, numbered, and dimensioned;
- iii. provision of all bicycle spaces not in a secured storage room to be lockers and be clearly indicated as such on plan; and

Note to Applicant: Oversized Class A bike parking to also be secured. An enclosure may be required.

- iv. provide a minimum size of 0.6m x 1.8m Class B bicycle spaces.

- A.2.8 provision of design specifications for horizontal and vertical stacked bicycle racks including dimensions, vertical and aisle clearances;

Note to Applicant: Racks must be usable for all ages and abilities.

- A.2.9 provision of improved access and design access and design of loading spaces and compliance with the Parking and Loading Design Supplement:

- i. provide a standard double throat for the Class B loading spaces to facilitate maneuvering to/from both directions; and

Note to Applicant: Requirements for throat width can be reduced with increased manoeuver aisle width. Refer to Parking & Loading Design Supplement.

- ii. provide a clear unloading area or raised rear dock, minimum 1.8m wide, with suitable access to facilitate goods loading /unloading.
-

A.2.10 provision of a Shared Use (Loading) Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the Class B loading spaces between the commercial and residential uses and label the space as 'Residential and Commercial Loading';

Note to Applicant: The Shared Use Agreement should specify allocated time periods for shared use by residential vs. commercial units.

A.2.11 provision of improved access and design access and design of the parkade layout and compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:

i. column encroachments, setbacks and parking space widths to comply with the Parking and loading design Supplement. Column encroachments are not permitted in single module stalls;

Note to Applicant: Explore relocating columns next to walls to create more user friendly spaces. Including but not limited to C45 and R54.

ii. provision of encroachment free accessible spaces.

iii. provision of encroachment free Class A Passenger loading space.

A.2.12 provision of the following information is required for drawing submission to facilitate a complete Transportation review:

i. section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions;

ii. areas of minimum vertical clearances labelled on parking levels;

iii. design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings;

iv. indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable; and

v. existing street furniture including bus stops, benches etc. to be shown on plans.

A.2.13 provision of a building setback and a surface Statutory Right of Way (SRW) for public pedestrian use of an expanded sidewalk over the area of the site adjacent to the property line along West Boulevard to achieve a 5.5 m distance measured from the back of the existing City curb. The SRW will be free of any encumbrance such as vents, structure, stairs, planter walls, and plantings at grade (and is to accommodate the underground parking structure within the SRW agreement and accommodate the heritage portion of S.E.P. building);

Note to Applicant: Delete the "steel top benches with integrated shrub planting" from this SRW area.

A.2.14 the General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers,

LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

The applicant is to provide confirmation that all required electrical plant is provided for on-site. There is to be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

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;

A.2.15 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;

A.2.16 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:

- i. 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; and

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.

- ii. 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 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.

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

A.3.1 The property owner shall, as required by the Manager of Environmental Services 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; and

A.3.2 Enter into a remediation agreement for the remediation of the site and any contaminants which have migrated offsite on terms and conditions satisfactory to the Manager of Environmental Services, City Engineer 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 rezoning, until a Certificate of Compliances(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment and Climate Change Strategy, has been provided to the City.

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 **(July 20, 2020)**, 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 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 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 In the event that retention of portions of the heritage building which are to be retained cannot occur as shown on the approved plans all construction work must cease. Construction must stop as the work is no longer in compliance with the approved permit and the permit would now be
-

considered to be invalid. Replication or replacement of existing portions of the building that were to be retained does not comply where retention is a condition of the permit. Planning staff must be contacted to discuss options including the possibility of new permits in the event the building cannot be retained as shown on the approved plans

- B.2.7 All work is to be consistent with the approved Conservation Plan by Donald Luxton and Associates Inc, dated April 2019, which forms a part of the Development Permit.
 - B.2.8 A letter of confirmation that work is consistent with the Conservation Plan must be signed by the retained Heritage Consultant and submitted to the Director of Planning prior to the issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit.
 - B.2.9 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.**
-