
1616 W 7th Ave (COMPLETE APPLICATION)
DP-2019-00407- C-3A

CS/BB/DY/CM

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

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

Also Present:

C. Stanford, Urban Design & Development Planning
D. Yu, Landscape
C. Miller, Development Services
M. Halverson, Facilities
K. Lambertson, Cultural Services
A. Sales, Cultural Services

APPLICANT:

Martin Bruckner
IBI Group Architect
700-1285 W Pender St
Vancouver BC
V6E 4B1

PROPERTY OWNER:

Solterra Development Corp.
460 Fraserview Place
Delta BC
V3M 6H4

EXECUTIVE SUMMARY

• **Proposal:** To develop this site with an 11-storey, multiple dwelling containing 47 dwelling units and approximately 6,000 sq. ft. of community amenity space all over four (4) levels of underground parking accessed from the lane and using a heritage density transfer of 1,323 sq. ft. from donor site at 135 Keefer Street and 1,500 sq. ft. from donor site at 163 West Hastings.

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
Appendix E Music Production Space High-Level Functional Program
Appendix F Social Facility Technical Guidelines
Appendix G Artist Studio Guidelines

• **Issues:**

1. Tower Separation;
2. Massing & Articulation;
3. Views; and
4. Public realm.

- **November 27, 2019 – Urban Design Panel: SUPPORT with recommendations**
 - **August 21, 2019 – Urban Design Panel: Recommendation RE-SUBMISSION**
-

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2019-00407 submitted, the plans and information forming a part thereof, thereby permitting the development of a 11-storey, multiple dwelling containing 47 dwelling units and approximately 6,000 sq. ft. of community amenity space all over four levels of underground parking accessed from the lane and using a heritage density transfer of 1,323 sq. ft. from donor site at 135 Keefer Street and 1,500 sq. ft. from donor site at 163 West Hastings, subject to the following conditions and to City Council's approval of the increased density for the Cultural Amenity Space:

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 confirm a minimum separation of 82' from the proposed tower building to existing residential towers;
- 1.2 design development to refine the architectural expression, visual variety and material treatment with particular regard to the following:
 - i. enhance the overall treatment of the façade and the detailing of the elevations;
 - ii. improve the building's overall articulation and rendition of elements;
 - iii. improve transition to and interface with the ground plane;
 - iv. incorporate interest and character by varying the facade treatment at key points of transition;
 - v. explore additional material treatment, colour, reflectivity, shape, proportions, and fenestration options in the expression; and,
 - vi. explore strategies for passive techniques to improve green building performance (e.g. fenestration type, solar shading devices and green roof).
- 1.3 design development to ensure that the proposed massing and height does not result in undue impacts to public and private views with particular consideration given to the following:
 - i. shape building to reasonably mitigate impacts to private views;
 - ii. optimize location of balconies, public or semi-public spaces to mitigate privacy concerns;
 - iii. explore material, landscaping, or screening mechanisms to mitigate overlook concerns, and;
 - iv. provide diagrams, drawings, and any adjustments necessary to clarify the above.
- 1.4 design development to ensure that the proposed building design and program does not result in undue acoustic impacts to residents within the building and those living in adjacent buildings, with particular consideration given to the following:
 - i. employ design strategies to ensure reasonable mitigation of acoustic impacts toward any integral or nearby residential dwelling units, and;

- ii. provide diagrams, drawings, and any design adjustments necessary to clarify the above.

Note to Applicant: Also refer to Urban Design Standard Condition A1.9.

1.5 design development to common amenity spaces as follows:

- i. design development to co-locate the outdoor amenity area with the indoor amenity room, and;

Note to Applicant: Per the *Burrard Sloped C-3A Guidelines*, common outdoor amenity areas should be located at grade or at the rooftop, and must provide for maximal sun exposure.

- ii. design development to provide for the minimum common outdoor area specified in the *Burrard Slopes C-3A Guideline*.

Note to Applicant: Also refer to Technical Standard Condition A.1.13.

- iii. design development to common outdoor amenity areas to include planters with edible landscaping or which would be suitable for urban agriculture by residents;

Note to Applicant: Due consideration should be given to including the necessary supporting infrastructure to support such activities by residents, such as a yard waste composter and a potting bench / tool storage chest, and to ensure the planters have an irrigation system, or that a hosebib is provided.

1.6 design development to the rooftop private outdoor amenity areas to provide for an intensive green roof;

1.7 design development to the dwelling units to maximize livability, including provision of living rooms with a clear width of no less than 3.6m (12 ft);

Note to Applicant: Per the *High-Density Housing for Families Guidelines*, principal habitable rooms should be designed to provide for a range of uses. Larger units should be designed with due consideration given to the unique spatial needs of families with children, including provision of space enough for children's play.

1.8 design development to create a more coordinated pedestrian realm, vibrant landscaping, and optimal public-private interface by provision of all details necessary with particular consideration given to the following:

- i. relocate the mechanical vents at grade to a more suitable location (further away from the intersection / entrance to the vestibule) and enhance their detailing to improve the quality of the public realm;
- ii. clearly delineate the cultural amenity space entrance by addressing the public realm with architectural features and fenestration patterns that emphasize a scale appropriate for a neighborhood serving facility strengthening the connection between public and private space;

Note to Applicant: Entries at grade may be identified by use of lighting, materiality, colour, texture, projecting canopies, entry recesses or wayfinding cues.

- iii. improve the expression of the main residential entrance to be clearly recognizable and appropriately scaled to the street and the neighbourhood context, providing a point of distinctiveness in the streetscape treatment;
- iv. consider the entry locations, canopy depths & canopy soffit design, the amount of glazing at pedestrian level; and the public realm design;
- v. ensure the overall outdoor surface treatment is of high quality, visually appealing, and cohesive throughout;

Note to Applicant: Special attention is needed at the material transition from public realm to the private property edge.

- vi. explore a landscape and site design strategy that includes street furniture, bollards, benches, pedestrian-scale lighting, bike racks, guard rails, decorative grilles, planters etc.) and any other mechanisms that contribute to a more vibrant public realm interface;
- vii. explore improvements to the street frontage expression, and the interface between the building and the public realm, to improve activation, materiality, and visual interest; and
- viii. mitigate the visual impacts of blank concrete planter walls by providing trailing planting, and layered planting with due consideration given to seasonal interest.

Note to Applicant: Ensure that adequate soil depth and volume is provided. This may require revisions to private patios at 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 (MAXIMUM)	REQUIRED	PROPOSED
Site Size ¹	-	-	Irregular.
Site Area ¹	-	-	9,406.0 ft ²
Floor Area ²	Conditional 28,218.0 ft. ² Density Transfer 2,823.0 ft. ² Bonus Density 13,841.0 ft. ² Total 44,882.0 ft. ²	-	Residential 44,882.0 ft. ²
FSR ²	Conditional 3.00 Density Transfer 0.30 Bonus Density 1.47 Total 4.77	-	Residential 4.77
Balconies	Open 3,591.0 ft. ² (max. 8% of residential area)	-	Open 3,589.0 ft. ² (8.0% of residential area)
Amenity ³	(20% of permitted floor area) Maximum 8,976.0 ft. ²	-	Residential 453.0 ft. ² Cultural 5,924.0 ft. ² Total 6,377.0 ft. ²
Height ⁴	Outright 30.18 ft. Guideline recommended 100.0 ft.	-	Top of roof slab 117.67 ft. Top of roof parapet 119.67 ft. Top of mech. screen 128.68 ft.
Yards ⁵	-	Front Yard (North) 0.00 ft. West Side 0.00 ft. East Side 0.00 ft. Rear Yard (lane) 15.00 ft.	Front Yard 11.77 ft. West Side 0.00 ft. East Side 0.00 ft. Rear Yard (lane) 15.00 ft.
Parking ⁶	Visitor Max. 5 Small Car Max. 12 (Max. 25% of 49)	Residential Min. 41 Visitor 2 Cultural amenity 6 Total 49 Accessible Min. 3	Residential 73 Visitor 0 Cultural amenity 5 Total 78 Small Car 17 Accessible 4
Loading ⁷	-	Class B Residential 0 Cultural amenity 1 Total 1	Class B Residential } Cultural amenity } 1 Total 1
Bicycle Parking ⁸	-	Class A Class B Residential 104 3 Cultural 0 0 Total 104 3	Class A Class B Residential 105 } Cultural amenity 7 } 4 Total 112 4
Dwelling Unit Area ⁹	-	Min. 400.0 ft. ²	Min. 450.0 ft. ² - 2,050.0 ft. ²
Horizontal Angle of Daylight ¹⁰	-	Min. 50°	Min. 0° (inward-facing rooms)
Dwelling Units ¹¹	-	-	1-Bedroom 17 2-Bedroom 27 3-Bedroom 3 Total 47

¹ **Note on Site Size and Site Area:** Site information is from the submitted legal survey.

² **Note on FSR and Floor Area:** The proposal is making use of a 10% transfer of heritage floor space (2,823.0 ft.²), pursuant to Section 4.7.8 of the C-3A District Schedule, approved under previously issued Development Permit No.DE415127 for this site in 2012. The proposal is also seeking a bonus density of 13,841.0 ft.² in return for providing a cultural amenity, thereby seeking an increase in the FSR per Section 5.2 – Relaxation of Regulations, of the C-3A District Schedule (see also commentary in the report).

³ **Note on Amenity:** Both residential and cultural amenity areas have been excluded from the computation of the FSR.

⁴ **Note on Height:** The proposal is not affected by View Cones. Pursuant to Section 4.3.2 (Height) of the C-3A District Schedule, the Development Permit Board may permit an increase in the maximum height of a building provided that it first considers the intent of the C-3A District Schedule, all applicable Council-adopted policies and guidelines, relationship of the development with nearby residential areas, design and impact, etc.

⁵ **Note on Yards:** Staff support proposed yards, being consistent with Burrard Slopes C-3A Guidelines affecting the site.

⁶ **Note on Parking:** Required Cultural Amenity parking may be satisfied by double-counting a required accessible parking space, as permitted by Section 4.1.15 of the Parking By-law. However, the proposal is deficient in the number of visitor parking spaces, and exceeds permitted small car ratio. Standard Conditions A.1.15 and A.1.16 seek compliance. Staff further require a shared use agreement for visitor and Cultural Amenity parking spaces to better address parking demand.

⁷ **Note on Loading:** As total number of dwelling units is less than 100, there is no loading requirement for the residential component of the proposed development.

⁸ **Note on Bicycle Parking:** Proposed number of Class B bicycle spaces is unclear on the Landscape Plans, and Standard Condition A.1.19 seeks clarification, and matching numbers on both Landscape and Architectural Plans.

⁹ **Note on Dwelling Unit Area:** Clarification is required that dwelling unit area is measured from the inside of all outer walls. Standard Condition A.1.11 seeks confirmation.

¹⁰ **Note on Horizontal Angle of Daylight:** Several dens in dwelling units do not have access to a window on an exterior wall, and Standard Condition A.1.10 seeks compliance.

¹¹ **Note on Dwelling Units:** Several in-suite storage rooms within dwelling units are undersize, and Standard Condition A.1.12 seeks compliance.

• **Legal Description**

Lot: B
 Block: 309
 District Lot: 526
 Plan: 12872

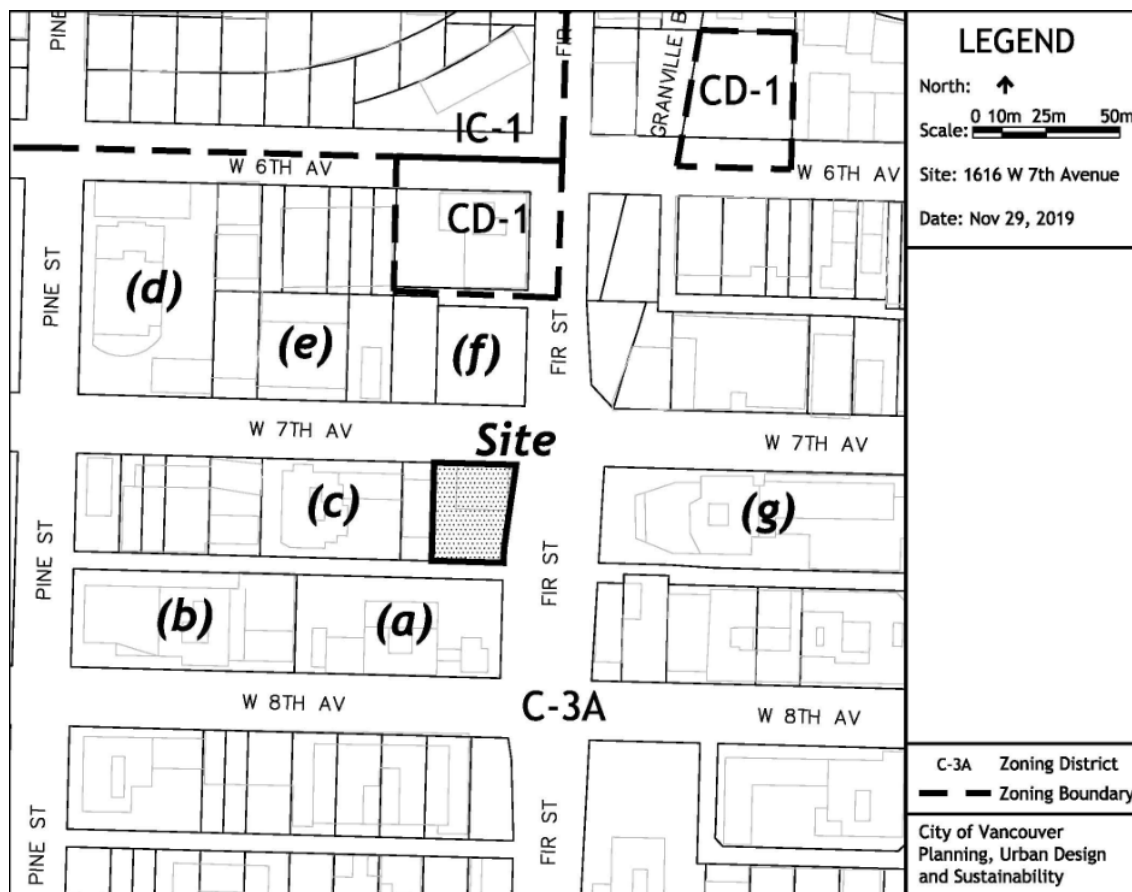
• **History of Application:**

19 05 24 Complete DP submitted
 19 08 21 UDP – recommendation of resubmission
 19 11 27 UDP – support with recommendations
 19 12 11 Development Permit Staff Committee

• **Site:** The site is located at the 1600 block of West 7th Avenue, on the southwest corner at Fir Street and West 7th Avenue. The frontage is 92 ft. on West 7th Avenue and 110.7 ft. along Fir Street. West 7th Avenue is a Greenway and a City Bike Route. There is significant sloping grade, falling approximately 10 ft. from the lane. The site is presently occupied by a small 2-storey commercial structure with parking at grade and vehicle access from Fir Street and the lane. The site is directly west of the Granville Street Bridge vehicle off ramp.

• **Context:** The context is a mix of older low rise commercial buildings and more recent residential developments in the 10 to 12 storey range. Significant adjacent developments include:

- (a) 1633 W 8th – ‘Fircrest’ (03) 12-storey residential 34.13m (112 ft.) height
- (b) 1675 W 8th – ‘Camera’ (08) 10-storey residential 32.6m (107 ft.) height
- (c) 1650 W 7th – ‘Virtue’ (06) 11-storey residential 30.48m (100ft.) height
- (d) 2268 Pine – ‘Fairview’ (03) 11-storey mixed-use tower (retail and residential)
- (e) 1645 W 7th – 3-storey office
- (f) 1601 W7th – 9-storey social housing (111 ft.)
- (g) 1570 W 7th - ‘Terraces’ 13-storey mixed use tower, 32.6m (107 ft.) height



• **Background:**

During the enquiry stage, advice was given that the building siting was to conform to the design guideline recommendations for building separations, however closer siting to the interior side yard might be possible, given the limited development potential of the small adjacent lot.

The recommended guideline height limit for the Burrard Slopes is 30.5m (100 ft.) for large sites and 21m (70 ft.) for smaller sites, unless corner located. The subject site is considered a small site (frontage being less than 38m/125 ft.) but eligible for heights up to 30.5m (100 ft.) because of its corner location. Additionally, some extra height above 30.5m (100 ft.) may be considered to compensate for steep grade conditions and the provision of a community cultural amenity on site subject to notification response and private view impacts.

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

- a. C-3A District Schedule
- b. Central Broadway C-3A Urban Design Guidelines
- c. Bridgehead Guidelines
- d. Central Area Plan: Goals and Land Use Policy C-3A -Central Broadway
- e. Greenhouse Gas Emission Reduction Official Development Plan
- f. Urban Agriculture Guidelines for the Private Realm

1. **C-3A District Schedule:**

Use: Multiple dwelling provided that the Director of Planning is of the opinion that the site is suitable for residential use as per C-3A District.

Density and Height: The base density permitted is 1.0 FSR; however, the Development Permit Board can consider an increase of up to 3.0 FSR in accordance with Section 4.7 of the C-3A District Schedule. A transfer of heritage density up to 10 percent of the maximum permitted density is permitted under Section 4.7.5 of the C-3A District Schedule. The base height is 9.2 m (30.2 ft.). An increase of height can be considered by the DPB to a maximum, which is unspecified in the District Schedule through Section 4.3 of the Zoning and Development By-law.

Increases to density and height may be permitted provided the Development Permit Board first considers the overall resolution of the building, its effect on the surrounding area, existing views, the amount of open space, design/ general amenity provided by the proposal, traffic, pedestrian amenity, livability of any dwelling uses, and submissions of any advisory group, property owner or tenant.

2. **Central Broadway C-3A Urban Design Guidelines- Burrard Slopes Sub-area:**

In essence the intent of the Guidelines as they relate to this development are to assist in the creation of an attractive, cohesive primarily residential neighborhood, and to ensure a high standard of livability.

3. **Bridgehead Guidelines:**

The intent of the Bridgehead Guidelines as they relate to this development are:

- To reinforce and enhance existing urban form patterns;
- To establish optimum setbacks of towers from the bridge decks; and
- To limit building height immediately adjacent to the bridges to below the bridge deck.

4. Greenhouse Gas Emission Reduction Plan:

This plan identifies policies to meet GHG emission reduction targets, including the following as they could be applied to this development application:

- Smart growth land use planning;
- Regulation of new building energy performance;
- Programs and infrastructure to support sustainable transportation; and
- Programs and infrastructure to support the use of lower carbon vehicles and fuel.

5. Urban Agriculture Guidelines for the 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:**C-3A District Schedule:****Use:**

The proposed use which includes a community cultural amenity and residential dwelling units meets the guideline objectives to create a predominately residential neighbourhood.

Density Height and Massing:

The requested increase in height measured to top of roof parapet from 9.2m (30.2 ft.) to 36.5m (119.8 ft.) and density from 1.00 FSR to 4.77 FSR is supported both for the provision of the heritage transfer and the community cultural amenity, and subject to the "earning" these increases according to the C-3A By-law and Guidelines and via the recommended conditions which assist in achieving the desired urban form.

The proposed height over 11 floors measured to the building parapet, is approximately one additional floor higher (equivalent to the community cultural facility floor to floor height) than the recommended height of 30.5m (100 ft.). This height is relatively sympathetic with the surrounding context (see context map page 7), where heights range from 30.5m (100 ft.) to 34.1m (112 ft.) and supports the urban design principle of accentuating the topographic bowl of the "slopes" while deferring to the ridge and high point along Broadway.

The subject site falls as much as 10ft from the lane down to the street and because height is calculated from the lowest point on the site, the sloping grade increases the overall height as measured from the lower elevation of the street. In addition the provision of the community cultural amenity increases the height of the market strata tower.

Staff would recommend further design development to the building massing as noted under Recommended Condition 1.3.

Tower Separation:

As a corner location, this site qualifies as a tower site, ie: heights above 21.9m (72 ft.). The proposed side yard setback is less than the recommended 12.5m (41 ft.) side yard for tower elements adjacent to undeveloped lots. However the intent of this large setback is to maintain adequate separation between buildings higher than 21.9m (72 ft.) and in this instance, the adjacent site is too small to enable a tower development. Therefore staff considers the proposed setback of 4.5m (14.9 ft.) as acceptable.

The recommended separation distance from adjacent residential towers is 24.9m (82 ft.). The distance from the proposed tower to the existing residential tower to the north at 2275 Fir street measures 27.4m (89.8 ft.) while to the west the nearest adjacent residential tower at 1650 W 7th Avenue measures a separation distance of 34.7m (114 ft.). The shortest dimension between the proposed tower and the existing 'Fircrest' building to the south is 21.7m (71.2 ft.) below the recommended required separation of 82 ft.

Staff would recommend further design development to improve the building separation as noted under Recommended Condition 1.1.

Material Treatment and Expression:

The material expression consists of selective use of metal panel, painted concrete of differing colours interspersed with window wall in clear and spandrel glass. Staff commends the use of metal panels and encourages extending the material palette to encompass more expansive use of such materials and encompassing similar more qualitative durable materials to enhance the overall expression of the building as appropriate to its character and prominence.

These recommendations are covered under Standard Condition A.1.8.

Shadow Studies:

Shadowing of public and semi-public open spaces should be minimized during the hours of likely use, taken at mid-morning, noon and afternoon at the fall and spring equinox. Shadow studies indicate shadowing of the ground plane and low rise buildings on both sides of the street during the middle of the day; however their impact on adjacent sites and the street is mitigated to some degree by the building's relatively narrow width and stepped upper massing, and staff consider this acceptable.

View Impacts:

There are no public view cones crossing the subject site. In regards to private views, preserving view amenity where possible is a consideration for all C-3A development, particularly for building heights above mid-rise (22m/ 72 ft.) where floor plates size tend to be smaller, presenting opportunities for sun access and views through. The preferred urban development pattern to enable views and sun access is a staggered checkerboard fashion, although as build out occurs, some private view loss can be expected.

The applicant's view analysis suggest that views northward are already in large part obstructed by existing development to the northeast and west of the subject site, and views directly to the north are not unduly affected. Given the tower separation issue, staff recommends this analysis be updated following the addressing of the requirements of Recommended Condition 1.1.

Staff therefore would recommend further analysis and design development as noted under Recommended Condition 1.3.

Livability:

Generally the quality of livability is good and recommended improvements minor. There is a variety of one and two bedroom units, many of which have multiple orientations that enhance day lighting and ventilation. Each unit has access to private outdoor space in addition to a common amenity space with an adjacent outdoor area. There some inboard habitable rooms and Staff recommend their removal in line with the requirements of the 'Access To Daylight, Views, And Ventilation In Dwelling Units Bulletin'.

Due to the proximity to the Granville Bridge off ramp, and the community cultural amenity music use, staff is requesting an acoustical report to assess potential noise impacts and possible mitigations for units with an eastern orientation as well as sound separation between the provided amenity and neighbors.

Staff recommends further design development as noted under Recommended Condition 1.4.

Landscape and Public Realm Treatment:

West 7th Avenue is a designated Greenway with enhanced public realm standards and must conform to City standards. Previous concern with the entry forecourt, entrances in general and public realm interface as identified in the first review by the Urban Design Panel has now been improved and revised drawings will be submitted that attempt to reconcile the concerns of the Panel and address our recommended conditions.

Staff would recommend further design development as noted under Recommended Condition 1.8.

Urban Agriculture Guidelines for the Private Realm:

While some of the private decks include planters suitable for urban agricultural activity, the plans for 1616 West 7th Avenue do not include edible landscaping or provisions for garden plots in common areas. To meet the intent of the Urban Agriculture Guidelines for the Private Realm, design development is needed to include edible landscaping and/or garden plots, and to include the necessary supporting infrastructure, such as a compost bin, tool storage, hosebibs and a potting bench.

Staff is recommending that "urban agriculture" is incorporated under Recommended Condition A.1.5.

Sustainability:

This application is proposing to meet an equivalency of LEED silver. The following features propose to reduce the energy demand and greenhouse gas emissions of the building:

- Window to Wall ratio of 43%
- Heat Recovery Ventilators
- High Performance Glazing System
- High Levels of Thermal Insulation
- Efficient Heating and Cooling System (All Electric - No Gas)
- LED lighting
- Other Sustainable features include Natural Ventilation, and Low Flow fixtures.

The City of Vancouver owned Cultural Amenity Space will have a 30% energy reduction compared to code (ASHRAE 90.1 2010). It will be heated and cooled by electricity (no use of natural gas) and served by a separate BC Hydro meter.

• Conclusion:

The proposal is consistent with the intents of the existing zoning providing a positive contribution to the urban streetscape, new residences located near major transit routes and the provision of an important facility with public benefit in the form of the community cultural amenity. The applicant has made efforts to correct the concerns of the Urban Design Panel, notification issues from the public and advice of staff with regard to massing, public realm and livability. The concerns on views will be assisted by compliance with the tower separation requirements.

Staff therefore recommends support of this application and the discretionary increases in height and density subject to satisfying the Recommended and Standard Conditions as identified in this report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application for the second time on November 27, 2019 and provided the following comments:

EVALUATION: SUPPORT WITH RECOMMENDATIONS (9-0)

- **Introduction:**

Development Planner, Carl Stanford, began by noting the Urban Design Panel originally reviewed this application on August 21, 2019 and a resubmission was recommended.

The project is located on a site zoned C3A in the Burrard slopes Sub Area and is located at the 1600 block on the south-west corner at Fir Street and W 7th Avenue. The site is approximately square in shape and has an area of 874m²/ 9,406sf. The West 7th Avenue frontage measures 28m/ 92' and 34m/110.7' along Fir Street. West 7th Avenue is a Greenway and a City Bike Route. There is significant sloping grade, falling approximately 3.35m/ 11' from the lane.

The application proposes to develop an 11-storey multiple-dwelling building with 47 market strata dwelling units, a cultural facility, and a heritage density transfer of 10% (0.3FSR) all over 4 levels of underground parking accessed from the lane.

The community amenity is located at the southeast corner of the podium accessed off Fir street. There are 4 two-storey townhomes located at grade with entrances off West 7th. The entrance for the strata units above is off Fir.

The addition of the community amenity use at grade on Fir Street comprises two levels of amenity space above the entry that wraps around the lane, creating a 3-storey massing. The tower floor plates step out gradually following sloped glazing to accommodate the additional density. The tower leans towards the east off ramp.

The zoning to the south, east and west is also C3-A with two CD- 1 sites to the north east off west 6th Avenue and one CD-1 site a block away to the east. The site is presently occupied by a small 2 storey commercial structure with parking at grade and vehicle access from Fir Street and the lane. It is directly west of the Granville Street Bridge vehicle off ramp. The built environment is a mix of older low rise commercial buildings and more recent residential development. Immediate neighbors to the site are;

- to the north a 9 storey social housing (111') building,
- to the East, 'The Terraces' a 13 storey mixed use tower, (32.6m/ 107'),
- to the South 'The 'Fircrest' 'a 12 storey residential tower (34.13 m /112') and
- to the West 'The Virtue' an 11-storey residential tower (30.48m /100').

They are all within a 10 to 12 storey range in height with the Granville Bridge connector directly on the east side.

Governing policy includes the C-3A District Schedule, C-3A Urban Design Guidelines- Burrard Slopes Sub-area, the Bridgehead Guidelines, and the Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway.

The outright density permitted is 1.0 FSR with a maximum conditional density of 3.0 FSR in accordance with Section 4.7 of the C-3A District Schedule. A transfer of heritage density up to 10 percent of the maximum permitted density is permitted and sought under Section 4.7.5 of the C-3A District Schedule. Additional bonus residential density is also sought in return for the provision of the public amenity. This amenity area is excluded from FSR yielding a net 4.77 FSR.

The C-3A district schedule calculates front, side and rear setbacks as 3.7m (12') ,3.7m (12') and 4.5m (14.92') respectively.

The outright height under the C3A district schedule is 9.2 m (30.2'). Towers should have a maximum height of 30.5 m (100 ft) under C3-a Burrard slopes guidelines. The applicant is requesting a relaxation to increase the height limit from the outright height of 9.2 m. (30 ft.) beyond the guidelines recommended 30.5m/ 100' to 36.5 m (119'-8") because of the technical and program requirements for the music studio cultural amenity space.

As a corner location, this site qualifies as a tower site, i.e.: heights above 72 ft. The proposed sideyard setback is less than the recommended 41 ft. sideyard for tower elements adjacent to undeveloped lots. The intent of this large setback is to maintain adequate separation between buildings higher than 72 ft. In this instance, the adjacent site is too small to enable a tower development and staff therefore recommend the proposed setback of 15 ft, is acceptable.

Tower elements are considered to be any portion of a building over 22.0 m (72') in height and should be separated from other existing residential tower elements by at least 25.0 m (82'). Where adjacent sites are not fully developed, the proposed tower should maintain a distance of 12.5 m (41') from the interior side and rear property lines however, where the rear of the site abuts a lane, this required minimum should be decreased by half of the lane width. As a corner location, this site qualifies as a tower site, i.e.: heights above 22m/ 72'.

- On the site west of the immediate west adjacent site by 34.7m/ 114'
- On the north site, across West 7th Avenue by 27.2m/ 89.5'; and
- On the south site, across the lane by 21.7m 71.2'.

Materials include metal cladding, painted concrete and window wall. The cultural amenity space has vertical metal panels.

Revisions From last UDP include:

- Development to the ground plane and entrances
- Alterations at upper levels with removal of fins
- Alterations to glazing and material treatment
- Additional indoor amenity and revised outdoor amenity
- The applicant will speak further to the details of these changes as set out in pages 3-7 of their UDP booklet.

Advice from the Panel is sought on the following:

1. Has the submission satisfied the recommendation for a more coherent and consistent design approach to the perimeter expression of the building at its base and its upper stories with improved articulation of the form of development on all four sides and appropriately detailed information for review?
2. Has the submission satisfied the recommendation for design development of the public realm interface of the building to develop a more persuasive approach that better addresses the treatment of the entries (with canopies, gates, additional design development), lobby spaces (more spatially appropriate/ functional) and an improved public realm in general?
3. Has the submission satisfied the recommendation for design development of the amenity space with a co-located outdoor space and additional improvements including consideration of roof top amenity?

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

The applicant noted they took the comments from last Panel, simplified the expressions, and unified around the building. At the west elevation they introduced a window wall metal panel, simplified the concrete core, and edited the design of the elevations to make for a more coherent design.

At the south elevation, where the building leans out toward the adjacent off-ramp, the balconies now step out in a more consistent way. A similar approach was pursued at the north elevation as well. The expression of the penthouse and roof level has been simplified, as well.

The biggest change is on the lower floors: the elevations here have been given a more distinctive expression, and there is a public amenity for the production of music. Access to this cultural amenity space is tied in with the residential entrance. Altogether, the building is more transparent at grade now. The applicant noted they removed the ramp at the residential entrance, with the result being a more open interface. More landscaping may be added adjacent the ramp wall.

The applicant noted they tried to co locate the indoor and outdoor amenity on the same level but was difficult to do without giving up some floor area, which was something they wanted to avoid.

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

- Having reviewed the project it was moved by Ms. Avini-Besharat and seconded by Ms. Parsons and was the decision of the Urban Design Panel:
- THAT the Panel **SUPPORT** of the project with the following recommendation to be reviewed by City Staff:
 - Design Development of intake exhaust elements;
 - Design Development to enhance the building façades.

- **Related Commentary:**

The Panel supported the project.

The entry to the residential has improved.

A panelist found this project to be a good contribution to balance out the neighbourhood.

A panelist noted the architectural expression is more coherent and consistent now.

The Panel noted this is prominent site; avoid the building looking to much like a background building. This project could be a statement building.

The Panel noted intake of the north east corner and the south east needed further design development as it is a quite noticeable location to strengthen its iconic character.

A panelist noted the massing is good but it is more in the detail, it is not too simple.

A panelist noted the applicant has done a good attempt a simplifying the 'partie' but appears they went too far and the building could now use more texture.

A panelist noted the north east corner could use some step down planting or built in seating to provide more attention.

Some enhancement of the blank wall on the west façade is needed.

Panelists noted that the music box entry area feels tight.

A panelist noted that the design of the canopy appears to compete with other elements of the design.

A panelist noted that there should be added weather protection on the top floor balconies will make the units more useable.

The Panel noted that an important element was to co locate the indoor and outdoor amenity spaces, whether on level 4 or on the roof. Presently the amenity rooms feel like storage and a lost opportunity.

A panelist noted to be aware that the lane venting is very close to the entry.

A panelist noted to be aware that the mechanical venting is on an interesting corner at Fir and 7th. Both mechanical venting locations should be enhanced with art to mask their appearance.

- **Applicant's Response:** The applicant team thanked the panel for their comments.

The Urban Design Panel had originally reviewed this application on August 21, 2019 and a resubmission was recommended as detailed below.

EVALUATION: Resubmission Recommended (4-2)

• **Introduction:**

Development Planner, Carl Stanford, began by noting the subject site is zoned C3A in the Burrard slopes Sub Area and is located at the 1600 block on West 7th Avenue, on the south-west corner at Fir Street and W 7th Avenue. The site is approximately square in shape and has an area of 874m²/ 9,406sf. The West 7th Avenue frontage measures 28m/ 92' and 34m/110.7' along Fir Street. West 7th Avenue is a Greenway and a City Bike Route. There is significant sloping grade, falling approximately 3.35m/ 11' from the lane.

The site is presently occupied by a small 2 storey commercial structure with parking at grade and vehicle access from Fir Street and the lane. The site is directly west of the Granville Street Bridge vehicle off ramp. The immediate environs to the south, east and west is zoned C3-A with two CD- 1 sites to the north east off west 6th Avenue and one CD-1 site a block away to the east. The built environment is a mix of older low rise commercial buildings and more recent residential development. The immediate neighbors are; to the north a 9 storey social housing (111') building, to the East, 'The Terraces' a 13 storey mixed use tower, (32.6m/ 107'), to the South 'The 'Fircrest' 'a 12 storey residential tower (34.13 m /112') and to the West 'The Virtue' an 11-storey residential tower (30.48m /100'). They are all within a 10 to 12 storey range in height with the Granville Bridge connector directly on the east side.

Governing policy includes the C-3A District Schedule, C-3A Urban Design Guidelines- Burrard Slopes Sub-area, the Bridgehead Guidelines, and the Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway.

The outright density permitted is 1.0 FSR with a maximum conditional density of 3.0 FSR in accordance with Section 4.7 of the C-3A District Schedule. A transfer of heritage density up to 10 percent of the maximum permitted density is permitted under Section 4.7.5 of the C-3A District Schedule. In the previously approved scheme an FSR of 3.3 was achieved (2884m²/ 31,041sf). The additional bonus residential density is sought in return for the provision of the public amenity. The total area including the amenity would be 4720m² (50,806sf) or 5.4 FSR. The amenity area is excluded from FSR yielding a net 4.77 FSR.

The Building mass should occupy at least 75% of the street frontage with tower plates having a maximum floor space of 510 m² (5,500sf) a maximum east/west dimension of 22.0 m (72') and a maximum north/south dimension of 27.0 m (88') and the application is broadly in line with these requirements. The C-3A district schedule calculates front, side and rear setbacks as 3.7m (12'), 3.7m (12') and 4.5m (14.92') respectively.

The outright height is 9.2 m (30.2'). The height can be increased to a maximum which is unspecified in the District Schedule through Section 4.3 of the Zoning and Development By-law. Under the -3A Urban Design Guidelines, Burrard Slopes Sub-area, tower elements are considered to be any portion of a building over 22.0 m (72') in height and should be separated from other existing residential tower elements by at least 25.0 m (82') Where adjacent sites are not fully developed, the proposed tower should maintain a distance of 12.5 m (41') from the interior side and rear property lines however, where the rear of the site abuts a lane, this required minimum should be decreased by half of the lane width. As a corner location, this site qualifies as a tower site, ie: heights above 22m/ 72'. The proposed sideyard

setback is less than the recommended 12.5m/ 41' sideyard for tower elements adjacent to undeveloped lots. The intent of this large setback is to maintain adequate separation between buildings higher than 72'. In this instance, the adjacent site is too small to enable a tower development and staff therefore recommends the proposed setback of 15' is acceptable. The proposal is separated from the nearest existing towers as follows:

- On the site west of the immediate west adjacent site by 34.7m/ 114'
- On the north site, across West 7th Avenue by 27.2m/ 89.5'; and
- On the south site, across the lane by 21.7m 71.2'.

Towers should have a maximum height of 30.5 m (100') under C-3A Burrard slopes guidelines. The applicant is requesting a relaxation to increase the height limit from the outright height of 9.2 m. (30') beyond the guidelines recommended 30.5m/ 100' to 36.5 m (119'-8"). The height of the proposed building increased from 111.3' of the previously approved DP to 119.67' because of the technical and program requirements for the music studio cultural amenity space.

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

1. Please comment on the form & contextual fit of the project with particular consideration of the below:
 - a. Is the scale and relationship with the neighboring towers appropriate and is the articulation of the proposed form consistent with the character of the area?
 - b. Does the proposal adequately demonstrate the mitigation of substantial impact on the visual privacy of those living in nearby towers?
 - c. Does the proposal adequately demonstrate best efforts to minimize the disruption of significant distant views from surrounding sites, and provide attractive views for existing adjacent developments?
2. Please comment on the architectural expression, articulation and functional design with particular consideration of the below:
 - a. Does the proposal demonstrate a persuasive urban design approach for the articulation of its massing and its outward canted form?
 - b. Does the proposal satisfy the distinction for an effective treatment of base, middle and top?
 - c. Is the proposal's detailed design and material selection appropriate?
 - d. Is the value of the layout of the cultural amenity space sufficiently flexible to facilitate long term viability and meriting the additional height?

(Please Note: City staff are working with the applicant on the program/ technical requirements.. You may consider this item in the context of the value of it as a key element of the proposal generating additional height and density and discuss it in general FOD terms.)

3. Please comment on the success of the public realm interface with particular consideration of the below:
 - a. Is the at grade interface of the buildings sufficiently activated with provision for a lively public realm?

(Please Note: Consider the number and type of entries at grade, entry locations, canopy depths & canopy soffit design, building use, the amount of glazing at pedestrian level; and the public realm design.)

- b. Are the lobby entrances spatially appropriate to the scale of the building they serve?

The planning team then took questions from the panel.

• **Applicant's Introductory Comments:**

The design of this building is contextually based. It is a small site constrained by the size / slope of the site, and challenges from the adjacent access ramp.

The residential entrance has a generous overhang. The townhouses on west 7th are raised for privacy. The sidewalk and boulevard patios step down transitioning into the townhouses. The massing in the tower piece has been developed to come down to the grade at the corner of the building.

The public realm curve to the building face has increased, with the angularity addressing the corner more. The amenity entrance is at the top of Fir Street. There are canopies to extenuate the amenity entrance at the top of the hill. The amenity goes along the corner to the lane broken by a patio.

The original design approved height was approximately 110' with 11 floors. While working with City staff to accommodate their program, a strategy to fit in the cultural amenity increased the height to 119' with the height increase due to the functionality of the amenity space.

There is a bike lane on west 7th. There is little landscaping due to the small piece of land available. On Fir Street there is a standard city sidewalk, with boulevard street trees in the hands of the engineering department. In front of the townhouses entrance are raised planters. There will be two penthouses that will be planted, with an area for BBQ, table and added trees.

The window to wall ratio is 43 percent glazing. The intent is to use the most up to date window to wall system with improved thermal in the framing.

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. Ockwell and seconded by Ms. Besharat and was the decision of the Urban Design Panel:

THAT the Panel Recommend RESUBMISSION of the project with the following recommendations to be reviewed by City Staff:

- Design development for a more coherent and consistent design approach to the perimeter expression of the building at its base and its upper stories with improved articulation of the form of development on all four sides and appropriately detailed information for review.
- Design development of the public realm interface of the building to develop a more persuasive approach that better addresses the treatment of the entries (with canopies, gates, additional design development), lobby spaces (more spatially appropriate/ functional) and an improved public realm in general;
- Design development of the amenity space with a co-located outdoor space and additional improvements including consideration of roof top amenity.

• Related Commentary:

Most Panel members expressed concerns that the drawings were insufficiently detailed with inadequate information to comment on view blockages and privacy and separation/ relationship with neighbors. The model answered more questions than the booklet did. It would have been great to have more elevations showing the view issues with greater clarity. Therefore it is difficult to provide commentary in regards to views and privacy.

(Note to Applicant: The original DP submission booklet did not correctly indicate the separation distance from the neighboring tower to the South. The C-3A guidelines require a separation distance of 25m/ 82'. The previously permitted development permit relaxed this to an absolute minimum of ~24m/79'. The height threshold of 22m/ 72' should be indicated on elevations and sections.)

Most panel members felt that the scale and height of the building was appropriate but that there were issues with the character and architectural expression. There was a lot going on and the building expression was busy with too many material choices. A general improvement to the architectural elements/ character of the building is required, including the vertical fins which have no functional element and are not resolved with the canted character, grade or bridge ramp. There is a lot going on in all the elevations which don't relate to each other. It would be better if design was more coherent. The east and south façade have no solar shading provided.

Some panel members felt the execution of the crown of the building needed more excitement. The angled façade isn't helping these issues and is fighting its resolution. The materials utilized at the top of the building materials are not cohesive and there is no element of excitement.

Most panel members noted that opportunities were missed for the design of the cultural amenity space. It hints at its functional use with a keyboard expression but is insufficiently developed. It would be desirable to have design development that speaks to the cultural space better as it is currently not making the connections. It is disconnected from what is happening above. The cultural amenity is a highlight of the building and this 'music box' should be expressed as an important focal point. It could be a 'gem' dependent on how it is highlighted is with a more coherent design approach. The cultural amenity experience seems compressed. The lobby does not fit with a successful use to the cultural amenity. The door is small and needs to accommodate coming and going traffic. Presently, the cultural amenity appears more of an office space in its outward expression. On the north side the materiality wraps around and changes in the corner and this is not quite successful.

The townhouses had steep stairs, a weak interface and were not inviting. They needed re-design for a more urban yet contemporary design. Development is needed at the steep ramp and steep stairs to the townhomes. The townhouses could use more rain screening, and more definition.

Many of the panel members felt more needed to be done with the design of the lobbies. The entry and experience at lobbies quite compressed for both cultural amenity and the apartments. The cultural space lobby is tight, with insufficient enough space to move equipment. There is a busy solid wall, entrance to the lobby which needs further design development, especially with the soffit expression and materiality at the base landscape level.

Most panel members felt the at-grade interface needed work with more design development for an improved active space and to create further definition of all the entries. Further they noted there is disconnect with the base and upper portion of the building and the base requires further development in how it relates to the sidewalk and to the pedestrian.

Some panel members expressed concerns on the provision of a windowless amenity room with no access to the exterior. The amenity needed some access to an outdoor space. A roof top amenity would be welcomed along with a covered space and washroom.

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 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

A Letter "A" has been received confirming the intent to purchase heritage density from 135 Keefer Street and 163 West Hastings and is in acceptable form. The recommendation of Heritage Planning are contained in the prior-to conditions noted in Appendix A attached to this report.

CULTURAL SERVICES

In September 2019, Vancouver's new culture plan, *Culture|Shift: Blanketing the City in Arts and Culture*, was approved by Council along with the embedded *Vancouver Music Strategy* and the cultural infrastructure plan, *Making Space for Arts and Culture*. Vancouver's arts and culture community is facing an affordability and displacement crisis, and there is an urgent need for cultural spaces. *Making Space for Arts and Culture* identifies a target of 800,000 square feet of new, repurposed or expanded, affordable cultural space over the next ten years. Artist production space, including studios and rehearsal space, as well as dedicated music space, are prioritized, given their particular vulnerability to displacement.

Situated in the C-3A district—a zone that includes commercial activities, specialized services, light manufacturing, and dwelling uses designed compatibly with commercial uses, the proposed cultural amenity is located in a growing arts and culture neighbourhood.

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

ENVIRONMENTAL PROTECTION BRANCH

The recommendations of Environmental Review Branch are contained in the Conditions of the Development Permit noted in Appendix B 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.

NOTIFICATION

An open house was held on Thursday, July 25, 2019, between 4:00 pm to 7:00 pm at 1440 West 12th Avenue. 31 individuals signed in at this open house, and a total of six (6) written comments were received. Of those who responded, (5) were generally supportive of the proposal with specific comments/suggestions of improvements on parking, number of bicycle stalls and the layout of the cultural space. One (1) respondent opposed the development citing that the area does not need more luxury housing.

On July 8, 2019, 2806 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. In addition, two site signs were installed, one along Fir Street and the second along West 7th Avenue. The signs were installed on July 5, 2019 offering information about the development with direction to the City's Development Permit Board website. Throughout the neighbourhood notification process, 42 written responses were received.

Of the 42 responses, 27 respondents opposed the project and 15 were in favour. A summary of the comments are provided below:

Height and Loss of Views

Neighbours oppose the height of the building causing loss of private views, loss of protected view corridors, loss of sight lines, reduction in privacy and increased shadowing. Further concerns were raised regarding the proposal to increase the building by a large percentage of what is normally permitted in the neighbourhood.

Staff Response: This area is considered a high density zone with discretionary densities up to 3.0 FSR permitted, plus an additional 10% of transferable heritage density and bonus density for providing amenity space. Tower forms are shaped by massing controls, setbacks and height limits as outlined in the design guidelines for this sub area. Preserving private view amenity where possible is an important consideration, although in high density neighbourhoods some private view losses may occur, particularly for low rise buildings, as the neighbourhood builds out. As part of any application for this neighbourhood, the applicant is required to provide a view analysis as part of their submission. Staff would recommend further provision of details necessary to alleviate these concerns as noted under Recommended Condition 1.3. Recommended Condition 1.1 will also assist in addressing the concerns noted above.

Separation Distances at Northwest Corner

Concerns were identified regarding the close proximity of towers at the Northwest corner from the existing 'Fircrest' building (1633 W 8th).

Staff Response:

Recommended Condition 1.1 requires improvement to the tower separation requirements in line with guidelines.

The recommended separation distance from adjacent residential towers based on the C3-A Guidelines is 82 ft. Staff recommends further design development to address the building separation improving the relationship to neighboring towers as noted under Recommended Condition 1.1.

Typically towers are separated by a minimum distance to ensure adequate day lighting, privacy, views and to minimize shadowing. Other issues such as noise can be mitigated through careful design, unit layout, enclosed balconies where appropriate, consideration of adjacencies and acoustically sealed window units. Where noise may be an issue such as the case with this application because of the proximity to the Granville Bridge and the addition of a cultural space, an acoustical report will be required.

Safety of Pedestrians and Cyclists at Existing Intersections

This increase in density, shadowing and darkness raised concerns regarding the surrounding infrastructure and maintaining the safety of the pedestrians at existing intersections and along the already narrow bike routes. Concerns were expressed that this area is already congested and dangerous for pedestrians. Due to the location of the Granville Bridge off ramp onto Fir Street the site lines at this intersection are very poor.

Staff Response: The surrounding infrastructure is outside the scope of the application however West 7th Avenue is a designated Greenway with enhanced public realm requirements and must conform to City standards. The applicant will be required to coordinate with staff to ensure public realm, streets and all transportation requirements are fully satisfied. Standard Condition A.2.9 requires a lighting study to ensure City Standards are met.

Parking is Already an Issue

Concerns were raised that parking is already an issue in this heavily congested area.

Staff Response: This comment relates to a perceived area wide concern outside the consideration of the application. Please note however that all Parking By-law requirements must be met and any relaxation supported by Traffic Demand Management measures must be provided. The applicant will be required to meet all City standards as part of the permitting process.

Proposed Cultural Space

Nearby residents and various arts and culture community members have commented positively on the Cultural Amenity Facility, including professional musicians from diverse practices, and cultural communities, including Chinese Canadian, Indigenous, and South Asian Canadian. Comments in support have indicated that it is refreshing to see an alignment of interests to protect the arts and music industry, and that there is a dire need for more music and art spaces in Vancouver. It was acknowledged that many spaces have been closed or displaced due to new developments and/or increases in rental rates, generating a need for the creation of smaller performance and rehearsal spaces within the city. Supporters felt that this neighbourhood would benefit from a music-dedicated space.

Concerns; however, were also raised regarding the proposed cultural space as some residents feel that there are local spaces nearby in Granville Island that are available and underutilized. Further residents are concerned regarding the increase of noise resulting from a proposed cultural space with amplified studios and a performance space and express the desire to keep the neighbourhood residential and quiet. There were additional comments that the proposed cultural space will increase the influx of people, traffic and parking difficulties, resulting in potential increases of vandalism. Further residents indicate that there was a lack of consultation with the community for a cultural space and little to no details were provided to explain the rationale for this space. Some residents were concerned that a proposed cultural space may not be suitable for families with small children.

Staff Response: In September 2019, Vancouver's new culture plan, *Culture|Shift: Blanketing the City in Arts and Culture*, was approved by Council along with the embedded *Vancouver Music Strategy* and the cultural infrastructure plan, *Making Space for Arts and Culture*. Vancouver's arts and culture community is facing an affordability and displacement crisis, and there is an urgent need for cultural spaces. *Making Space for Arts and Culture* identifies a target of 800,000 square feet of new, repurposed or expanded, affordable cultural space over the next ten years. Artist production space, including studios and rehearsal space, as well as dedicated music space, are prioritized, given their particular vulnerability to displacement. To address the need for music spaces, the *Vancouver Music Strategy* recommends exploring the development of rehearsal/production/work spaces in industrial zones as well as in mixed-use developments. Securing purpose-built spaces in mixed use developments is an opportunity to create acoustically-isolated, affordable, accessible, and safe spaces for musicians to create, rehearse, record and occasionally perform their music. As a City-owned facility, this amenity will be secured long-term and operated by an arts and culture non-profit organization, ensuring long-term access at cost for Vancouver-based musicians.

Situated in the C-3A district—a zone that includes commercial activities, specialized services, light manufacturing, and dwelling uses designed compatibly with commercial uses, the proposed Cultural Amenity Facility is located in a growing arts and culture neighbourhood. It is in close proximity to the Centre Culturel Francophone de Vancouver and the Theatre Seizieme, numerous commercial art galleries, and two City-owned Artist Studio Awards studios at West 6th Ave and Fir Street. Both Awards studios are work-only studios integrated into mixed-use developments and one is currently awarded to an Indigenous collective for music and dance production. Several recording studios also exist in nearby areas, including RM-3A and FM-1 districts. With proper acoustic mitigation, the introduction of a small-scale amenity that includes music-dedicated production, rehearsal, and occasional performance space (maximum capacity of 60-75 people) has the potential to be a complementary addition with little acoustic impact on the neighbourhood. It will provide opportunities for local musicians to rehearse and create music, and will host occasional small-scale presentations for the public, some of which may be suitable to families, children, and youth.

During the Broadway Plan's initial engagement with the arts and culture community, a desire was expressed to broaden and create further opportunities for artists in the neighbourhood. Participants noted the benefits of incorporating more production and rehearsal spaces, to further develop the existing cluster of cultural spaces and provide synergistic opportunities.

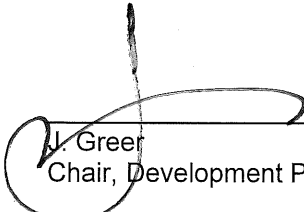
The Cultural Amenity Facility is relatively small-scale at approximately 5,900 square feet. A High-Level Functional Study was conducted by the City of Vancouver (2019) including Criteria for Acoustical Design of a Cultural Space to address sound isolation from the adjacent noise sensitive spaces within the mixed-use use proposed building, as well as neighbouring spaces. Given the Cultural Amenity Facility's proximity to residential units in the proposed development, a high degree of attention will be paid to ensure acoustic isolation and reverberation control. An Acoustical Report will be required from the applicant, as well as involvement from an acoustic consultant for the design and build of the amenity.

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.

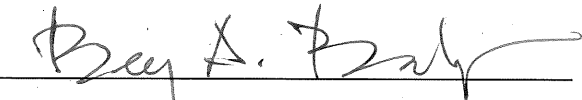
The Staff Committee supports this application with the conditions contained within the report and attached in Appendix A.



J. Greer
Chair, Development Permit Staff Committee



C. Stanford
Development Planner



B. Balantzyan
Project Coordinator

Project Facilitator: C. Miller

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 the increased density for the Cultural Amenity Space is approved by Council;

Urban Design

A.1.2 explore further strategies to improve green building performance;

Note to Applicant: Any built elements contributing to the building's sustainability performance and explore further strategies to improve green building performance should be clearly identified on the plan and elevation drawings. Significant thermal bridges should also be clearly indicated on the design drawings, with design measures intended to resolve related impacts to green building performance.

A.1.3 design development to confirm the adequacy of underground parking setbacks and the maximization of planting areas growing depth to ensure the continued health of proposed trees;

A.1.4 design development to confirm integration of all rooftop mechanical equipment, including elevator override service volumes, photovoltaic panels, window washing infrastructure, cell tower, antennae elements or any other service equipment within the proposed mechanical enclosure and to ensure service equipment does not protrude into the public view cone beyond the allowable height;

Note to Applicant: The roof should remain uncluttered, as proposed, with all equipment being housed in the appurtenances. Where possible, enclosures should be of non-opaque materials and contribute to the overall architecture of the building. Also refer to Development Review Branch Condition A.1.20.

A.1.5 design development to incorporate continuous weather protection at grade that is integrated with the building design, demountable and effectively provides a high-performing public realm;

A.1.6 design development to ensure compliance with the Horizontal Angle of Daylight requirements for all dwelling units as referred to in the 'Access to Daylight, Views, and Ventilation in Dwelling Units Bulletin', including deleting inboard habitable rooms or otherwise reconfiguring unit layouts to provide all habitable rooms with access to daylight and ventilation;

Note to Applicant: Also refer to Development Services Review Branch Standard Condition A.1.10.

A.1.7 identification on the architectural and landscape drawings any built features intended to create a bird friendly design;

Note to Applicant: 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, refer to the *Guidelines* at <https://vancouver.ca/files/cov/appendix-a-bird-friendly-design-guidelines-rts-10847.pdf>.

A.1.8 design development to utilize high quality materials and provide a level of exceptional detailing necessary to accomplish and construct the proposed design aesthetic appropriately; and

A.1.9 provide a finalized acoustic report to confirm the performance of the dwelling units and cultural amenity spaces to the satisfaction of the Director of Planning, Director of Real Estate and Facilities Management, and Managing Director of Cultural Services.

Development Review Branch

A.1.10 compliance with Section 4.10 – Horizontal Angle of Daylight, of the C-3A District Schedule of the Zoning and Development By-law;

Note to Applicant: Provision of a window on the exterior wall of the building is required for habitable rooms, such as dens in Unit TH4, Unit Nos. 404 through 704, and Unit Nos.1002 and 1101.

A.1.11 clarification of dwelling unit size on Levels 5 through 9 and confirmation that proposed dwelling unit sizes noted on plans are net unit areas;

Note to Applicant: FSR documents indicate increase of floor area incrementally from Level 5 to Level 9, but dwelling unit size appears to remain unchanged.

Note to Applicant: Measurement of dwelling unit size shall be calculated using the inside dimension of the walls. Interior partition walls, within the dwelling unit, are to be included in the measurement. Further, any bulk storage EXCLUDED FROM FSR CALCULATIONS shall NOT be included in the measurement of the dwelling unit floor area.

A.1.12 compliance with Planning – By-law Administration Bulletin entitled, “Bulk Storage and In-suite Storage – Multiple Family Residential Developments”, noting the following:

i. in-suite bulk storage area must be minimum 23.5 ft.² when minimum ceiling height provided is 8.5 ft. in order to achieve minimum required storage space of 200.0 ft.³ (5.7 m³);

Note to Applicant: In-suite storage rooms in Unit Nos.401 through 901 do not comply.

ii. unless designated as residential storage, the area of “Solterra Storage” on Parking Levels P1 and P2 must be included in the computation of the floor space ratio (FSR);

iii. area of columns within storage rooms, such as in Room P3-03 on Parking Level P3, is not to be accounted for storage area;

iv. each storage unit in the underground parking levels must accommodate minimum required storage space, have a minimum clear horizontal dimension of 4.0 ft. in all directions and a full floor-to-ceiling height of minimum 6'-10”;

Note to Applicant: All bulk storage rooms/lockers should be dimensioned to demonstrate compliance.

A.1.13 provision of semi-private open space in accordance with Section 7.2 of the Burrard Slopes C-3A Guidelines, noting the following:

i. an aggregate size of 50.0 ft.² per unit is suggested in the guidelines, to be provided at grade or on a roof; and

ii. resident access to the outdoor amenity dining, proposed at the southwest side of Level 4, should be shown;

Note to Applicant: Aggregate size and location of all semi-private open space should be illustrated on FSR documents, matching floor plans.

A.1.14 notation/clarification/correction of uses of all rooms/spaces on floor plans including, but not limited to, the following:

- i. cultural amenity areas to be noted, "Cultural Amenity" on floor plans;
- ii. proposed use of the small room adjacent to elevators in the elevator lobby on Levels 4 through 11;
- iii. proposed use of the room with a column near Grid lines "5" and "E" on Penthouse floor plan, Sheet A2.13;
- iv. clarification of unit type of Suite Nos. 503 through 703, on Levels 5 through 7, Sheet No. A2.10;

Note to Applicant: The unit is noted "1BR+DEN", but a den is not shown on the floor plan.

A.1.15 provision of visitor parking in compliance with Section 4.1.16 of the Parking By-law;

Note to Applicant: A minimum of two visitor parking spaces is required based on 47 dwelling units proposed.

A.1.16 compliance with Section 4.1.8 – Number of Small Car Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The number of small car parking spaces on a site may not exceed 25% of the total parking spaces required for the site for all uses combined. Based on submitted information, total number of required parking spaces has been computed to be 49, of which a maximum of 12 (25%) may be small car spaces. Proposed number of small car spaces is 17.

A.1.17 compliance with Section 4.8.1 – Size of Parking Spaces and Size and Location of Accessible Parking Spaces, and Section 4.8.2 - Size of Small Car Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services, noting the following:

- i. a minimum width of 2.7 m (8'-10") is required for standard stalls, and a minimum width of 2.6 m (8'-6") is required for small car spaces located adjacent to a wall, fence, or other similar structure; and

Note to Applicant: All parking spaces adjacent to a wall should be dimensioned accordingly.

- ii. a minimum width of 4.0 m (13'-0") is required for an accessible parking space, and a minimum of 2.3 m (7'-6") unobstructed vertical clearance is required for an accessible parking space and all entry points, maneuvering aisles, and access ramps leading to the accessible parking space;

Note to Applicant: Compliance with required size and vertical clearances should be clearly demonstrated on submitted plans.

A.1.18 provision of the following note on underground parking plans:

“All residential parking spaces and a minimum of one cultural amenity parking space shall be provided with an energized outlet capable of providing Level 2 charging or higher to the parking space”;

Note to Applicant: “EV” should be noted on Parking Stall No. 62 on Parking Level P4, Sheet No. A2.01. Cultural Amenity parking spaces should be noted as such.

A.1.19 provision of bicycle parking, in accordance with Section 6 of the Parking By-law, noting the following:

- i. vertical Class A bicycle lockers, shown in bicycle rooms on parking plans, are not permitted in the Parking By-law, must remain as open vertical spaces, and comply with Section 6.3.9 – Bicycle Space Size, of the Parking By-law;
- ii. a minimum of 5% of the Class A bicycle spaces must be oversized spaces, at least 10% of the Class A bicycle spaces must be bicycle lockers, and no more than 30% of Class A bicycle spaces may be vertical spaces;

Note to Applicant: Horizontal Class A bicycle spaces illustrated with doors on plans should be noted as bicycle lockers.

- iii. provision of a minimum of 10 clothing lockers for the 7 Class A bicycle spaces proposed for Cultural Amenity use;

Note to Applicant: At least 50% of the clothing lockers must be full size.

- iv. number of Class B bicycle spaces should match on Architectural and Landscape Plans;

Note to Applicant: Although 4 spaces are shown on Architectural Plans, more than 4 spaces are shown on Landscape Plans.

A.1.20 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meter in a manner that minimizes their impact on the building’s open space and the public realm;

Note to Applicant: In order to prevent contaminated air from being drawn into the building, all fresh-air intake portals must be located away from driveways, and parking or loading areas. Refer to Urban Design Condition A.1.4.

A.1.21 provision of the following notations on the submitted drawings:

- i. *“The acoustical measures will be incorporated into the final design, based on the consultant’s recommendations as concurred with, or amended by, the Director of Planning and Managing Director of Cultural Services”;* and
- ii. *“Adequate and effective acoustic separation will be provided between the residential and non-residential portions of the building”.*

Landscape

A.1.22 further design development to the upper level private patios to increase the amount of planting;

Note to Applicant: small trees planted in permanent planters along the south side of the building provide shade for the patio while creating visual interest for the building when viewed from the

public realm. This may need coordination with the structural engineer in regards to loading requirements.

- A.1.23 verification of adequate soil volume for proposed planting, by providing detailed dimensions for rootballs, depths of soil, widths etc. on the landscape sections and applicable architectural sections;

Note to Applicant: Soil depths should exceed Canadian Landscape Standards, specifically, a minimum of 3 feet of growing medium depth should be provided for all tree plantings.

- A.1.24 provision (or further development) of landscape features intended to create bird friendly design;

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at:

<https://guidelines.vancouver.ca/B021.pdf> .)

- A.1.25 coordination of new street trees adjacent to the development site with Park Board and Engineering Services;

Note to Applicant: street trees to be shown on the development permit plans and confirmed prior to the issuance of the building permit. Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, 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. Call Park Board for inspection after tree planting completion". The applicant must contact Park Board and Engineering prior to final DP submission and ensure this information is included on the Plant Schedule.

Crime Prevention Through Environmental Design (CPTED)

- A.1.26 design development to respond to CPTED principles, having particular regards for:

- i. defensibility and reducing opportunities for loitering;
- ii. theft in the underground parking;
- iii. residential break and enter;
- iv. mail theft; and,
- v. mischief in alcoves and vandalism, such as graffiti.

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings.

- A.1.27 provision of a conceptual lighting strategy to ensure appropriate lighting levels and CPTED performance, while minimizing glare for nearby residents.
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Cultural Services and Facilities

- A.1.28 design development of the Cultural Amenity Facility to meet the satisfaction of the Director of Real Estate and Facilities Management and Managing Director of Cultural Services;
- A.1.29 compliance with the technical guidelines to conform with the Social Facility Technical Guidelines, the Artist Studio Guidelines, and Music Production Space High-Level Functional Program, including Preliminary Criteria for Acoustical Design;
- A.1.30 make arrangements, at no cost to the City, and to the satisfaction of the Director of Real Estate and Facilities Management, the Managing Director of Cultural Services and the Director of Legal Services for the design, construction and delivery of a turnkey Cultural Amenity Facility containing at least 5,868 square feet (not including below-grade support spaces such as parking stalls, drive aisles, mechanical rooms, vestibules, bike rooms etc.), which will include Class B artist studios for music production and rehearsal and small scale presentation/performance and above-grade support spaces as indicated in the high-level functional program, along with required parking and below-grade support spaces, all to be contained within a separate air space parcel to be transferred to the City in fee simple, and enter into a legal agreement or agreements to secure the applicant's obligation to design, build and deliver such amenity to the City, along with the provision of cash contributions towards a Facility Reserve and a Furniture, Fixtures and Equipment allowance, which agreement(s) will include a Construction and Transfer Agreement and an Option to Purchase. The legal agreement or agreements will address, but not be limited to the following issues:
- i. The Cultural Amenity Facility will be designed, constructed and delivered at the sole cost of the applicant;
 - ii. The applicant will be required to deliver a Letter of Credit in the amount equivalent to the total estimated costs, as agreed upon, for design, construction and delivery of the Cultural Amenity Facility to the City;
 - iii. Provision of cash contribution of \$844,992 towards a Facility Reserve, to support the operations and maintenance of the Cultural Amenity Facility;
 - iv. Provision of cash contribution of \$350,000 towards a Furniture, Fixtures and Equipment (FF&E) allowance;
 - v. Provision of parkade access and a second path of egress for the Cultural Amenity Facility through the stair shared with the remainder will be secured through a Reciprocal Easement Agreement to be entered into at the time of air space subdivision;
 - vi. Applicant's covenant that sufficient notice is provided to all initial and future purchasers and tenants (including, without limitation, notices in rental agreements, inclusion in marketing and disclosure documents and signage on buildings) to notify residents that their dwelling unit is located in a facility that contains a Cultural Amenity Facility for Class B artist studios, including music production and rehearsal, and small scale performance;
 - vii. The applicant will grant the City an option to purchase, for a nominal purchase price, the Cultural Amenity Facility air space parcel, exercisable upon completion of the Cultural Amenity Facility and registration of the related air space plan; and
 - viii. An occupancy hold on the dwelling units subject to the satisfactory completion and transfer of the Cultural Amenity Facility air space parcel to the City.
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Note to Applicant: Holds on the Development Permit and above-grade Building Permit in connection with certain milestones will also be applied to the project.

A.1.31 applicant to engage a 3rd Party Commissioning Provider (as that term is defined in ASHRAE Guideline 0) that is mutually agreed to by the Owner and the City to lead, plan, schedule and coordinate a commissioning process in accordance with ASHRAE Guideline 0 with Commissioning Process Activities to be to the mutual satisfaction of the Owner and the City. Approved Owner's Project Requirements, Commissioning Plan, and Basis of Design are required prior to release of Development Permit hold;

A.1.32 the applicant is required to provide evidence of a 30% energy reduction for the airspace parcel as compared to code in accordance with ASHRAE 90.1 criteria (version current at time of building permit application), plus use only low carbon fuel sources (no use of natural gas). The City-owned airspace parcel is to be served by a separate BC Hydro meter;

Note to applicant: Condition A1.31 is required as it is not practical for the City-owned airspace parcel to meet LEED Gold and Passive House Certification.

A.1.33 design development of the Cultural Amenity Facility to meet criteria indicated in the City of Vancouver Music Production Space, High-Level Functional Program dated June 28 2019. In addition to the High-Level Functional Program, the following criteria as to be met:

- i. increased window size on performance space to improve access to views and visual connection with street;
- ii. provision of exterior windows in Music Studios where feasible;
- iii. separate metering for all Cultural Amenity Facility services;
- iv. location of level 3 washrooms to be in close proximity to Performance Space main doors;
- v. provision of separate mechanical and electrical rooms for Cultural Amenity Facility;
- vi. main building and performance space vestibule entrances to support event access with double doors; and
- vii. path from loading entrance to elevator to support loading of large instruments and equipment with double doors or wide door.

A.1.34 provision of drawings and submission materials clearly identifying the Cultural Amenity Facility and related areas, including total net square footage:

- i. indicate room areas and clear dimensions including clear ceiling heights on all rooms; and,
- ii. indicate clear dimensions including clear ceiling heights on corridors.

A.1.35 provision of exterior signage in Cultural Amenity Loading clearly specifying Cultural Amenity Loading to ensure that all owners and occupants of the development are aware of the approved use;

A.1.36 provision of interior signage in common areas of the property clearly specifying City-approved use of the Cultural Amenity Facility for Class B artist studios, including music production and rehearsal, and small scale performance to ensure that all owners and occupants of the development are aware of the approved use;

Note to Applicant: A minimum of one sign shall be placed in a clearly visible location in all common entranceways and/or lobbies within the development.

Note to Applicant: All signage must comply with Sign By-laws.

- A.1.37 provision of separate written Mechanical and Electrical concept to be submitted for review with City Staff and to the satisfaction of the Director of Facilities Planning & Development and Managing Director of Cultural Services including:
- i. a brief Mechanical memorandum outlining the selected approach to heating, cooling and ventilating of the development, as well as all other mechanical systems at a concept design level with outline specifications for mechanical systems and components for staff to understand the design intent; and
 - ii. provision of a brief Electrical memorandum outlining the selected approach to electrical, data, fire alarm, emergency power systems, lighting design for both interior and exterior, at a concept design level with outline specifications for electrical systems and components for staff to understand the design intent.
- A. 1.38 Design building envelope to reduce exterior noise ingress approximately 5 NC points below the recommended background noise level for HVAC systems as expressed in Table 1 of the Music Production Space High-Level Functional Program at Appendix E.

Note to Applicant: Design development to include provision of an environmental noise study based on accepted floor layouts, window sizes and wall assemblies to determine their adequacy to reduce interior noise levels to an appropriate level. The environmental noise study should be performed at early enough design stage that alterations to floor layouts, glazing or wall assemblies are possible as required to mitigate traffic noise.

Heritage Planning

- A.1.39 contact Heritage for clarification on heritage density transfer status once the final density (FSR) for this site under the newest proposal has been determined or approved in principle by the Development Permit Board;

A.2 Standard Engineering Conditions

- A.2.1 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement & Indemnity Agreement 458823M (commercial crossing) prior to building occupancy;

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

- A.2.2 deletion of the portions of wall shown encroaching into the lane at the SE corner of the building at levels 3 and 4 (A2.08, A2.09);
- A.2.3 provision of a Shared Use Loading Agreement , to the satisfaction of the General Manager of Engineering Services, Managing Director of Cultural Services and the Director of Legal Services, for the Class B loading space between the commercial and residential uses and label the space as ('Residential and Commercial Loading');
- A.2.4 Provision of a Shared Use Agreement, to the satisfaction of the General Manager of Engineering Services, Managing Director of Cultural Services and the Director of Legal Services, for the two
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residential visitor spaces between the cultural centre and residential land uses, and label the spaces as "Residential and Cultural Centre Visitor Parking";

- A.2.5 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 Fir Street to achieve a 4.5 m distance measured from the back of the existing City curb. The underground parking and the 3rd storey and above is to be accommodated within the SRW agreement;

Note to Applicant: The SRW will be free of any encumbrance at grade such as structure, mechanical vents, stairs, planter walls, door swing, benches, trees, and bicycle parking. Relocate the proposed at-grade mechanical vents at the northeast and southeast corner of the site so that they do not encroach into the sidewalk within the SRW area.

- A.2.6 submission of a written clarification of garbage pick-up operations;

Note to Applicant: Submission 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. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane. Clearly illustrate containers and totes on plans for recycling and garbage needs and refer to the Engineering garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins.

- A.2.7 provision of all utility services to be underground from the closest existing suitable service point;

Note to Applicant: 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. In addition, there will 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. Please ensure that in your consultation 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.2.8 submission of written acknowledgment that detailed confirmations will be submitted at building permit stage for 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. Please contact Engineering Services for details.

- A.2.9 provision of a Services Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services is provided:

- i. provision of a 1.53m (5'-0") grass front boulevard and light broom finish saw cut concrete sidewalk to the edge of the SRW area on the Fir Street frontage;
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- ii. provision of a 2.14m (7'-0") wide light broom finish saw cut concrete sidewalk on the W 7th Avenue frontage;
- iii. provision of greenway improvements on W 7th Avenue adjacent the site, including a greenway standard bench within the back boulevard at the corner of W 7th Avenue and Fir Street and pedestrian scale post top lighting to current City standards;
- iv. provision of \$8,000 to construct speed humps in the lane south of W 7th Avenue between Pine St and Fir St;
- v. provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
- vi. provision of a lighting study for the intersection of Fir Street at W.7th Avenue, and upgrade to LED lighting if necessary to meet COV standards; and
- vii. provision of new duct banks adjacent to the development site that meets current City standards. Ducts bank is to consist of electrical and communication ducts sized to meet City needs. Ducts bank to include electrical and communication cables and conductors. Ducts bank to be connected to existing electrical and communication infrastructure to meet City requirements.

A.2.10 provision of a separate application for all public property improvements is required; please submit a copy of an updated landscape plan that reflects the off-site improvements sought for this application;

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

A.2.11 provision of improved access and design of bicycle parking and compliance with the Bicycle Parking Design Supplement including the following:

- i. provision of Class A Bike parking no lower than the first complete level of vehicle parking;
or

provision of a dedicated bicycle elevator with doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 5'-6" x 6'-8" ", and 3'-6" wide doors. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements;

Note to Applicant: A dedicated bicycle elevator is required for all bicycle spaces below the first underground level.

- ii. provision of automatic door openers on the doors providing access to the bicycle storage rooms on P2, and to be noted on the drawings;
 - iii. show and label all bicycle access routes to reach the outside and confirm the use of the parking ramp, if required;
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- iv. dimension, label, and number all bicycle spaces and all access aisle widths in bicycle storage rooms;
- v. provision of 1.2m access aisle width for the Bike Repair/Bike Storage Room on P2. Refer to gridlines G/5 for location. Dimension the access aisle width adjacent the column leading to the Bike Repair/Bike Storage Room;
- vi. clarify if bicycle repair facilities are proposed on site, see gridlines G/5. Note and dimension location of facilities on plans and provide a description of the amenities to be provided;

Note to Applicant: This is to confirm that the bicycle repair facilities do not conflict with required access to the Class A bicycle spaces in this room.

- vii. provision of Class B bicycle parking spaces to measure 0.6m x 1.8m for each space; and
- viii. update landscape drawing L.1.1 to show consistent Class B bicycle parking spaces proposed on site and corresponding notes.

A.2.12 provision of improved access and design access and design of loading spaces and compliance with the Parking and Loading Design Supplement, including the following:

- i. provision of convenient, internal, stair-free loading access to/from all site uses;
- ii. resolve conflicts between pedestrian access to the Cultural Amenity Lobby and the Class B loading space so that independent pedestrian access is provided;

Note to Applicant: When the Class B loading space is occupied, the door cannot be accessed as shown.

- iii. provide design elevations at all corners of the Class B loading space; and
- iv. provision of turn swaths confirming the functionality of the Class B loading space.

Note to Applicant: Parallel Class B loading spaces to measure 35' (10.7m) of stall length to accommodate maneuvering and to provide a clear unloading area with minimum 1.8m width, to facilitate goods loading /unloading.

A.2.13 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. provision of minimum 6.1m (20') wide ramps throughout all parking levels;

Note to Applicant: Internal parking ramp widths of 14'-4" and 14'-6" are shown on the drawings. Design Development to provide 6.1m (20') minimum width for all parking ramps. Traffic control lights shown on the drawings are not an acceptable substitute for the required 6.1m (20') ramp.

- ii. provision of minimum 6.6m (21'-8") maneuvering aisle width for Commercial Accessible space C1, R22, R43 and R65;
 - iii. provision of 1.5m access aisle width for Commercial Accessible space C1;
 - iv. modify parkade ramp design elevations to provide a cross slope at 90 degree turn (see elevation 95.30', gridlines E/F and gridlines 1/3);
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Note to Applicant: A cross slope is recommended at this location to eliminate the 14.5% slope to 0% slope transition proposed on the ramp.

- v. provision of additional design elevations on both sides of the ramps and drive aisles at all breakpoints;
 - vi. provision of 2.3m (7' 6 ½") of vertical clearance for access and maneuvering to all disability spaces. Refer to Section Drawing A4.02 that shows reduced vertical clearance under the Bike Storage Room;
 - vii. provision of areas of minimum vertical clearances to be labelled on parking levels;
 - viii. provision of 1' column setbacks for parking spaces proposed along gridline-G on all parking levels;
 - ix. relocate column encroachments from spaces number 13, 34, and 56 for improved maneuvering;
 - x. dimension overall width of parking spaces adjacent to walls to ensure that the additional parking space width is provided; and
 - xi. provision of additional information on the section drawings showing elevations and minimum vertical clearances for parking levels, ramps, loading bays and security gates. These clearances must consider mechanical projections and built obstructions.
- A.2.14 consideration to provide Class A and Class B bicycle parking for the cultural amenity space using Assembly use to calculate the requirements. This is recommended given the reduced number of vehicle parking spaces provided on site for this use;
- A.2.15 this application falls within the area with potential impacts due to the Broadway Millennium Line construction;

Note to Applicant: Please contact the City of Vancouver Rapid Transit Office rapidtransitoffice@vancouver.ca for more information on impacts to access and street use for your project. Provide a letter confirming acknowledgement of the condition and that you have contacted the Rapid Transit Office for more detailed information.

- A.2.16 construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License;

Note to Applicant: Applications for provincial Approvals or Licences can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.

B.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 (**6 months after 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.1.5 Submit the erosion and sediment control plans to Environmental Protection for review and comment at Building Permit application stage.

B.2 Conditions of Development Permit:

- B.2.1 All services, including telephone, television cables and electricity, shall be completely underground.
 - B.2.2 No exposed ductwork shall be permitted on the roof or on the exterior face of the building without first receiving approval of the Director of Planning.
 - B.2.3 Amenity areas of 453.0 ft.² for residential use and 5,924.0 ft.² for cultural use, 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 residential amenity facilities located in this project shall be made to all residents, occupants and/or tenants of the building, and access and availability of the use of all cultural amenity facilities located in this project shall be made to members of the community by the City of Vancouver or its designated operator; 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.2.4 All approved street trees shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.5 In accordance with Protection of Trees By-law Number 9958, all trees are to be planted prior to issuance of any required occupancy permit, or use of occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
 - B.2.6 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of site trees is permitted only as indicated on the approved Development Permit drawings.
 - B.2.7 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
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Note to Applicant: In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit [amount to be determined by the City] as a guarantee for completion of the work by an agreed upon date.

- B.2.8 If Tree protection is required, no work may be done within the critical root zone of any protected tree unless an ISA Certified Arborist is in attendance to supervise. Work includes demolition, excavation, construction and landscaping. All site work supervised by the arborist shall be documented in a post-construction arborist report and submitted to the Director of Planning in a timely manner.
- B.2.9 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required Occupancy Permit or any use of occupancy of the proposed development not requiring an Occupancy Permit and thereafter permanently maintained in good condition.
- B.2.10 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.2.11 Please note that additional addresses may be required prior to issuance of the Building Permit. Unit numbers are to be assigned, for example 1st storey (100 series), 2nd storey (200 series) etc. A floor layout plan including addressing and unit numbers is to be submitted prior to Building Permit issuance and shown on drawings submitted with the Building Permit application. For information, please contact the City of Vancouver Addressing Coordinator.
- B.2.12 If the development is phased and construction is interrupted, the project will require an amendment, to the satisfaction of the Director of Planning, to address how the incomplete portions of the development will be treated.
- B.2.13 The owner or representative is advised to contact Engineering to acquire the project's permissible street use, including the following:
- i. prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from); and
 - ii. be aware that substantial lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- B.2.14 Waste Discharge Permit may be required for any dewatering on the site.
- B.2.15 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.
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B.2.16 In the event, contamination of any environmental media are encountered, a Notice of Commencement of Independent Remediation must be submitted to the Ministry of Environment and Climate Change Strategy and a copy to the City of Vancouver.

- Upon completion of remediation, a Notification of Completion of Independent Remediation must be submitted to the Ministry of Environment and Climate Change Strategy, and a copy to the City of Vancouver.
- Dewatering activities during remediation may require a Waste Discharge Permit.
- Submit a copy of the completion of remediation report (with supporting data) signed by an Approved Professional stating the lands have been remediated to the applicable land use prior to building permit issuance.

B.2.17 Must comply with all relevant provincial Acts and Regulations (e.g. Environmental Management Act, Contaminated Sites Regulation, Hazardous Waste Regulation) and municipal By-laws (e.g. Fire By-law 8191, Sewer and Watercourse By-law 8093).

B.2.18 Above ground and underground heating oil storage tanks must be decommissioned under a Fire Permit and an environmental report must be submitted to Environmental Protection for review prior to building permit issuance.

Note to Applicant: Submit the erosion and sediment control plans to Environmental Protection for review and comment at Building Permit application stage.

B. 2.19 the proposed increase of density due to a need for a cultural facility is approved by City Council.

B.2.20 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.
