
1345 DAVIE STREET (COMPLETE APPLICATION)
DP-2016-00373 - RM-5D

PO'S/JMB/AEM/WL

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
C. Joseph, Engineering Services
A. Gillman, Housing Policy and Projects
D. Shearer, Park Board

Also Present:

P. O'Sullivan, Urban Design & Development Planning
J. Bosnjak, Development Services
W. LeBreton, Development Services
J. Singer, Housing Policy and Projects
A. Maness, Landscape
N. Peacock, Engineering Services
K. Amon, Park Board

APPLICANT:

Marcon Project (457) Ltd.
5646 199th Street
Langley, BC
V3A 1H9

PROPERTY OWNER:

Marcon Davie (GP) Ltd.
5646 199th Street
Langley, BC
V3A 1H9

EXECUTIVE SUMMARY

- **Proposal:** To develop the site with an 18 and 19 storey multiple dwelling building containing 221 dwelling units (153 Market / 68 Social Housing) all over four levels of underground parking, having vehicular access from the lane.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Building Review Branch comments

Appendix D Applicant's Site Plan, Elevations, and Design Rationale

Appendix E View Cone 20 Illustration

● **Issues:**

1. impact of tower depth on views and access to light;
2. interface to the Public Realm;
3. podium height;

- **Urban Design Panel:** SUPPORT (10-0).
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2016-00373 submitted, the plans and information forming a part thereof, thereby permitting the development of a 18 and 19 storey multiple dwelling building containing 221 dwelling units (153 Market / 68 Social Housing) all over four levels of underground parking, having vehicular access from the lane, subject to the following conditions:

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

1.1 substantial design development to the easterly tower including:

- a) Setting the tower back to provide a minimum 9.1m [30 ft.] uninterrupted clear distance from the Davie Street property line free of building form, balconies, projections or decorative elements;
- b) Reducing tower depth to a maximum of 25.9m [85 ft.] including all balconies, projections or decorative elements;

Note to Applicant: The intent is to respect private views to English Bay from 1171 Jervis St; to significantly reduce impacts resulting from building bulk; and to achieve compact tower forms (lesser aspect ratio in plan). A reduction in density should be anticipated. Alternatively, a single tower development should be considered.

1.2 design development to the westerly tower to:

- a) reduce depth to a maximum 29m [95 ft.] including all balconies and projections;
- b) ensure no portion of the tower including balconies or projections encroaches into the required 6m side yard setback;

Note to Applicant: Intent is to reduce view, shadow and bulk impacts from tower depth. As per the base zoning Guidelines, towers should be set back from podiums.

Also note that the tower encroaches approximately 1m into the required side yard for its full height and depth. Planning is recommending that the side yard requirement of section 4.5.2 of the RM-5D District Schedule be relaxed to permit a reduced podium form (refer to condition A.1.3), but not relaxed to permit tower forms to encroach.

1.3 design development to significantly reduce the extent of decorative elements on towers that affect views and natural light in the area;

Note to Applicant: Intent is to reduce the effect of the towers on daylight, and private or public views created by the proposed external frame armature, trellis elements, planting boxes and slab projections at balconies that extend beyond the tower form. Alternatively, balconies and decorative elements can be integrated into the form. (Refer also to conditions 1.1 and 1.2.)

1.4 design development to delete all appurtenances that encroach into the view cones;

Note to Applicant: Appurtenances including armature, trellises, and landscaping cannot protrude into the view cone. Glass guards may partially penetrate into view cones subject to details. A modest amount of deciduous planting may also be permitted into view cones. (Refer to landscape condition A.1.27 and technical conditions A.1.1., A.1.2, and A.1.5)

- 1.5 design development to retain and protect trees #18, 27, and 28 as well as to relocate trees #19 and 20, to be integrated into the landscape design, in order to improve the Davie street frontage and protect streetscape amenity trees;

Note to Applicant: The City has had specific requests from the neighbourhood to retain as many existing mature trees as possible. This policy is also in keeping with the Greenest City initiatives. These trees are mature, healthy trees and do not appear to be impacted by the existing parkade. Further arboricultural documentation is needed to ensure these trees are safely protected, including arborist supervision during demolition and construction activities.

- 1.6 design development to reduce the podium height to a maximum of:

- three storeys at any location on the site, except
- two storeys within required west side yard setback;

Note to Applicant: Intent is to reduce the podium height to comply with the number of storeys as described in the Lower Davie area built form objectives of the West End Community Plan (p. 56). Staff recommend a relaxation of the 6m side yard setback, but only for podium elements that are lower in scale than the maximum guideline massing. Refer to Discussion in the Response to Applicable By-laws and Guidelines, Section 2(i) "Sideyards." The requirement for an on-site Public Bike Share along Broughton Street (see condition 1.7) will require additional setback from the west property line.

- 1.7 design development to accommodate an on-site Public Bike Share (PBS) Station along Broughton Street while providing privacy for lower level residential units;

Note to Applicant: Increase the setback from Broughton Street to accommodate the Public Bike Share and its required maneuvering space. The interface between the bike share and adjacent at-grade residential units should be designed to provide privacy through i) sufficient spatial separation between the two uses; and ii) layers of landscaping that maintain a level of visibility from the unit to the exterior. Refer also to Engineering Condition A.2.5.

- 1.8 design development to provide a 4.3m [14 ft.] setback for podium elements above two storeys in height from the interior (east) property line;

Note to Applicant: Intent is to reduce the scale of the wall facing the outdoor common space and residences of the adjacent property. The approved design of the neighbouring development includes an outdoor area with spaces for children's play. New development should not create overlook or massing impacts to this outdoor space. Additional context information is required (see condition A.1.15).

- 1.9 design development to the street level interface between building face and the property line on all four sides to:

- a) provide level grade at the elevation of required adjacent building grades;
 - b) delete the centrally located depressed grade and sloped grade area designated for Children's Play, and relocate this use on the site to be at or above grade;
 - c) provide a high degree of privacy for lower level residential units from overlook from the sidewalk, through additional setbacks and landscaping;
 - d) ensure residential units are located not deeper than 2 feet below adjacent grade;
 - e) ensure lower residential units satisfy the Horizontal Angle of Daylight requirement;
- and

- f) delete the perimeter fence;

Note to Applicant: Intent is to achieve a contiguous Public Realm at natural grade; to avoid depressed grade conditions at building frontages, yards and site edges; to avoid retaining walls at property lines, and to improve the street presence of the residential units by elevating units out of grade. Provision of a series of partial sections will be required (see standard condition A.1.17). See also conditions A.1.24 and A.1.26 for related landscape requirements. This condition will require the relocation of the Social Housing indoor amenity space (see condition 1.10).

- 1.10 design development to provide the Social Housing amenity space and co-located outdoor space in a location at or above grade (see conditions 1.9 and Housing condition A.1.39(k));
- 1.11 design development to provide a seven ft. surface right of way for pedestrians, free of obstructions and grade changes, level with the sidewalk or building grades, along the full length of the site along Davie St.;

Note to Applicant: This seven ft. public realm requirement as per 10.2.3 West End Plan is required on Commercial streets, regardless of the proposed use at grade. (See also standard condition A.2.1.)

- 1.12 design development to improve the livability of the units facing the lane at the lowest level by significantly increasing their access to daylight;

Note to Applicant: Overhanging structure or balconies should not extend deeper than 3 ft. beyond the face of glazing of units below. Reduce the depth of elements that overhang the windows to these units by shortening balconies and setting back the floors above. Provide north-south sections of the area clearly indicating, steps, hard and soft landscaping, and including annotation indicating dimensions and finished elevations (see condition A.1.17). Horizontal angle of daylight must also be satisfied (see condition A.1.9). In addition, proposed planting appears to be in conflict with depth of balconies as indicated on sheet A.106 (see condition A.1.19).

Note to Applicant: Privacy and security of these units should be achieved without relying on landscaping located on City property (see landscape condition A.1.26).

- 1.13 design development to provide a private outdoor space for every dwelling unit;

Note to Applicant: Refer also to Housing Condition A.1.39(a).

- 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)	MINIMUM	PROPOSED
Site Size ¹	-	-	39.93 m x 80.47 m
Site Area ¹	-	-	3,210 m ²
Height ²	58.0 m (Conditional) 18.3 m (Outright) <i>See Appendix E for view cone geodetic elevations.</i>		Top of Parapet West 53.80 m Top of Guardrail West 54.87 m Top of Parapet East 50.49 m Top of Guardrail East 51.56 m
Floor Area ³	22,470 m ² (Section 5.1) 7,062 m ² (Conditional) 3,210 m ² (Outright)	4,259 m ² (20% Social Housing)	Social Housing 4,298 m ² Dwelling Units 16,999 m ² Total 21,297 m ²
FSR ³	7.00 - Section 5.1 2.20 - Conditional 1.00 - Outright	-	Social Housing 1.33 Dwelling Units 5.30 Total 6.63
Balconies	2,556 m ²		2,251 m ²
Amenity	1,000 m ²		258 m ²
Front Yard		Davie St. 3.7 m	3.7 m
Side Yards ⁴		East 2.1 m West 6.0 m (Broughton)	East 2.1 m West 2.1 m
Rear Yard		2.1 m	2.1 m
Site Coverage ⁵	50% (1,605 m ²)		- % (- sq. ft.)
Parking ⁶	Small Car 38 Spaces (25% Max.)	Dwelling 152 Spaces Disability 8 Spaces	Dwelling Units Total 257 Spaces Disability 9 Spaces Small Car 64 Spaces Standard 184 Spaces
Loading		1 Class B	2 Class B
Bicycle Parking		Class A Class B Total 277 6	Total Class A Class B 277 6
Use ⁷			- Multiple Dwelling
Unit Type		- 50% of all units are 2 or more bedroom units for families; Social Housing: 34 Non-SH: 77	Social Housing Units: Non-Social Housing: Studio 33 (49%) Studio 1 (0.7%) One Bed 1 (1%) One Bed 38 (25%) Two Bed 21 (31%) Two Bed 106 (69%) Three Bed 13 (19%) Three Bed 8 (5%) Total: 68 Total: 153 Social Housing = 68 Units (30.8%) Non-Social Housing = 153 Units (69.2%) Total S/H + Non S/H = 221 Units

¹ **Note on Site Size and Site Area:** The proposed site size and site area is based on the properties being consolidated. See Standard Condition A.2.2.

² **Note on Height:** Section 5.2 of the RM-5D District Schedule allows the Development Permit Board to relax the regulation in Section 4.3 allowing a greater Height as long as (a) a minimum of 20% of the floor area is used for social housing and (b) height is no greater than 58 metres. The proposal complies with Section 5.2 (a) and (b). Up front condition 1.4 and standard conditions A.1.1 and A.1.10 seek compliance with the View Cone as there is encroachment into View Cone 20. (The view cone is illustrated by the geodetic elevations labeled in Appendix E.)

³ **Note on Floor Area and FSR:** Section 5.1 of the RM-5D District Schedule allows the Development Permit Board to relax the regulation in Section 4.7 allowing a greater Floor Area/FSR that (a) considers a minimum of 20% of the floor area of floor space is used for social housing and (b) floor area is no greater than 7.0 FSR. The proposal does comply with Section 5.1 (a) and (b).

⁴ **Note on Side Yards:** Section 4.5.3 allows relaxation of required yards provided that consideration is given to all applicable policies and guidelines adopted by Council (see condition 1.5). Refer to Discussion in the Response to Applicable By-laws and Guidelines, Section 2.(i) "Sideyards."

⁵ **Note on Site Coverage:** Standard Condition A.1.8 seeks confirmation with Section 4.8 of the RM-5D District Schedule of the Zoning and Development By-law.

⁶ **Note on Parking:** Staff support a relaxation of the proposed small car parking to 25% of the parking provided.

⁷ **Note on Uses:** The multiple dwelling use complies with Section 5.1 and 5.2 of the RM-5D District Schedule of the Zoning and Development bylaw.

• **Legal Description**

Lots: Plan 92 14 & Strata Plan VR605
Block: 37
District Lot: 185

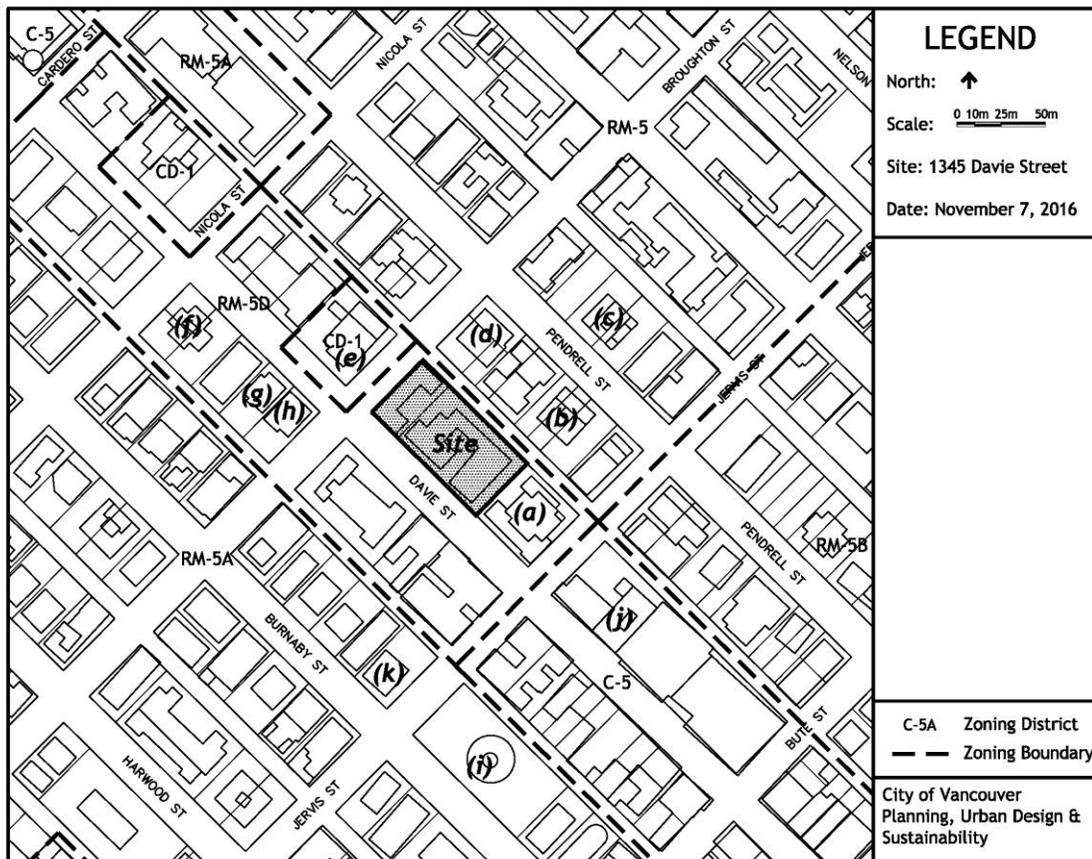
• **History of Application:**

16 08 18 Complete DE submitted
16 10 19 Urban Design Panel
16 11 16 Development Permit Staff Committee

• **Site:** The site is located on a two lot assembly at the northeast corner of the intersection of Davie St. and Broughton St. in the West End Lower Davie neighbourhood, comprising 81m [264 ft] frontage to Davie St and 40m [131 ft] frontage to Broughton St, with a service lane to the rear. The site contains two existing multiple dwellings containing a total of 68 rental dwelling units. The site is at the high point of both streets before they start to descend to Denman Street to the west and English Bay to the south.

• **Context:** Significant adjacent development includes:

- (a) 1171 Jervis St - 19-storey mixed-use (under construction)
- (b) 1330 Pendrell St - 12-storey residential
- (c) 1335 Pendrell St - 15-storey residential
- (d) 1160 Broughton St - 10-storey residential
- (e) 1175 Broughton St - 8-storey residential (seniors housing)
- (f) 1228 Nicola St - 14-storey residential
- (g) 1414 Davie St - 10-storey residential
- (h) 1203 Broughton St - 11-storey residential
- (i) 1265 Burnaby St - 22-storey residential
- (j) 1150 Jervis St - 25-storey mixed-use
- (k) 1251 Jervis St - 13-storey residential



• **Background:**

The applicant was advised during the enquiry phase that potential development on the two-lot assembly would be unlikely to attain floor area approaching the zone's full density (7.0 FSR) under the provisions of the West End Community Plan and RM-5D zoning. This is for two reasons: i) height is limited by a view cone; and ii) the site's frontage (length) may not be sufficient to accommodate two towers in a massing and configuration that satisfies the guidelines. Staff advised that the form of development that would most closely match the intent of the Plan and the guidelines would be a single point tower plus podium.

The first enquiry proposal put forward by the applicant proposed close to 7.0 FSR, but exceeded the guidelines on podium height and tower setbacks, and would have interrupted neighbouring views, particularly from 1301 Davie. This design featured a cylindrical tower at the west end of the site overhanging the podium and sited on the west property line, and a deep slab-shaped tower on the east, and a large at-grade open space in the front yard. Staff did not support this scheme due to the location and configuration of tower massing, and asked the design team to revise the proposal to better comply with the guidelines.

The following iteration proposed two rectilinear slab-shaped tower forms on a four storey podium and an at-grade open courtyard in the front yard. Staff supported the at-grade courtyard, but expressed continued concerns regarding the impacts to views, access to light and shadows created by deep tower forms on a site of this size. Staff reiterated the position that the impetus to attain the upper levels of the zone's density continues to result in undesired urban design impacts.

The applicant acknowledged staff's concerns, and requested that the proposal be permitted to proceed to an application to be tested through the development application process. A development application similar to the revised enquiry but with a depressed grade condition in the forecourt was submitted on August 18, 2016. A City-hosted open house was held on October 12, 2016. The proposal was reviewed by the Urban Design Panel on October 19, 2016 where it received support.

Staff have recommended design development conditions to address concerns about the impacts from the application's form of development.

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

1. West End Community Plan

The West End Community Plan provides a framework to guide positive change, development and public benefits in the West End. Deepening housing affordability and meeting the needs of a growing community are a priority. The Plan identifies new social housing opportunities and has a goal of providing over 500 social housing units through additional density and rezoning applications in the Corridors. For market housing the Plan requires that 25% of units in new multi-family developments have two and three bedroom units for families designed in accordance with the High Density Housing for Families with Children Guidelines and located on the lower floors. The Plan requires that 50% of social housing units are two and three bedroom units for families with children. The definition of "social housing" applicable to this application, located within Zoning and Development By-law, is as follows:

- (a) in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication;

- (b) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and
- (c) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require;.

The Plan identifies Corridors as generally the newer areas of the community well-served by transit, services and amenities, where the majority of new housing and job space has been built over the past 40 years. It notes that the Corridors provide additional opportunities to accommodate job space and housing that meet the needs of the community. The Lower Davie Corridor is identified as extending between Denman Village and Davie Village and being composed of two sub-areas. Sub-Area B, in which the application is located, runs between Jervis and Cardero Streets and comprises three blocks of primarily low- and mid-rise apartment buildings along the hillside. Overall directions for the Corridors include increasing densities in the Lower Davie area to help deepen housing affordability, while maintaining existing height limits.

Policies specific to Lower Davie Sub-Area B are described in Response to Applicable By-Laws and Guidelines 1. West End Community Plan.

2. RM-5, RM-5A, RM-5B, RM5-C and RM-5D Districts Schedule

The intent of this Schedule is to permit a variety of residential developments and some compatible other uses. Emphasis is placed on achieving development which is compatible with neighbouring development with respect to streetscape character, open spaces, view retention, sunlight access and privacy.

The Schedule also supports the development of social housing in the RM-5D area by allowing the Board to increase the floor space ratio up to 7.0 FSR for multiple dwelling uses that provide a minimum of 20% of the floor space for social housing use, subject to all applicable Council policies and guidelines and with consideration of the intent of the RM-5D District Schedule.

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

The Guidelines offer more detailed advice than the schedule and are used to assess applications for discretionary density and height by describing the design considerations that apply to West End projects. As with the District Schedule, the Guidelines emphasize compatibility with adjacent development and note in particular streetscape character, open space, view retention, sunlight access, and privacy.

The Guidelines place an emphasis on ensuring livability and compatibility with adjacent development with respect to streetscape, open space, view, sunlight access and privacy.

4. Rental Housing Stock Official Development Plan (ODP)

The Rental Housing Stock ODP preserves existing rental housing by requiring one for one replacement of existing market rental units for redevelopment of projects involving six or more dwelling units, or the provision of another form of affordable housing.

5. Rate of Change Guidelines for Certain RM, FM and CD-1 Zoning Districts

The Rate of Change Guidelines are intended to protect and assist tenants and set out the terms of the required minimum tenant relocation plan. This requires a minimum of two months free rent, moving expenses, assistance finding alternate accommodation, and first right of refusal back into the social housing provided the tenant meets the eligibility requirements for the new social housing unit.

6. High Density Housing for Families with Children Guidelines

The intent of the guidelines is to address the key issues of site, building and unit design which relate to residential livability for families with children. The guidelines provide both quantitative measures and qualitative guidance on designing family-friendly housing touching on outdoor and indoor amenity and play areas, safety and supervision of children, and provision of storage space appropriate for families.

7. City of Vancouver Housing Design and Technical Guidelines for Social Housing

The purpose of these Guidelines is to help guide housing partners through the project design and development process on social housing projects, including social housing such as this application, delivered turn-key to the city through inclusionary zoning provisions. They outline the minimum standards required by the City of Vancouver for materials, finishes, equipment and technical specifications. Their intent is to realize City policies and goals that include for example, "The Housing and Homelessness Strategy", "The Climate Change Adaptation Strategy", "The Greenest City Action Plan: 2020", and "The Healthy City Strategy", within the context of built environment. The desired outcome is to encourage livability and inclusivity, as envisioned in these policies and in accordance with the regulatory framework set out in the Vancouver Building Bylaw and the Zoning and Development Bylaw.

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

1. West End Community Plan

The application responds to policies within the Plan specific to Lower Davie Sub-Area B as follows:

i. FSR and Social Housing Provision

The proposed increased density of 6.55 FSR is within the approvable floor space limit of 7.0FSR and is tied to the one-for-one replacement of existing market rental housing with social housing. However, note that the upper end of the zone's density spectrum is more easily achieved on smaller sites with one tower or larger sites that can accommodate two towers. The subject site of this application is of a size that does not comfortably fit two point towers of the maximum floorplate.

ii. Family Unit Provision

The proposal for the social housing component includes 50% family units, comprised of 31% two bedroom units and 19% three bedroom units. This meets the requirement and diversifies the unit mix through the provision of three bedroom units. The proposal for the market housing component includes 75% family units, comprised of 69% two bedroom units and 5% three bedroom units. This exceeds the requirement for 25% of market housing units to have two and three bedroom units for families.

iii. Impact to Private Views

Responsiveness to private views is one of the seven principles of the WEP Built-Form Guidelines. The Plan states that "new development should be responsive to adjacent and nearby private views by shaping built form to optimize performance. Responsive building forms can help achieve a distinctive architectural identity."

The depth of the application's easterly tower and its forward position on the site would restrict views to English bay from the immediate neighbour to the east (1301 Davie St). Recommended Condition 1.1 seeks to set this tower back to more closely match the tower setback of the Jervis.

Further impacting neighbour views, the exterior of the proposed towers are expressed with a visually dense integrated decorative layer consisting of metal armature, balconies 8.2 ft. deep, and large planting boxes (6.5 ft. x 6.5 ft. x 4 ft. in height). Rather than being integrated into the form, this layer of framing and balconies is located proud of the rectilinear form of the towers, contributing to the perceived bulk and further limiting both views and access to light. Condition 1.3 seeks to significantly reduce the extent of external elements.

iv. Tower floorplate

The West End Community Plan sets a maximum floorplate of 5,500 sq. ft. for towers in the Lower Davie Area B. The application complies with the floorplate parameter. However, the deep proposed tower forms are inconsistent with the Plan. See the following section.

v. Tower separation, tower setbacks, tower shape and tower sculpting

The application satisfies the 80 ft. separation requirement that intends to ensure that new development provides a minimum livable, comfortable visual distance between habitable spaces of adjacent towers. However, the Plan offers additional parameters that should guide tower shape and location. The West End Plan seeks to:

- site towers where they will maintain or create view corridors between existing buildings, and maintain daylight penetration onto spaces at grade in the public and private realms;
- ensure new development maintains important public street end views from public areas;
- set towers back above podium levels;
- sculpt tower form to maximize sunlight on the sidewalks.

The proposal's deep and box-like tower forms fall short on these objectives. Design development is sought in recommended conditions 1.1 and 1.2 to better respond to adjacent and nearby private views by shaping tower form to optimize performance.

vi. Ground Oriented Focus and Public Realm Quality

The WEP requires new development to contribute to the public realm vitality. The proposed development features substantial manipulations to natural grade in the front yard on Davie St. impairing the development's relationship to the public realm. Recommended Conditions 1.9 and 1.11 seek to improve the proposed development's presence to Davie St. Refer also to the section on front yard (section 3(ii)).

vii. Podium height

The West End Plan specifies a maximum podium height of three stories. The application proposes four levels of podium at the westerly end of the site and in the location between the towers. Staff are recommending that the guideline podium height of three storeys be adhered due to the general bulkiness of the application and to maintain consistency with the podium height of the recently approved 1171 Jervis to the immediate east. Refer to the Discussion below regarding podium height within the required west side yard. Condition 1.6 seeks conformance.

viii. View cone and height

View Cone 20, originating from the intersection of Granville St. and Broadway, crosses the subject site, limiting the potential development height. The application proposes elements at the roof deck level that encroach into the view cone. These elements include metal armature, trellises, a significant amount of trees and landscaping, and glass guards at the perimeter. Condition 1.4 seeks conformance with the public view cone by deleting elements that encroach into it.

2. RM-5, RM-5A, RM-5B, RM5-C and RM-5D Districts Schedule

i. Side yard

RM-5D requires a 20 ft. side yard setback on corner sites. The District Schedule permits the Development Permit Board to relax the side yard provided that it first considers all applicable policies and guidelines. For reference, the RM-5 Guidelines state: "A side yard should be decreased only when a corresponding increase in yard areas elsewhere on the site achieves another planning objective such as the creation or expansion of view corridors, improving daylight and privacy, and will not adversely affect adjacent units."

The proposed development does not meet this standard due to the two slab tower bulk which would restrict views from more compact shaped towers and reduce light to the public spaces and the public realm (see above section). For this reason, staff recommend the side yard remain free of higher forms such as tower massing. Staff recommend the podium height be reduced to two storeys to more closely relate to a pedestrian scale along Broughton and within the 20 ft. setback area. Refer to Condition 1.6.

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

i. Tower height location and shape

The RM-5 guidelines offer the following guidance on tower design:

- consider increases in height above the base height of 60 ft. "when the livability of adjacent development is respected, and when other public objectives such as opening up street end view corridors.
- any portion of a building above the 60 ft. height should be sculpted to provide variety, identity, and scale as part of the skyline;
- towers should be sited where they will maintain or create view corridors between existing buildings;
- to minimize view blockage, use a small floor plate, creating a slender tower profile;
- the scale of a higher building along the street edge should not be overpowering. Potential impacts of increased height include view loss, increased over-shadowing of the street and adjoining properties, overly massive walls dominating the street, and decreased daylight access to adjacent sites. Existing views should not be unduly blocked.

In marked contrast to each of the above guidelines, the proposal locates block-like tower bulk close to the street significantly blocking views from the Jervis and restricting access to light from the public realm and resulting in a continuous wall of towers as the guidelines explicitly discourage, causing impacts to views and access to light.

With conditions 1.1 and 1.2 staff recommend changes in tower location and a reduction in tower depth to more closely respect the guidelines, improve the proposal's responsiveness to neighbouring views, and to reduce massing impacts to the public realm.

ii. Front yard

The RM-5 Design Guidelines state that the front yard is the most public aspect of a site, and that its treatment strongly influences streetscape character and how the building is seen from the street. The guidelines also emphasize the role of the front yard in providing both a sense of unity along the street and continuity of open space and landscaping.

The proposed development of the front yard is markedly inconsistent with the design guidelines. The large area of depressed grade at the centre of the site and the strips of depressed grade along Davie St. separated from public life by a fence located along the property line are all at direct odds with the RM-5 Design Guidelines (“fences near the sidewalk create an incompatible image and limit the visual extension of the public space of the street into the site”).

To ensure a front yard design and expression that more closely respects the intent of the zoning, staff are recommending conditions to delete all depressed grade conditions in the front yard; to delete the fence at the property line, and provide level grade from the public realm to building face along Davie St. Refer to Recommended Condition 1.9.

iii. Light and ventilation

The RM-5 Design Guidelines emphasize the importance of natural light and ventilation to residential livability: “Light access to units can be a problem when they are sited partially below grade resulting in dark, and in some cases, damp living conditions. All units should be located at or above grade.”

Staff have crafted several conditions to improve the application’s access to light:

- Recommended Condition 1.12 seeks better access to light to lower level units on the lane that are set deeply back;
- For units that are below grade along Davie St., Recommended Condition 1.9 seeks to improve the building’s relationship to the level of the public realm by: limiting the depth of units below grade to two feet; providing level grade at the elevation of required adjacent building grades; and ensuring that lower residential units satisfy the Horizontal Angle of Daylight requirement.

4. Rental Housing Stock Official Development Plan (ODP)

The existing 68 rental units on the site are proposed to be replaced with 68 social housing units which will be deeded to the City. This is consistent with the RM-5D Zoning which calls for a minimum of 20% of the floor area as social housing, and is aligned with the Rental Housing Stock ODP which provides for the replacement of existing rental housing units.

5. Rate of Change Guidelines for Certain RM, FM and CD-1 Zoning Districts

The applicant has provided a draft tenant relocation plan which broadly meets the requirements under the Rate of Change Guidelines. Further revisions are needed to clarify how the first right of refusal will be offered to tenants wishing to return to the social housing units. The applicant has hired a tenant relocation coordinator to provide support to existing tenants to understand their housing needs and identify potential vulnerable tenants who may require additional assistance.

The City must be satisfied that the conditions of the final tenant relocation plan have been met prior to the issuance of the development permit, with a final relocation report and summary of the housing needs of tenants wishing to return to the social housing to be submitted prior to occupancy (see condition A.1.38).

6. High Density Housing for Families with Children Guidelines

Design development is required to provide an outdoor play area and bulk storage for the family market units (see condition A.1.39). Design development is also required for the social housing outdoor play area to address concerns related to privacy, air quality and access to light (see condition 1.9).

7. City of Vancouver Housing Design and Technical Guidelines for Social Housing

Condition A.1.39 ensures that all units shall be designed using the City of Vancouver's Housing Design and Technical Guidelines. Further revision of the drawings for the social housing units is required to provide balconies for each social housing unit, storage space for each social housing unit, efficient corridor circulation and direct access to social housing building systems.

• **Conclusion:**

The West End Plan anticipates that the delivery of social housing will be provided in new development that meets the urban design performance set out in both Plan's built-form principles and the base zoning design guidelines.

The proposed form of development of this application does not meet the performance objectives and would cause undesirable impacts to the public realm and nearby residents. Therefore staff are recommending that approval be subject to design development conditions that would reduce impacts of the scale of the towers and improve the proposal's relationship to the public realm.

Staff continue to advise that an alternate approach, a one tower development, with a lower density, would more closely match the intent of the applicable polices.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on October 19, 2016, and provided the following comments:

EVALUATION: SUPPORT (10-0)

- **Introduction:** Patrick O'Sullivan, Development Planner, introduced the project, a development application that falls into the Lower Davie Corridor of the West End (WE) Community Plan. The Plan considers increased density under zoning through contributions to social housing or rental housing.

The proposed zoning is RM-5D, which permits a maximum density of 7.0 FSR and height of 190 feet, provided that 20% of the floor area is used for social housing. This proposal contains 153 market residential dwelling units and 68 social housing units. View cone 20 limits the height of the West tower to 174 feet and the east tower to 156 feet results in a heights limits. The proposed density is 6.59 FSR.

The surrounding context includes a 20-storey residential building to the south east currently under construction, a nine-storey building across on Broughton Street, an 11-storey building to the south, 10 storeys to the north, 11 storeys to the north, a 25 storey slab tower to the south east, and a six-storey building across from the slab tower. The subject site is 264 feet by 131 feet. Uses at grade comply with part of the West End Plan, which provides the option for commercial use at grade.

There is a 12 foot setback to the building face of the podium along Davie Street, which complies with the WE Plan. The WE Plan requires an uninterrupted hardscape enhanced Public realm setback for pedestrians of 7 feet from the Davie Street property line. This is not provided. Instead, a fence is proposed at the property line and a 4 ft. drop in grade is proposed along Davie Street. A depressed, below-grade space along Davie frontage accommodates a children's play area adjacent to the indoor amenity space for the social housing, located adjacent to the social housing indoor amenity space.

The tower separation complies with regulations. The tower dimensions are 60 feet wide by 91.5 feet deep, and the balconies extend beyond these dimensions. The West End Plan states that towers should be set back above podium levels. The tower floorplates may not exceed 5500 square feet (the proposed floorplates comply).

The Plan includes guidance 'to sculpt built form to maximize sunlight on the sidewalks' and to ensure new development maintains important public street end views to the North Shore mountains, English Bay, and Stanley Park.

One of the seven principles of the WEP built form guidelines is responsiveness to private views; the Plan states that "new development should be responsive to adjacent and nearby private views by shaping built form to optimize performance. Responsive building forms can help achieve a distinctive architectural identity." The Plan also states a maximum height of podiums of three storeys. The proposal has a fourth storey of podium at the westerly end of the site and in the centre of the site for the market amenity, which is located on the roof of the podium. There are also seven units along the rear of the site with direct access to the lane. These units are set back beneath a deep overhang, which may affect livability.

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

- 1) Will the proposed form, scale, position, and orientation of towers create positive streetscapes on the fronting streets and a compatible "fit" with the immediate context and as viewed from a distance? *I.e. please comment on the level of comfort with the proposed density and how it is massed.*
 - 2) Does the proposal respond well to the Plan's stated objective to preserve private views, specifically, views of English Bay from "the Jervis" building to the immediate east?
 - 3) The maximum podium height according to the West End Community Plan is "up to three storeys". *Do you support the proposed increased podium height to four storeys?*
 - 4) Will the lower one-level units at the lane receive sufficient access to light? (refer to section A2.02)
 - 5) Does the proposed public realm design (frontages along Davie and Broughton Streets) contribute to an engaging pedestrian experience? Specifically, please comment on:
 - *the proposed negative space fronting Davie Street*
 - *the proposed fence on Davie Street and the 4 foot drop in grade along Davie Street behind the property line (refer to section B on A2.02)*
 - 6) Please comment on the overall approach to the landscape design.
- **Applicant's Introductory Comments:** The applicant introduced the project as a product of the West End Plan, which prescribes an 80 foot separation between the buildings to preserve views for neighbouring buildings. The FSR limit is not reached due to the height limit. The southwest facing courtyard provides 'open space' in the front.

The site has a residential podium on it. The building has modernist responses to the West End, with alternating geometry of the corner suites and trellises for privacy on the lower balcony. The proposed setback at the east end of the site along Davie transitions between commercial to a residential width sidewalk with a pavilion and seating. The fence on Davie is there to maintain security for children. The applicant claimed that the proposal responds to the West End Plan's requirement to be responsive to nearby private views by providing the 80 feet of separation between towers.

Landscaping includes vines that would grow up the trellises, and generous planters on the balconies. The applicant proposes to retain existing trees on Davie Street as well as Broughton. The proposed amenity area has edible landscape, and the sides of the building have evergreen plantings. The upper patios have a more 'rich and lush' landscape. The lane design has irrigated local plant species. The penthouse would have two gardens on the roof of each building. The proposal has lacquered metal frames fabricated out of punched metal and aluminum, as well as concrete. The outdoor amenity space is meant for families and the design is south facing for maximum exposure to sunlight.

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

- Design development of the fence on Davie balancing the need to protect the play area while possibly opening up or lowering sections to enhance the relationship of the ground plain to the street;
- There were questions about the play features in terms of accessibility, as well as the sand and water which could be 'messy' and the recommendation of adding a play feature for 'stretching';
- Design development of the lower units on the corner of Davie and Broughton and the depressed units in the south tower to address the privacy of these units from the adjacent street.

- **Related Commentary:** The Panel felt the proposal is an elegant, restrained and delightful project and that the form and scale fit well with the surrounding neighbourhood and the 1960s aesthetic of the West End. The density, height and massing were also unanimously supported. Although one panel member felt that more differentiation in tower heights would be preferred. The balconies were seen as creative and reflective of the overall aesthetic. The social housing is treated with dignity. The panel supported the proposal's response to the protection of private views from the Jervis citing that the 80 feet minimum tower separation had been provided, and no additional tower shaping was required. The panel supported the four-storey podium on Broughton Street.

The livability of the lower one-bedroom units on the lane were also supported and felt to be a 'trade-off of privacy versus light'. Setting the units back and giving them the landscaped forecourt is successful and makes those units very livable.

The Panel unanimously supported the Davie Street frontage and the 'depressed' void at the middle of the site, saying that locating the play space below grade on the busy part of the site was delightful and creative.

The Panel supported the proposal's not providing an enhanced public realm pedestrian setback on Davie Street, despite its requirement in the Plan. The Panel also supported the 4 foot grade manipulation at the Davie property line to permit light into units that are below grade. There was concern expressed by some panel members that there would be privacy issues for these lower units on Davie as well as the lower units at the corner of Davie and Broughton. The master bedroom of the 3 bedroom corner unit, level 1, on Davie and Broughton does not appear to have a window. The fence on Davie Street was the most contentious feature of the design, with some comments on its visual porosity and position, but some of the panel thought it could be left as is. Once panel member mentioned 'this part of Davie has a different, non-commercial character', which is a welcome break to the retail in the neighbourhood.

The landscaping design was supported, though one panel member recommended additional outdoor seating at the east end of the site.

- **Applicant's Response:** The applicant thanked the panel for the comments, and said the fence could not be removed but it could be shortened. However, the widening of the sidewalk was not provided because the proposed setback is consistent to the 'rhythm' of the buildings on the next block, in particular the Gabriola building.

ENGINEERING SERVICES

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

LANDSCAPE

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

HOUSING POLICY & PROJECTS / SOCIAL POLICY & PROJECTS / CULTURAL SERVICES

The recommendations of Housing and Facilities staff are contained in the prior-to conditions noted in Appendix A attached to this report.

BUILDING REVIEW BRANCH

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Building Review Branch staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, firefighting access and energy utilization requirements.

NOTIFICATION

Two site signs were placed at the site, one facing Broughton and one facing Davie Street. On September 27, 2016, 908 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. The postcard and the development application materials were posted online at vancouver.ca/devapps. In addition, an open house was advertised on the signs and online, and was hosted on the evening of October 12, 2016. The November/December 2016 West End Plan Implementation Newsletter also included information about the project and upcoming Development Permit Board date. This newsletter was sent to the West End Plan list-serv and was also posted at key locations in the community.

Twenty-eight people attended the open house and we received 8 written comment forms from that evening. To date, a total of 17 written (including email) responses have been received. Three respondents requested additional information about the application; five expressed support for the project, (some of which expressed support for the social housing component of the project, stating that it will serve an important need in the community); and 9 respondents wrote either in direct opposition or with significant concerns as outlined below.

Tower Designs and Relationship to Street: Some respondents were concerned that the towers were too wide from north to south. Others expressed concern about the podium style of design, stating it creates an 'unfriendly environment' for pedestrians.

Staff Response: Conditions 1.1 and 1.2 recommend a reduction in the north-south depths of both towers. Condition 1.5 recommends a reduction of podium height

Neighbour Impacts: Some of the respondents, who will be living in the adjacent tower (to the east) expressed concern that the proposal will affect their access to light and views.

Staff Response: Up front condition 1.1 seeks to mitigate the impacts to the adjacent neighbours to the east and others, by setting the tower back from Davie St. to better match the setback of "the Jervis" (1301 Davie St).

Street Level Setbacks: Some respondents were concerned that the proposal provides minimal street level setbacks and greenspace, limiting opportunity for pedestrian scale activity adjacent the site.

Staff Response: Condition 1.11 in combination with Engineering Condition A.2.1 seek to increase the Public Realm along Davie St. by seven feet to meet the requirements of the West End Plan. This would provide a broader sidewalk for pedestrian activity. In addition, Condition 1.9 requires the deletion all depressed grade conditions and deletion of the fence along Davie St. that separates the proposal's open space from city life. The effect of these conditions would be smoother transitions from the public realm to building edges and more at-grade greenspace.

Parking: Some respondents believe the project provides too many parking spaces at the potential cost of providing affordable housing.

Staff Response: The proposed parking rate for the new residential tower meets the Parking Bylaw and specific requirements downtown. The site itself has good access to services through walking, cycling, and transit, which supports fewer private vehicle trips.

Loss of Mature Trees: Multiple respondents expressed regret that the proposal seeks to remove all existing site trees; and requested that enhanced tree retention be explored. One respondent suggested that removed trees be recycled for use as street furniture as a 'historical' reference for the site.

Staff Response: Condition 1.5 seeks to enhance tree retention on this site. Staff also require a revised arborist report that outlines methods to support enhanced tree retention (condition A.1.25).

Existing Tenant Displacement: Some respondents were concerned that existing tenants will have to be displaced for this development.

Staff Response: The Rate of Change Guidelines are intended to protect and assist tenants and set out the terms of the required minimum tenant relocation plan (see condition A.1.35). This requires a minimum of two months free rent, moving expenses, and first right of refusal back into the replacement housing or help finding and relocating the existing tenants to another form of affordable housing.

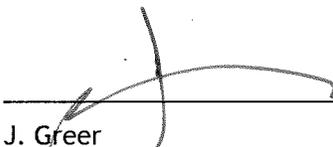
DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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 a decision by the Development Permit Board.

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.

It also requires the Board to consider a By-law relaxation, per Section 4.5.3 of the RM-5D District Schedule of the By-law. The Staff Committee supports the relaxations proposed.

The Staff Committee supports this proposal subject to the conditions contained in this report.



J. Greer
Chair, Development Permit Staff Committee



Patrick O'Sullivan
Development Planner



Joseph Bosnjak
Project Coordinator

Project Facilitator: W. LeBreton

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 compliance with View Cone 20;

Note to Applicant: See conditions 1.4, A.1.10, and A.1.27.

A.1.2 confirmation of structure on roof of both buildings;

Note to Applicant: Landscape drawings show possible structures on roof of both buildings while the architectural set show an open deck with roof hatches. Architectural drawings and landscape drawings are to match.

A.1.3 compliance with Section 4.5.2 of the RM-5D District Schedule of the Zoning and Development By-law;

Note to Applicant: Limited relaxations will be considered (see condition 1.2);

A.1.4 design development to comply with the 12 ft. setback by deleting the fins at the podium level which encroach into the setback;

A.1.5 design development to reduce the appearance of bulk at the top of the towers by setting back the guards a minimum of 3m [10 ft.] from the tower perimeter;

Note to Applicant: Refer to up front condition 1.4.

A.1.6 submission of one set of updated, color-coded, sealed and signed FSR drawings with detailed statistics that reconciles with the proposed project;

Note to Applicant: The technical review was concluded in metric therefore all numbers shown on architectural plans and FSR overlays are to be noted in metric. First floor/P1 overlay did not include the West tower floor area in the net floor area for that floor. The 2nd floor amenity exclusions are not able to be excluded as amenity and will be counted in the social housing portion of floor area. More information is required for the roof level and there may be possible floor area once confirmation of structures is provided.

A.1.7 compliance with Section 10.21.2(c) - Dwelling Unit Size, of the Zoning and Development Bylaw;

Note to Applicant: Current proposal shows units on the 3rd and 4th floors of the Social Housing area to be less than the minimum 29.7 m². Units noted with a 34.4 m² (370 sq. ft.) or less on the floor plans are less than the minimum size noted in section 10.21.2(c). Dwelling unit size is calculated using interior dimensions and excludes storage rooms.

A.1.8 confirmation that the Site Coverage (4.8) of the RM-5D District Schedule of the Zoning and Development By-law, does not exceed the maximum permitted;

Note to Applicant: Submission of detailed Site Coverage plan is required to confirm this number. The inclusion of porches and outermost walls are required for this calculation.

A.1.9 confirmation that the Section 4.10 - Horizontal Angle of Daylight, of the RM-5D District Schedule of the Zoning and Development By-law, is in compliance;

Note to Applicant: The following rooms are required to be shown that they meet this regulation. P1/1st Floor - Master Bedroom, 2nd/3rd/4th Floor - Bedroom(s) along East Wall, 3rd/4th floor - Plan E and G bedroom, 3rd/4th floor - Entries are very large, 5th to 18th floor - Laundry rooms/Den.

- A.1.10 design development to ensure service equipment including window washing infrastructure, cell tower and antennae elements do not incur into the public view cone(s);

Note to Applicant: These elements should be enclosed and/or integrated into the architecture. Indicate on the Roof Plan and elevations the location of any and all mechanical spaces, rooftop window-washing enclosures, and the location of any future telecommunications equipment.

- A.1.11 provision of details of bicycle rooms, in accordance with Section 6 of the Parking By- law, which demonstrates the following:

- i. a minimum of 20 percent of the bicycle spaces to be secured via lockers;
- ii. a maximum of 30 percent of the bicycle spaces to be vertical spaces;
- iii. a provision of one electrical receptacle per two bicycle spaces for the charging of electric bicycles;
- iv. notation on the plans that, "Construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law.";

- A.1.12 confirmation of a minimum of 5.7 m³ (200 cu. ft.) of useable storage space for each dwelling unit for the storage of bulky items such as winter tires, ski and barbecue equipment, excess furniture, etc.;

Note to Applicant: The storage area[s] may be below grade with individual lockers in a common space or may be provided en suite; however, laundry facilities should not be located inside such storage areas. Refer to Bulk Storage - Residential Development bulletin for more information.

- A.1.13 update the Statistics drawing on Page A0.01 with accurate data for FSR, Parking, etc.;

Note to Applicant: Drawings were all done in metric therefor the floor area numbers and all other numbers should be noted in metric as well.

- A.1.14 updating the site plan and any other plan with correct building grade elevations;

Note to Applicant: Refer to building grade plan submitted.

- A.1.15 confirmation of any trellis being open or covered;

Note to Applicant: If covered the trellis area will be counted in floor area as well as height;

- A.1.16 provision of an east-west section drawing at scale 1:50 illustrating the condition of the east podium edges, as it relates to the Social Housing amenity space of 1171 Jervis St.

Note to Applicant: Intent is ensure that this space is not adversely affected by the proposed development. Additional design development may be required.

A.1.17 provision of a series of partial sections at a scale of 1:50 taken perpendicular to property lines, capturing the conditions of building edges to curb clearly indicating the proposal's relationship to the public realm. Provide 6 sections along both the front and rear property lines and 3 sections at the side property lines. Provide elevation tags and continuous dimensions strings curb to building face in each section.

Note to Applicant: This condition relates to upfront condition 1.9(e).

A.1.18 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

A.1.19 provision of coordinated plans and sections clearly indicating the depth of balconies along the northerly edge;

Note to Applicant: The depth of the overhang affects livability of the lower units at the lane. The plan on sheet A1.06 indicates balcony depths of 1.5m which is not consistent with the section on sheet A2.02, which indicates a balcony depth of 0.65m. Landscape sections must also be accordingly coordinated. Refer also to Condition 1.12 which seeks improved livability of residential units beneath these balconies.

A.1.20 deletion of all proposed signage or notation on plans stating: "All signage are shown for reference only and are not approved under this Development Permit.";

Note to Applicant: Signage is regulated by the Sign By-law and requires separate approvals. The owner[s] assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits. The Sign By-law Coordinator should be contacted at 604.871.6714 for further information.

A.1.21 identification on the architectural and landscape drawings of 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, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

A.1.22 provision of an acoustical consultant's report to be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

A.1.23 written confirmation shall be submitted by the applicant that:

- i. the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
- ii. adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
- iii. mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;

Standard Landscape Conditions

A.1.24 design development to enhance Davie Street interface with more substantial plant material, arranged in layers, oriented to the street, at street grade;

Note to Applicant: This is in support of Urban Design conditions 1.5 and 1.9.

- A.1.25 provision of a revised Arborist Report and Letter of Assurance for arborist supervision, signed and dated by arborist, owner, and contractor, to satisfy condition 1.5.
- A.1.26 design development to enhance the back lane interface, by provision of the following:
 - a) down lighting along the lane, on private property;
 - b) substantial planting, buffering, trellises with vines, green walls and other material articulation, on private property.
- A.1.27 provision of less dense plant material on rooftops which encroach into view cone, limiting trees to smaller growing, deciduous trees;
- A.1.28 provision of a less aggressive plant to replace Bamboo (*Phyllostachys*), in order to reduce potential future membrane and concrete failure;

Note to Applicant: Suggest using a “clumping” type of Bamboo, rather than a “running” type, such as *Fargesia* species.

- A.1.29 provision of additional information, as follows:
 - a) details for all landscape elements, including the front property line wall/fence, confirming material, pattern, dimensions, and colours;
 - b) detail sections of all typical planting on structures, complete with root balls and dimensioned depth of soil. Depth of soil for small-medium trees should be 30” minimum and for medium to large trees 36” minimum; and
 - c) improved graphic depiction of plant material, to show clearly individual trees and shrubs symbols and confirm accurate locations. Massing symbols for ground cover plants can remain. Tones should be removed for clear readability in black and white.
- A.1.30 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

“Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board”.

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection.

Crime Prevention Through Environmental Design (CPTED)

- A.1.31 design development to improve the CPTED performance of the east side yard to dissuade mischief or undesirable activity;

Note to Applicant: indicate the CPTED design features, such as lighting, on the drawing set design features. Clarify operation and use of the proposed gate on the Davie St end of the space.

Housing Policy & Projects / Social Policy & Projects / Cultural Services

- A.1.32 revision of plans to seek to achieve 20% 1-bedroom units within the proposed social housing floor area without reducing the number of family units, to the satisfaction of the General Manager of Community Services;
-

A.1.33 arrangements made, to the satisfaction of the Director of Legal Services in consultation with the General Manager of Community Services and the Director of Facilities Planning and Development, to secure the applicant's obligation to design, build and deliver to the City social housing units which comprise 20% of the project floor space, and associated parking and bike storage for such social housing, all contained within a separate air space parcel. The agreement or agreements will address, but not be limited to, the following issues:

- a) Total gross floor area must be at least 20% of the floor space;
- b) All associated storage lockers, vehicle and bicycle parking to be provided is not included in the above gross floor area;
- c) Breakdown of unit types (i.e. studios, 1 bedroom units, 2 bedroom units, etc.), sizes, parking numbers and finish specifications must be as per the City's Housing Design and Technical Guidelines version 9.6;
- d) Unit design and associated storage and amenity space must be as per the City's High-Density Housing for Families with Children Guidelines; and
- e) The air space parcel for the social housing must be designed to be as autonomous as possible, with design considerations maximizing the efficiency and minimizing the cost of operations over the life of the project and within the larger development.

Note to Applicant: All units must be designed and delivered in compliance with the City's Housing Design and Technical Guidelines.

A.1.34 grant the City an option to purchase, for a nominal purchase price, the social housing air space parcel, exercisable upon completion of construction of the social housing;

A.1.35 provision of a Tenant Relocation Plan as per Section 2.1 of the Tenant Relocation and Protection Policy;

A.1.36 provision of a notarized declaration to be submitted prior to issuance of a development permit which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes information on posting of notice regarding the intent to redevelop as per Section 6.1(c); and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant;

A.1.37 provision of a summary of former tenants' expressions of interest to exercise their right of first refusal to move back into the new building and a summary of their housing needs to the satisfaction of the General Manager of Community Services as per Section 2.1(e) of the Tenant Relocation and Protection Policy

A.1.38 provision of a final Tenant Relocation Report to be submitted prior to issuance of the occupancy permit which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent, any other compensation); and includes a summary of all communication provided to the tenants;

Note to applicant: As per Section 10.12.2 of the Zoning and Development Bylaw pertaining to developments resulting in the demolition of existing residential rental accommodation, the development permit is not issuable until all building permits for the new development and a building permit for the demolition are issuable. Please do not issue any Notices to End Tenancies until all permits described above are issuable.

A.1.39 revision of the drawings for the social housing units to accommodate the following:

- a) provision of balconies for each social housing unit as per Section 3.3.3 (k) of the Housing Design and Technical Guidelines;
- b) provision of storage space for each social housing studio and 1-bedroom unit as per Section 5.6.1 of the Housing Design and Technical Guidelines;
- c) provision of the 5% accessible units in both family and single unit types;
- d) provision of a dedicated access path to the Parking L2 lobby;
- e) design development to increase the size of the Davie St. entry vestibule
Note to Applicant: The proposed vestibule is too small and does not allow for turn-around requirements including handicap access.
- f) provision of direct access to the Social Housing electrical room;
Note to Applicant: the social housing electrical room is currently accessed from within the Market Housing parking area. This creates potential issues in organizing maintenance and repair access.
- g) reconfiguration of certain social housing units in order to assure noise is minimized and privacy is maintained;
Note to Applicant: Sheet A1.04: Suite 04 “Plan - U” has a problematic adjacency with the West Tower Lobby entry. This will be a very loud location day and night and the bicycle rack is located directly below the master bedroom windows.
- h) provision of direct access to the Garbage Room, Bicycle Storage and Storage Room through a Market Housing controlled corridor system;
- i) provision of direct access route between Social Housing parking and guest parking spaces and the Social Housing lobby;
Note to Applicant: One elevator is shared with market housing. This will be problematic in managing maintenance and operations between the strata and the social housing operator. Provide separate elevators for social housing.
- j) Circulation corridors within social housing floor areas are too long to be practical. Limit corridor lengths to approximately 45m from the closest elevator.
- k) The social housing outdoor amenity Children’s Play Area shown on drawing sheet A1.05 to be relocated above grade.

A.1.40 revision of the drawings for the market housing units to accommodate the following:

- a) provision of bulk storage for each market family unit as per Section 4.4.2 of the High-Density Housing for Families with Children Guidelines;
- b) provision of an outdoor play area for market family units as per Section 3.3.2 of the High-Density Housing for Families with Children Guidelines;
- c) provision of a storage space within the market unit amenity building for folding chairs and tables;

A.1.41 design development to provide the following support facilities for urban agriculture activity by residents as per Section 3.1.5 of the Urban Agriculture Design Guidelines for the Private Realm:

- a) storage room or shed for tools;
- b) composting facility that is rodent-resistant, provides the ability to turn compost, and is of sufficient size to match garden capacity

A.2 Standard Engineering Conditions

A.2.1 provision of building setback and a SRW for sidewalk purposes to achieve a 5.5.meter distance from the back of the City curb to the building face. A legal survey of the existing dimension from the back of the City curb to the existing property line is required to determine the final setback/SRW dimension.

A.2.2 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the dissolution of Strata Plan VR605 and its subsequent consolidation with Lot 14, Block 37, DL 185, Plan 92 to create a single parcel.

A.2.3 arrangements to be made, to the satisfaction of the GMES & the DLS, for release of Easement & Indemnity Agreement M47668 (for current building encroachments) prior to building occupancy.

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

A.2.4 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services are required to secure long term maintenance of proposed landscaping within the laneway threshold space;

A.2.5 arrangements, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for a statutory Right of Way (SRW) for the provision of space to accommodate a Public Bike Share (PBS) Station. The required SRW agreement will accommodate the following:

Size: At a minimum a 19m x 4m sized station should be accommodated. The physical station with docked bicycles is 2m wide and has a required bicycle maneuvering zone of 2m for a total width of 4m. The 2m maneuvering space may be shared with pedestrian space.

Location: The station should be located on private property while still clearly visible to the public with 24/7 public access and allowing easy access to the street.

Surface treatment: A hard surface is required with no utility access points within 150mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.

Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.

Sun exposure: No vertical obstructions to maximize sun exposure as station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day.

Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station with the development responsible for the on-going supply and cost of electricity to the PBS station.

A.2.6 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for connection to a City-designated Neighbourhood Energy System (NES), if and when the opportunity is available and in accordance with the City's Neighbourhood Energy Strategy and the West End Community Plan, that may include but are not limited to agreements which:

- a. grant access to the mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation; and
 - b. grant use of and access to suitable space required for the purposes of an energy transfer station, to the satisfaction of the General Manager of Engineering Services;
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A.2.7 provision of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements is required. Please submit a copy of the landscape plan directly to Engineering for review noting the following requirements;

- a. provision of a standard pedestrian laneway crossing on Broughton Street.
- b. provision of a minimum 2.13m (7'-0") CIP light broom finish concrete sidewalk with saw cut joints on Davie Street up to the property line.
- c. provision of a minimum 1.83m (6'-0") CIP light broom finish concrete sidewalk with saw cut joints on Broughton Street.
- d. provision of a sod grass front boulevard on Broughton Street and deletion of the proposed planting.
- e. provision of a minimum 1'-0" grass strip between any sidewalk and any adjacent planting.
- f. provision of seating along Davie Street located on private property that includes detailed specifications. A minimum of 50% of the proposed benches are to meet ADA Standards for Accessible Design.

- g. provision of single ring style bike racks that are a minimum of 36" from any wall, building or other vertical element and from each other. 48" separation is preferred.

Note to Applicant: All bike racks should be located so that they or the bicycles parked on them do not impede pedestrian circulation particularly at entries.

- h. clear indication of the SRW line (5.5m from curb) and the 2.13m setback from property line on the drawings;
- i. removal of all proposed irrigation systems from City property;
- j. confirmation that height and types of plants for the laneway landscaping align with City's Boulevard Gardening Guidelines;

Note to Applicant: No trees are permitted within the landscaped area within the lane ROW.

- k. confirmation that landscaping area within the laneway enhancements are protected by a standard barrier curb adjacent to the landscaped area, with the curb face located no more than 2.0m (6'-6") from the property line;
- l. maximize retention of laneway permit parking adjacent to the site; while introducing laneway enhancements, and ensure sufficient access (truck and fire) to lane is retained;

Note to Applicant: There are approximately 9-10 permit parking spaces adjacent to this site.

- m. provision of driveway connection to landscaped area via a short radius curb return instead of a standard concrete driveway crossing;
 - n. provision of a lighting plan that includes illumination measures for the lane;
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- o. provision of a note to landscape plans “Installation of parking regulatory signage in the lane adjacent to the site to the satisfaction of the General Manager of Engineering Services”;
- p. provision of improved street and pedestrian LED lighting on Davie Street and Broughton Street including a lighting analysis and design;

Note to Applicant: This site is in the Lower Davie area, identified in the West End Community Plan, which is a portion of the "West Loop" to better connect Davie Village with Denman and English Bay. See Chapter 7.3 Corridors.

- q. provision of building grades on all relevant drawings. Design elevations are required adjacent to all entrances and driveway at the property line;
- A.2.8 provision of an updated Transportation Impact Assessment Study to include intersection capacity analysis at Davie and Broughton and Davis and Jervis Streets using Synchro modelling to determine if a signal is required at this location for site access and egress. Subject to the results of the study, provision of signal upgrade(s) or payment for portion of signal upgrade(s) may be required, to the satisfaction of the GMES;
- A.2.9 Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- a. label the P3 and P4 parking level plans as market or social housing parking;
- b. label the minimum clearance for the overhead door and the mechanical projections located on the P2 parking level on the drawing;
- c. hatch the low headroom area located under the Electric pull pit on the P3 level;
- d. provision of improved access from the Market Housing disability parking spaces located on P2 parking level to the elevators is required;

Note to Applicant: Provide a stair free connection from the disability parking space to the Market Housing elevator lobby. The current stair free route requires using circulation ramps with 5% slopes to the P1 or P3 parking levels to access the elevators.

- e. provision of additional design elevations on both sides of the main parking ramp, the circulation ramps and the manoeuvre aisle at all break points, through the loading bays and at all four corners of the parking levels to calculate the slope and crossfall;
- f. modification of the parking ramp design;

Note to Applicant: the following must be addressed:

- i. provision of a slope not to exceed 10% for the first 20'. The slope and the length of the slope for the first 20' to be calculated and measured at the inside wall of the parking ramp not 2' off the wall.
 - ii. provision of a slope not to exceed 12.5% after the first 20' for Class B access to and from the loading bays. The slope and lengths of the slopes to be calculated and measured at the inside wall of the parking ramp not 2' off the wall.
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- iii. relocation of the enter phone to the middle of the ramp and provide additional ramp width to accommodate required maneuvering for the Class B vehicles to the underground loading bays or provision of remote FOB access to the underground parking.
 - iv. modification of the parkade entrance so that the alignment of the curb on the west side of the ramp extends to the property line and the curb on the east side of the ramp and the threshold space curb aligns. Use a smaller radius to tie into the curb in the lane.
 - v. provision of a signal system for the ramp for the Class B loading - a qualified transportation engineer must provide details on the system and locations of all lights, signs and detection devices on the plans.
 - vi. provision of 9'x9' corner cuts through the inside radius at the top and bottom of the parking ramp from P1 to P2 to enable two vehicles to pass each other unobstructed. The columns will need to be relocated.
 - vii. improvement of visibility for two-way vehicle movement at the top and bottom of the circulation ramps from P2 to P4 parking levels. Parabolic mirrors are recommended.
 - viii. confirmation if man doors are proposed for the overhead gates and show on the submitted drawings. Man doors should be incorporated into the overhead gates to maintain 20' drive aisles.
- g. modification of column placement to comply with the requirements of the Engineering Parking and Loading Design Supplement:
- i. Columns must be set back regardless of if they encroach into the parking space or not. Provide a minimum 0.3m (1') setback from the 6.6m drive aisle for all columns.
 - ii. Provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4' from either end of the stall. Standard stalls require 2.7m width and Small cars require 2.6m width for one wall or column on all parking levels. Examples include, but are not limited to, P1 parking level: V5, SC 12, 14, 15, 17, and P2 parking level: EV 57, 58, 60 and SC 34, 35 83.
- h. modification of the loading bay design;

Note to Applicant: the following must be addressed:

- i. Provision of corner cuts at the parking ramp and the market housing garbage room for Class B maneuvering.
 - ii. Relocate the column between the loading bays as it conflicts with maneuvering of the Class B loading.
 - iii. Provide double load throats for the loading bays.
 - iv. Provide additional loading bay width for the second loading space (each additional space must be 3.8m wide).
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- v. Provision of a loading lift or elevators at the rear of the loading bays to provide more direct connections for loading and unloading from the Class B loading Bays to the elevators for the East and West towers.
- i. Provision of updated plans showing a “stair free” access route for the Class A bicycles located on P1 bicycle parking to reach the outside.
Note to Applicant: confirm the use of the vehicle ramp or the elevator, if required.
- j. Provide automatic door openers on the doors providing access to the bicycle room(s).
- k. Bicycle room(s) must not contain more than 40 bicycle spaces except where the additional bicycle spaces are comprised of lockers.
- l. The Class B bicycle rack located behind the east plaza to be visible to visitors to the site or provide directional signage to the racks.

Please contact Jennifer White of the Parking Management Branch at 604-871-6474 for more information or refer to the Parking and Loading Design Guidelines at the following link: (<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>)

- A.2.10 clarification of garbage pick-up operations. Confirmation that a waste hauler can access and pick up from the location shown is required. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.
- A.2.11 The General Manager of Engineering Services will require all utility services to be underground for this “conditional” development. All electrical services to the site must be primary with all electrical plant, which include but not limited to 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. It is presumed with your consultation so far with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met. 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.

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

- A.3.1 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during subsurface work;
 - A.3.2 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 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 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 confirming the lands have been remediated to the applicable land use prior to occupancy permit issuance.
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- A.3.3 Must comply with all relevant provincial Acts and Regulations (e.g. Environmental Management Act, Contaminated Sites Regulation, Hazardous Waste Regulation) and municipal Bylaws (e.g. Fire Bylaw, Sewer and Watercourse Bylaw);
 - A.3.4 Erosion Sediment Control Plan is required at the Building application stage for Environmental Protection's review and acceptance.
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B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Building Review Branch, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated November 16, 2016. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the “prior-to” response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **June 12, 2016**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.6 Details of swimming pools/hot tubs to be submitted to the Environmental Health Division and Provincial Health Engineer prior to construction;

B.2 Conditions of Development Permit:

- B.2.1 detailed design of the building HVAC and mechanical heating and cooling system must be submitted to and approved by the General Manager of Engineering Services prior to issuance of building permit.
- B.2.2 confirmation, prior to issuance of building permit, that all heating equipment for all buildings comprising the development shall be centralized within one common mechanical room at parkade level, and that a dedicated space not less than 225 ft² shall be allocated within the central mechanical room, or other dedicated space connected to the central mechanical room, to serve as the development’s future Energy Transfer Station (ETS) connecting buildings to the Neighbourhood Energy System. The dedicated ETS space should be clearly labelled.
- B.2.3 completion of the Confirmation of Neighbourhood Energy Connectivity Requirements letter of assurance by the design engineer of record, prior to issuance of building permit, certifying that the mechanical design of all buildings within the development adheres to the Neighbourhood Energy Connectivity Standards - Design Guidelines.
- B.2.4 the owner or representative is advised to contact Engineering to acquire the project’s permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
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- B.2.5 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.6 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.7 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.8 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.2.9 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**
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Building Review Branch - Preliminary Comments

The following comments are based on the architectural drawings dated August 12, 2016 that have been submitted for Development Application DP-2016-00373. This is a cursory review in order to identify issues which do not comply with the 2014 Vancouver Building By-law #10908 (VBBL).

- The high building provisions of Subsection 3.2.6. are applicable.
- The adaptable housing requirements of 3.8.5. are applicable to all dwelling units in the building. The requirements of 3.8.2.27(4) are in addition to 3.8.5.
- Demonstration of compliance with ASHRAE 90.1-2010 will be required at the Building Permit stage.
- Storage room on level P4 (market housing, 96 units) requires two egress doors as the travel distance within this room exceeds 25m
- It appears that social housing parking on Level P2 is provided with access to one exit only.
- This project has three distinctive building portions. Fire department access to the project, including access to the parkade, fire alarm zoning, etc should be discussed with the FD
- As required by 3.2.6.5 a firefighter elevator should provide transportation to every storey above grade. It is noted that a fire fighter elevator is not provided for top floor levels in both towers. This item shall be discussed with Fire Department.
- Addressing, floor level and suite numbering shall comply to the requirements of Bulletin 2015-005-BU (revised October 20, 2015)

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.