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1171 JERVIS STREET (COMPLETE APPLICATION)  
DE418742 - ZONE RM-5D

CK/JMB/AEM/WL/LH

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

J. Greer (Chair), Development Services  
D. Drobot, Social Infrastructure  
M. Roddis, Park Board  
D. Drobot, Housing Policy & Projects

**Also Present:**

C. King, Urban Design & Development Planning  
J. Bosnjak, Development Services  
W. LeBreton, Development Services

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**APPLICANT:**

Intracorp Jervis Ltd. Partners  
Attention: David Jacobson  
900 - 666 Burrard Street  
Vancouver, BC  
V6C 2X8

**PROPERTY OWNER:**

Terrapoint Developments Ltd.  
Intracorp Jervis Street Ltd. Partners  
900 - 666 Burrard Street  
Vancouver, BC  
V6C 2X8

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**EXECUTIVE SUMMARY**

- **Proposal:** To develop this site with a 19 storey mixed used building with one CRU on the first floor and 19 levels of residential (1st to 19th floors) containing 91 dwelling units (63 Market/28 Social Housing) all over three 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 Applicant's Plans and Elevations

Appendix D Applicant's Design Rationale

Appendix E Applicant's Additional Private & Streetscape View Analyses

● **Issues:**

1. Demolition of Character Homes
2. Social Housing Unit Mix
3. Building Height
4. Private View Analysis
5. Tenant Relocation Plan

- **Urban Design Panel: Support.**
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**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DE418742 submitted, the plans and information forming a part thereof, for construction of a new 19-storey mixed use building, thereby permitting the development of 62 market condos, 28 social housing units and 1 commercial unit, subject to the following conditions:

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

**1.1 design development to revise the expressed frame to eliminate over-height elements;**

**Note to Applicant:** The expressed frame protrudes beyond the view shadow of 1265 Burnaby St. and locates additional building mass in a public view corridor. See also Condition A.1.1.

**1.2 design development to improve material expression and detailed assembly as follows:**

**i) termination of corten steel on the south and west elevations;**

**Note to Applicant:** Further refinement in how the corten steel components of the façade terminate is required on these elevations where the material does not end at the expressed frame. Resolution of the detail will be influenced by the revision of the frame required by Condition 1.1.

**ii) extension of brick at podium level to west and north elevations;**

**Note to Applicant:** material expression of podium level should be improved by extending the use of the 4" Face Mission Cut (White) Brick throughout the podium level rather than transitioning to white cementitious panel as proposed.

**iii) Consideration of refinement of tower colour scheme;**

**Note to Applicant:** Consideration should be given to refining the colour scheme of the proposed tower element to either express the frame as exposed concrete or employ a brighter colour than the dark grey "Iron Mountain" Elastometric Coating proposed. Either strategy would improve the legibility of the frame.

**1.3 design development to include an interpretive component to reference the heritage values of the existing houses which currently occupy the site;**

**Note to Applicant:** As noted by the Heritage Commission, opportunities to recall the history of the site could include references to the architectural and cultural values which can be incorporated in to the public realm and/or through an interpretive program.

**1.4 revision of plans to provide at least 50% of the social housing units as 2-bedrooms;**

**Note to Applicant:** This could be accomplished by adjusting the internal layout of the units and/or combining a studio and one-bedroom to create a two-bedroom unit and will reduce the number of social housing units to 27.

- 1.5 make arrangements to the satisfaction of the Director of Legal Services in consultation with the Chief Housing Officer and the Director of Facilities Planning and Development, to secure the applicant's obligation to design, build and deliver to the City 27 units of social housing 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:
- i) Total gross floor area above grade must be at least 2,150m<sup>2</sup> (23,147 sq. ft.);
  - ii) All associated storage lockers, vehicle and bicycle parking to be provided is not included in the above gross floor area;
  - iii) Breakdown of unit types (i.e. Studios, 1 bedroom units, 2 bedroom units, etc.), sizes, parking numbers and finish specifications must be as per City's Housing Design and Technical Guidelines; and
  - iv) 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.

- 1.6 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;
- 1.7 provision of a Tenant Relocation Plan prior to issuance of the DP, to the satisfaction of the Chief Housing Officer, to include among other conditions, the following requirements:
- a) timetable of tenant relocation and management in relation to construction;
  - b) provision of a notarized declaration which:
    - i) includes information on posting of notice regarding the intent to redevelop as per Section 3 of the Rate of Change Guidelines;
    - ii) demonstrates that each tenant has been given written notice of the intent to redevelop the property;
    - iii) indicates the number of units occupied on the date of the notice; and
    - iv) includes a copy of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer contained in the DPSC report and signed as received by each tenant.

**Note to Applicant:** The notarized declaration and letter to tenants summarizing the terms of the Tenant Relocation Plan should only be undertaken once the terms of the Final Tenant Relocation Plan have been agreed to.

- 1.8 provision of a final Tenant Relocation Report prior to occupancy, to the satisfaction of the Chief Housing Officer, to include 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 free periods and other compensation as indicated in the DPSC Report); length of notice given to each tenant; and a summary of all communications with the tenants.

**Note to Applicant:** Consideration should be given to hiring an appropriate housing agent to support tenants through the initial move out and possible move back into the building. The appropriate agent should have special consideration to the potential vulnerability of the tenants.

- 1.9 submission of a separate application to the General Manager of Engineering Services describing public realm improvements to the threshold space to lane immediately adjacent to the rear property line;

**Note to Applicant:** Landscape plans indicate planting with the 6.5ft zone of laneway frontage immediately to the rear of the development. Public realm improvements in this area are supported in line with the West End Community Plan, but should be developed in consultation with Planning, Landscape and Engineering Services staff and submitted as a secondary application. The adjacent property owner will be responsible for the ongoing maintenance of the green strip, including replacement of any landscape treatments that may be removed or damaged as a result of accessing underground utilities.

- 1.10 compliance with Section 5.1 & 5.2 as it relates to multiple dwelling use;

**Note to Applicant:** Relaxations relating to height and floor space ratio applies to multiple dwelling use only, not dwelling use in conjunction with retail. The current 'commercial' space must therefore be removed or re-classified (see also standard condition A.1.10).

- 1.11 provision of enlarged details, at ½"=1'-0" scale or better, of all significant exterior features.

- 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.



<sup>2</sup> **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 190 feet. The proposal does comply with Section 5.3 (a) only. Standard condition A.1.1 seeks compliance with Section 5.2(b) - Height of the RM-5D District Schedule of the Zoning and Development Bylaw. The Top of the elevator shaft/stair/mechanical room is considered to be the overall height of the building. Top of roof slab is to have a geodetic elevation of no greater than 324.15 feet and a top of elevator/stair/mechanical of no greater than 330.87 feet. Top of elevator/stair/mechanical is to meet section 10.11 of the Zoning and Development Bylaw.

<sup>3</sup> **Note of 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 5.3 (a) and (b).

<sup>4</sup> **Note of Front, Side and Rear Yards:** Sections 4.4.4, 4.5.3 and 4.6.2 allow relaxation of required yards provided that consideration is given to all applicable policies and guidelines adopted by Council.

<sup>5</sup> **Note on Site Coverage:** Standard Condition A.1.3 seeks confirmation with Section 4.8 of the RM-5D District Schedule of the Zoning and Development By-law, does not exceed the maximum permitted;

<sup>6</sup> **Note on External Design:** Standard Condition A.1.4 seeks compliance with Section 4.17.1 of the RM-5D District Schedule of the Zoning and Development By-law.

<sup>7</sup> **Note on Parking:** Standard Condition A.1.5 seeks compliance with Section 4.8.4 - Disability Spaces of the Parking Bylaw. Standard Condition A.1.6 seeks removal or revision of the non-residential parking spaces currently shown on the plans.

<sup>8</sup> **Note on Loading:** Standard Condition A.1.7 seeks compliance with Section 5 of the Parking bylaw;

<sup>9</sup> **Note on Uses:** Condition 1.10 and A.1.10 seeks compliance with Sections 2 and 3 of the RM-5D District Schedule of the Zoning and Development By-law.

• Technical Analysis:

	PERMITTED (MAXIMUM)	MINIMUM	PROPOSED
Site Size <sup>1</sup>	-	-	131.06 ft. x 132.05 ft.
Site Area <sup>1</sup>	-	-	17,303 sq.ft.
Height <sup>2</sup>	190 ft. (Overall)		Top of Elevator/Stair/Mech. 197.97 ft. Top of Roof Slab 186.53 ft.
Floor Area <sup>3</sup>	121,121 sq. ft. (Section 5.1)	-	Commercial 1,237 sq.ft. Social Housing 23,149 sq.ft. Dwelling Units 90,186 sq.ft. Total 114,572 sq.ft.
FSR <sup>3</sup>	7.00 - Section 5.1	-	Commercial 0.07 Social Housing 1.34 Dwelling Units 5.21 Total 6.62
Balconies	13,600 sq. ft.		11,816 sq.ft.
Amenity	10,764 sq. ft.		683 sq.ft.
Front Yard <sup>4</sup>		Davie St. 12.14 ft.	Commercial 7.00 ft. Residential 12.29 ft.
Side Yards <sup>4</sup>		East (Jervis) 19.69 ft. West 6.89 ft.	East Commercial 1.15 ft. East Residential 14.45 ft. West 9.00 ft.
Rear Yard <sup>4</sup>		6.89 ft.	7.00 ft.
Site Coverage <sup>5</sup>	50% (8,652 sq. ft.)		- % (- sq. ft.)
External Design <sup>6</sup>		- Residential windows that open shall be more than 14.76 ft. from rear property line;	- Not compliant with 2 <sup>nd</sup> floor dwelling units facing lane;
Parking <sup>7</sup>	Commercial 1 Space	Commercial 1 Space Residential 75 Spaces Disability 4 Spaces	Commercial 6 Spaces Residential 107 Spaces Disability 3 Spaces
Loading <sup>8</sup>		1 Class B	1 Class B
Bicycle Parking		Class A 110 Class B 6 Total	Class A 159 Class B 12 Total
Use <sup>9</sup>			- Commercial Store - Dwelling Units in Conjunction
Unit Type			Social Housing Units: Studio 10, One Bed 5, Two Bed 13, Total: 28 Non-Social Housing: One Bed 1, Two Bed 60, Three Bed 2, Total: 63 Total S/H + Non S/H = 91 Units

<sup>1</sup> Note of Site Size and Site Area: The proposed site size and site area is based on the properties being consolidated. See Standard Condition A.2.1.

• **Legal Description**

Lot: 18 W1/2; 18 E1/2; 19 W1/2; 19 E1/2.  
Block: 37  
District Lot: 185  
Plan: VAP92

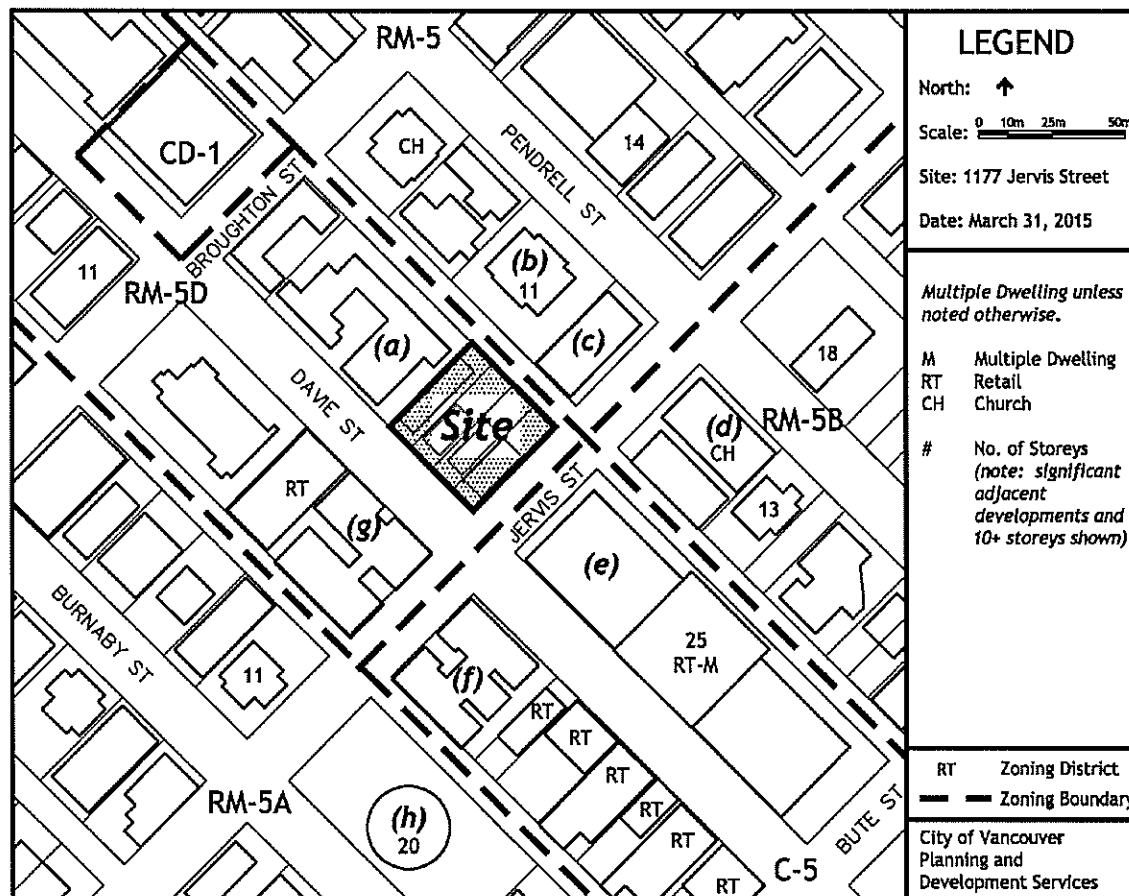
• **History of Application:**

15 01 12 Complete DE submitted  
15 03 11 Urban Design Panel  
15 04 08 Development Permit Staff Committee

• **Site:** The site is located on a four lot assembly at the northwest corner of the intersection of Davie St. and Jervis St. in the West End Lower Davie neighbourhood, comprising 131ft frontage to Jervis St and 132ft frontage to Davie St, with a service lane to the rear. The site contains three existing pre-date dwellings and one post-date apartment block containing a total of 7 self-contained units, and 34 sleeping rooms with shared facilities. 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) 1345 Davie Street: Berkley Place - four-storey stratified market rental complex
- b) 1330 Pendrell Street - 13-storey residential building
- c) 1125 Jervis Street - three-storey residential building
- d) 1130 Jervis Street: St. Paul's Anglican Church
- e) 1150 Davie Street - 26-storey residential building with retail
- f) 1210 Jervis Street - six-storey 1910 residential building
- g) 1209 Jervis Street - three-storey 1910 residential building
- h) 1265 Burnaby Street - 21-storey residential building



• **Background:**

A development application was submitted on January 12<sup>th</sup>, 2015 following ongoing pre-application discussion with staff to determine the acceptable form of mixed use development on the four lot assembly under the provisions of the West End Community Plan and RM-5D zoning. A City-hosted open house was held on March 02<sup>nd</sup>, 2015. The proposal was reviewed by the Urban Design Panel on March 11<sup>th</sup>, 2015 at which time it was unanimously supported.

The application is in line with the policies of the West End Community Plan, and will result in the provision of new social housing.

• **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.

As it is currently written, the RM-5 Districts Schedule allows relaxation of floor areas and permitted heights in the RM-5D area only for projects proposing multiple dwelling use. As the West End Plan Policies for the Lower Davie area intend to allow mixed-use development to better connect Davie Village with Denman Village, the current wording constitutes a disconnect between the available relaxations under zoning and the aims and intent of those relaxations. Staff are preparing a housekeeping amendment to Sections 5.1 & 5.2 of the Districts Schedule for recommendation to Council to remedy this discrepancy by allowing retail in conjunction with multiple dwelling as an eligible use for the relaxations. Adoption of these amendments is necessary for the application to retain the currently proposed retail component.

## **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 note that the heritage buildings located in the West End contribute to its character and architectural diversity, and that in terms of neighborhood character, the West End “has been an area in which new architectural forms have been comfortably assimilated, and this should continue.”

The Guidelines place an emphasis on ensuring livability and compatibility with adjacent development with respect to streetscape, open space, view, sunlight access and privacy, while acknowledging that a balancing of objectives will occur for every suite and that it will not always be possible to achieve all of the objectives of the document.

## **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, and first right of refusal back into the replacement housing or help finding and relocating the existing tenants to another form of affordable housing.

## **6. High Density Housing Guidelines for Families with Children.**

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. Although quantitative standards are given in some cases, these are provided to assist applicants in their design as well as City staff in their evaluation. They are not necessarily absolute requirements.

## **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 development process on social housing projects and “for-profit” affordable housing secured by the City. 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 & Social Housing Provision

The proposed increased density of 6.62FSR is within the approvable floor space limit of 7.0FSR and is tied to the development of 20% of the gross floor area as social housing. While the application does not currently conform to this policy, staff have included a condition of approval (1.4) to revise the number of units to provide a minimum of 50% of the units as family housing. The application proposes that 62 of the 63 market strata units are two bedrooms or more, which exceeds the requirement that 25 % of the units have two and three bedrooms, which is suitable for families with children.

##### ii) Tower and Podium Heights

The proposed 3-storey podium height is directly in line with the Plan policies. The height to the top of the roof slab of the proposed tower is within the maximum height of 190ft set by the Plan policies, however the proposal includes over-height elements and an architectural feature in the form of an extended frame element that exceed the permitted height. Condition 1.1 and Standard Condition A.1.1 recommend design development to reduce the over-height architectural feature and to ensure that mechanical rooms, etc. in the over-height area are designed in accordance with applicable Bylaws, policies and guidelines.

##### iii) Floor Plate Area, Built Form & Materials

The application proposes a floor plate size of 5,500sf in line with the maximum residential floor plate size outlined by the Plan policy to maximize views and sunlight on sidewalks. The floor plate includes the total floor area of a single level of the tower element (including elevator cores, storage, stairs, enclosed balconies, etc.) but excludes the open balconies at the corners. Built form is expected to be sculpted to maximize sunlight on the sidewalks and, as discussed in 3. West End RM-5, RM-5A, RM-5B, RM5-C and RM-5D Design Guidelines ii) Built Form & Views, staff are satisfied that the tower form, in its placement and massing, has been sculpted in so far as possible within site constraints.

Staff are satisfied that the application responds to Plan policies directing that a variety of materials should be employed, rather than consist primarily of glass façade, and reflect the architectural character of surrounding buildings, particularly important for the lower floors. Condition 1.2 seeks

design development to refine the external expression of the building through the detailed assembly of material components.

iv) Residential Entries in Mixed-Use Buildings

The individual unit entries and common social housing entry to Davie St., as well as the common residential lobby access to Jervis St. are set back from the street in line with the Plan policy directing that residential lobby areas in mixed-use buildings be set back from the street to maximize commercial or public uses along the street frontages. Staff note that retail use is limited to the corner of the building with frontages to both streets, and that continuous retail frontage at grade is neither required by the Plan nor expected by the guidelines.

v) Views

The application conforms to the Plan direction that new development must ensure that important public street end views to the North Shore Mountains, English Bay, and Stanley Park are maintained, as demonstrated in the public view and view cone analyses contained in Appendix C, and additional private and streetscape view analyses in Appendix E.

vi) Heritage

The Plan identifies 124 character houses as a key aspect of the area's distinct character. Of those, 117 are within the identified neighbourhoods and protected by the 'Laneways 2.0' infill multiple dwellings strategy which allows new rental development to be built behind them in the underutilized rear yard area along the laneway, so preserving the existing house and streetscape character. The remaining seven pre-date dwellings, including the three proposed for demolition by this proposal, are located in the Corridors, not in the Neighbourhoods. As such, the demolition of the three pre-date dwellings proposed in the application is consistent with the intent of the Plan in its reconciliation of the protection of heritage character and the provision of new housing opportunities by allowing intensification of new development on the Corridors where social housing is provided. The white-brick expression of the podium base is intended to reflect the character of the post-date multiple dwelling to be demolished, given its significance as the first multiple dwelling in the West End.

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

The application generally meets the relevant regulations, including proposing 20% floor space area as social housing use in tandem with market residential to qualify for higher density up to 7.0 FSR. Minor relaxations to required yard requirements to both Davie and Jervis St. frontages are proposed for the retail component at the corner and are supported by staff.

Recommended Condition 1.10 and standard condition A.1.10 address the discrepancy between the proposed use of retail in conjunction with multiple dwelling and the available relaxations of the District Schedule noted previously, by requiring removal or reclassification of the commercial space to comply with prevailing bylaws, policies, and guidelines. Adoption by Council of the proposed amendments to the Districts Schedule is necessary for the application to retain the currently proposed retail component.

Under the Schedule, the Board may permit a height increase to 190ft, in line with the height set by the West End Community Plan, provided that the livability and environmental quality of the surrounding neighbourhood is not unduly harmed, and provided that consideration is given to the intent of the Schedule and all applicable Bylaws, policies and guidelines; the submission of any advisory group, property owner or tenant; and, the effects on public and private views, sunshine, privacy and open spaces. The Schedule also allows for mechanical equipment to be either enclosed and set back from so as not to be visible from street level or to be architecturally treated by other means satisfactory to the Director of Planning.

While staff are supportive of the enclosure of mechanical equipment proposed, design development recommended through Condition 1.1 and Standard Condition A.1.1 seek reduce the over-height elements of this enclosure beyond 190ft height. Otherwise, staff are satisfied that the view analyses of public and private views, discussed in the context of 3. West End RM-5, RM-5A, RM-5B, RM5-C and RM-5D Design Guidelines ii) Built Form & Views demonstrate that the proposed height meets the relevant regulations of the Schedule.

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

#### i) Neighbourhood Character

Streetscape and neighbourhood character is generally maintained with height and built form of both the podium and tower elements comparable to neighbouring development. The tower conforms to a West End typology of simple, modular and robust tower forms that taken together create a simple and generally cohesive skyline texture. Public view analyses demonstrating the urban context of a community of towers has been provided, including views from Denman and Davie St's. and a view from Kits Point. Staff are satisfied that the proposal demonstrates good contextual fit in line with the Guidelines.

#### ii) Built Form & Views

The height of the tower is set by the policies and regulations outlined above and is in line with the Guidelines. Staff note that the design development previously noted regarding over height elements, not only achieves closer conformity to those policies and regulations, but also conforms with the Guidelines. As demonstrated by the View Cone analysis, other than a small area along the interior property line at the Davie St frontage, the development site sits within the view cone shadow of the 21-storey residential building at 1265 Burnaby Street. As such, the proposed height does not compromise the public view corridor defined by View Cone 20 other than in those over height elements previously identified.

The Guidelines expect that the tower form is sculpted to provide variety, identity and scale as part of the skyline, with smaller floor plates used to create a slender profile and ensure that existing views are not unduly blocked. The tower form steps back from the podium base to mitigate the scale of the building along the street edge in line with the Guidelines, and further conforms to the Guidelines in the provision of a minimum 80ft separation from adjacent tower forms, whether existing or potential, to ensure that livability of adjacent development is respected. Given the relatively small site size and the location of existing nearby towers, the tower is located on the site in the only place that conforms to the Guidelines without prejudicing future tower development on the block. The floor plate proposed conforms to the maximum allowed by the Community Plan in this area so cannot be considered unduly bulky, and steps back at each corner to sculpt the mass and provide for generous private balconies. The architectural frame element that continues through these balconies does contribute additional mass to the building, but staff are satisfied that deletion of the frame in this area will not significantly change the impact of the building on views from adjacent development as it relates to distant views. The Guidelines note that when distant views cannot be preserved, attractive near views should be provided for existing development. The application responds to this in the overall architectural quality of the proposal and external materials employed, and also in the stepping back of the built form at podium level along the interior side yard to provide an extended view depth to existing adjacent development that allows for additional landscape screening in the shared side yard area.

Views from nearby private residents will be affected to some degree, as illustrated in the private view studies provided. Given that the application provides a conforming tower floor plate as per the approved plan; overall density below the maximum allowed by the plan; conforming podium and tower heights; required setbacks, both at lower podium level to allowing development of landscape screening along the shared side yard and above 60ft to provide typical 80ft tower separation from existing towers



and potential future towers, and; an extended depth along the required side yard, in a context where site constraints mean that the tower element cannot be moved from the proposed location without negatively impacting future and existing towers; the height cannot increase without traversing the view shadow restriction and so worsening public views; the podium cannot increase in height without running contrary to the plan as approved, staff are satisfied that the application has developed a built form which responds to and minimizes view impact as much as is possible and that opportunities for further sculpting of the form are limited to reducing view impacts created by those portions associated with the extra height sought as per Conditions 1.1 and A.1.1 and refinement of the exterior material assembly as per Condition 1.2.

#### 4. Rental Housing Stock Official Development Plan (ODP)

The existing 42 rental units on the site are proposed to be replaced with 27 Social Housing units which will be deeded to the City. This is consistent with the RM-5D Zoning which calls for 20% of the floor area as social housing, and is aligned with the Rental Housing Stock ODP which allows for provision of an alternative form of affordable housing in lieu of one-for-one replacement of the units.

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

The applicant has provided a tenant relocation plan which meets the requirements under the Rate of Change Guidelines. The plan is summarized in the table below. A key part of the plan is identifying the needs and potential vulnerability of the existing tenants in the rooming houses on site. The City must be satisfied that the conditions have been met prior to the issuance of the development permit, with a final report to be submitted prior to occupancy. Staff have evaluated the Tenant Relocation Plan and note it exceeds the standard requirements.

Rate of Change Guideline Requirements	Tenant/Household Relocation Plan Offer (Negotiated with Applicant)
2 months' free rent	\$2,500 flat rate. This works out to be between 4 months rent for people in the apartment and 6 months rent for people in the rooming houses.
Reimbursement for receipted moving expenses	\$750 towards moving expenses, paid directly by Intracorp to the moving company.
Assistance in finding a rental unit or other form of alternative affordable housing	The applicant has engaged a housing consultant to work with the tenants to determine their needs. While the goal is to relocate as many people as possible within the West End, locations within the downtown peninsula will also be considered.
First right of refusal to re-locate into a replacement rental unit on the site	While right of first refusal will be offered, it will be limited based on the number of units for singles contained within the building as the units are family oriented as per the West End Plan. As well, based on the information provided by the developer, many of the existing tenants are low income, and may be ineligible to take the right of first refusal depending on final income levels within the Social Housing. The right of first refusal, as well as innovative approaches for increasing affordability will be included as part of the RFP when selecting the non-profit operator.
Additional (not part of Rate of Change)	Staff have engaged a case worker from Coast Mental Health to identify tenants preferences and needs, including income levels, age, potential disabilities, or health challenges. They will work with the relocation facilitator and developer in providing alternative

	accommodation for the tenants on site.
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#### 6. High Density Housing Guidelines for Families with Children.

The provision of private open spaces for family units and contiguous common internal and external amenity spaces is in line with the aspirations of the Guidelines.

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

Condition 1.5 ensures that all units shall be designed using the City of Vancouver's Housing Design and Technical Guidelines.

#### • Conclusion:

The development application demonstrates general approvability under the prevailing applicable by-laws and guidelines and increases the stock of social housing in the West End while proposing a form of development expected by the policies of the approved Community Plan. Staff support the application, subject to the conditions noted.

#### URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on March 11, 2015, and provided the following comments:

#### EVALUATION: SUPPORT (5-0)

- **Introduction:** Colin King, Development Planner, introduced the proposal for a four lot assembly at the corner of Davie and Jervis Street with lane access to the rear identified as the Lower Davie Sub-Area B in the West End Community Plan. He explained that this was a new zone and described the West End Policy. He noted that the RM-5D zone was developed as part of the plan allowing for 7.0 FSR subject to the provision of 20% social housing designed as a turn-key facility for the City and according to the City's housing policy group's specification. The Plan also mentions a podium height of 3-storeys with heights of towers up to 190 feet subject to the constraints of view cones. As well the West End Plan talks about building materials that include a variety of materials rather than consisting of primarily glass facades that reflect the character of the surrounding buildings, particularly at the podium level. Mr. King noted that the four lot assembly includes three pre-date dwellings and one post-date. As well the project proposes the removal of ten on-site trees and four street trees, as well as tree removal that will require neighbour consent. The proposal is for a 19-storey building with market residential above a 3-storey podium. The social housing entry is off Davie Street and there is a small retail component at the corner with the market residential entry from Jervis Street. As well the social housing has its own amenity space to the rear interior side yard and an adjacent outdoor amenity space in the side yard. The condo tower element has an indoor amenity space at grade with contiguous external amenity space along Jervis Street. The tower will contain 63 market units including 60 2-bedrooms with large private balconies on the corners. There will be 115 parking spaces that include 94 private, 13 social housing, 6 visitors and 2 for the retail.

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

- Commentary on the massing and expression of the tower element as it relates to the extension of the concrete frame to the balconies at the building corners;
- Comments around the livability of the smaller units at grade and second floor of the podium in the recessed area to the interior side yard.

Mr. King took questions from the Panel.

- **Applicant's Introductory Comments:** Tom Staniszis, Architect, further described the proposal and mentioned that the interesting challenge for the proposal is that there are three very specific uses that have to be integrated. They wanted to make sure that the uses are distinctive from each other and live comfortably together. He noted that the emphasis in the unit mix that is focused on large spaces that are open and airy, furnishable plans and as well access to outdoor space. They believe the building will cater to families, couples and downsizers and is complemented by 28 units of social housing. The social housing is about providing housing for families and singles.

Richard Henry, Architect, described the project as the first one of its kind in the West End and will be an interesting model for future developments. Mr. Henry noted that there are two kinds of textures to the west end: the towers and the texture of the street. There is a lot of repetitiveness in the existing towers in terms of their balconies, fenestrations and expressions. They are simple buildings. In contrast to that there is a very vibrant, energetic street character. The scale of the streets is usually 1 to 3-storeys and is prescribed in the OCP. There is vitality to those buildings that they tried to pick up in the proposal. Mr. Henry described the architecture and mentioned that there are three pre 1935 homes on the site as well as a little apartment building which they decided to express in the proposal. This will play up the contrast between the market tower component and the social housing component. The entrance to the market tower is on Jervis Street and has a commercial component as well at ground level. Mr. Henry said that they have developed some large suites and very useable balconies that are weather protected. He described the material and colour palette and said he felt that the proposal would fit its context.

Peter Kreuk, Landscape Architect, described the landscaping plans and mentioned that there is an amenity space on the west side of the building which is primarily for the social housing with some children's play, gathering spaces with an outdoor kitchen. There are existing street trees on Davie Street with landscaping to separate the entrances of the ground floor units. The commercial unit on the corner has an outdoor patio area. The amenity space for the tower is at the residential lobby with an outdoor space and children's play, an outdoor kitchen and fire pit making it a multi-purpose outdoor space. There is a hedge around the outdoor amenity to define the space and separate the space from the street. There will also be some plantings on the lane. The private decks will have some low profile green roofs on the edges.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Consider improving the colour and material palette;
  - Consider taking the brick right around façade on the podium.
- **Related Commentary:** The Panel supported the proposal and thought it was a well-developed and rational scheme.

The Panel supported the massing, height and scale of the proposal. They commended the applicant for the generous suite sizes of 1,200 to 1,300 square feet. They liked the reference to the older apartment buildings in the area with the use of a white box frame on the podium.

Some Panel members thought the tower could have several more storeys and as well there were some members who thought the podium could be taller. If the podium was taller there could be one floor of retail with three floors of residential above.

Although most of the Panel supported the material and colour palette they thought the darker colour tended to recede a bit and as a result the column depth was lost against the glass. They

wanted to see the colour be a bit brighter on the balconies as well. The noted that the brick façade that is applied to the upper floors on the podium turns the corner and stops and thought it should be carried through the facade. Also, a couple of Panel members had concerns regarding the use of corten steel on the building with one Panel member noting that it was somewhat odd in how it terminates at the top on Davie Street.

Most of the Panel was not concerned with the livability of the small studio that looks southwest as they thought it would get a fair bit of afternoon daylight. However, a suggestion was made to flip this unit with its neighbor to the north to provide more light access to the studio.

Some Panel members thought it was surprising to see a residential frontage along Davie Street considering that it challenges the current conditions. They thought it was a lost opportunity to not have retail along that frontage. As well several Panel members thought the wide sidewalk was ridiculous and that perhaps it could be softened with a second row of trees.

- **Applicant's Response:** Mr. Henry said he thought the Panel had some good comments. He noted that removing the social housing component would make the project untenable and they wouldn't be able to get the 7 FSR. He added that they originally had a 4-storey podium but it was not supported by staff.

Mr. Staniszki stated that he didn't understand the rationale for sidewalks but would explore opportunities to make the 7 foot sidewalk work better.

## ENGINEERING SERVICES

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

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Recommendations related to CPTED concerns are contained in the prior-to conditions noted in Appendix A attached to this report.

## LANDSCAPE

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

## HERITAGE PLANNING

The Vancouver Heritage Commission reviewed DE418742 for 1177 Jervis Street (1301-1325 Davie Street) at their meeting on March 23, 2015.

The site is currently occupied by four buildings on the site including three houses which have had Statements of Significance reviewed by the Commission in September 2014. Of the three houses, 1301 Davie could be eligible to be listed in the "B" in the evaluation category and 1305 and 1315 Davie Street could be eligible to be listed in the "C" in the evaluation category. During the staff presentation it was noted the West End Plan identifies 124 character houses of which 117 are within the identified neighbourhoods and protected by the 'Laneways 2.0' infill multiple dwellings strategy. The remaining seven, including the three proposed for demolition by this proposal, are located in the Corridors

identified by the West End Plan as appropriate locations for intensification of development. Given the permitted development that could be achieved under the existing zoning, retention of the existing structures would not be viable.

The Commission resolved:

THAT, while regretting the loss of three heritage houses and acknowledging the level intervention that the heritage houses have had over time, the Vancouver Heritage Commission does not oppose the application to develop 1177 Jervis Street, including 28 social housing units;

FURTHER THAT the Commission asks staff and the applicant to consider recognizing the heritage houses in the design of the new development; and

FURTHER THAT the Commission asks that the applicant consider design development to the base of the building that recognizes the heritage character to the neighborhood.

Staff have included conditions to require an interpretive component to recognize the heritage houses (condition 1.3) and to consider a storefront configuration that is more in scale with the existing character of Davie Street (standard condition A.1.32).

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

The project provides 20% of the gross floor space as social housing. This results in 27 units of “turn-key” housing to the City (see condition 1.4, including a minimum of 50% of the units as two-bedroom units). The proposal is consistent with the by-law definition of Social Housing, where 30% of the dwelling units will be occupied by households with incomes below BC Housing Income Limits. Providing a minimum of 30% of social housing at HILs allows for sufficient flexibility, ensuring social housing units will be built and can be operated in a viable and sustainable manner upon opening and for the long term. An operator will be chosen prior to occupancy through the City’s RFP process. Every effort will be made to try to increase the level of affordability within the social housing beyond the 30% at HILs.

The project supports the implementation of Council’s Housing and Homelessness Strategy 2012-2021 which identifies the strategic direction to encourage a housing mix across all neighbourhoods that enhances quality of life through the priority action to protect the existing rental stock. The proposal also supports the goals of the West End Plan to increase the options for affordable housing and ensure that the community offers opportunities for residents of all income levels to find accommodation in the neighbourhood.

To mitigate expressed and possible tenant concerns, a finalized tenant relocation plan is a condition of the development permit (See condition 1.7). The tenant relocation plan will describe measures to manage operational issues and mitigate resident displacement.

##### i) High Density Housing for Families with Children

The proposed building includes 75 units (82% of total) with 2 or more bedrooms which may be suitable for families with children. The High Density Housing for Families with Children Guidelines therefore apply.

Separate Indoor amenity rooms are provided for both the social housing and the market condos on Level 1. Design development is needed to ensure a washroom provided for the market condo amenity and to add a baby change table. Further design development is needed to improve the multi-

functionality of both of the rooms by adding a storage closet specifically for the multipurpose room and a kitchenette (see Standard condition A.1.30).

Consistent with the guidelines, plans include an outdoor common area adjacent to each indoor amenity room on Level 1. Further design development is needed to provide opportunities for creative and motor-skills developing play for children of a range of ages (See Standard condition A.1.31).

#### ii) Urban Agriculture Guidelines for the Private Realm

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The Guidelines encourage edible landscaping and shared gardening opportunities in private developments. A condition has been added to provide the necessary infrastructure to support urban agricultural activity by residents. (See Standard Condition A.1.29).

### PROCESSING CENTRE - BUILDING

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 Processing Centre-Building staff.

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

### NOTIFICATION

Two site signs were placed at the site, one facing Jervis and one facing Davie Street. On February 12, 2015, 913 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. A notification letter and the development application materials were posted online at [vancouver.ca/devapps](http://vancouver.ca/devapps). In addition, an open house was advertised on the signs and online, and was hosted on the evening of March 2, 2015. The February 2015 West End Plan Implementation Newsletter also included information about the project and upcoming open house. This newsletter was sent to the West End Plan list-serv and was also posted at key locations in the community. 41 people attended the open house and we received 14 written comment forms from that evening.

To date, a total of 24 written (including email) responses have been received. Three respondents requested additional information about the application, five expressed support for the project, and 16 respondents wrote in either direct opposition or with significant concerns as outlined below.

**Social Housing:** There were concerns expressed that the number of social housing units to be rented at or below provincial limits was too low.

Staff Response: The by-law definition of social housing is where a minimum of 30% of the units rent at Housing Income Limits (HILs) as defined by the Province. Requiring a minimum of 30% of social housing at HILs allows for sufficient flexibility, ensuring social housing units can be operated in a viable and sustainable manner upon opening, and for the long term. In practice, staff use a variety of methods to

ensure social housing projects maximize affordability, including working with non-profit operators to achieve increased affordability within the units.

**Construction Noise & Other Impacts:** There were concerns about construction noise, disruption and traffic impacts of additional developments in the neighbourhood. Residents in the surrounding properties want to see construction activities carefully handled to minimize the impacts.

**Staff Response:** Construction on the site would be subject to Vancouver Noise Control By-Law #65555 which limits construction on private property between 7:30 and 8pm on any weekday that is not a holiday and between 10am to 8pm on any Saturday that is not a holiday. Use of City streets will be subject to and reviewed for impacts to the surrounding transportation network by Engineering Services prior to being granted permits for work on street.

**Access to Light and Views:** There were concerns about how the proposed building would limit light and block existing views for residents living in surrounding buildings. Two respondents raised concern about the submitted view impact analysis, saying that it did not meet the West End Plan's requirements.

**Staff Response:** Staff are satisfied that the application has developed a built form which responds to and minimizes view impact as much as is possible and that opportunities for further sculpting of the form are limited. Please refer to detailed discussion in 3. West End RM-5, RM-5A, RM-5B, RM5-C and RM-5D Design Guidelines ii) Built Form & Views.

**Height:** There were a couple respondents who specifically rejected the proposal's request to allow for an architectural feature element to exceed the maximum height restriction. They would prefer a softer presence of the building on the skyline rather than a stronger presence.

**Staff Response:** Condition 1.1 and Standard Condition A.1.1 recommend design development to reduce the over-height architectural feature and to ensure that mechanical rooms, etc. in the over-height area are designed in accordance with applicable Bylaws, policies and guidelines.

**Heritage Retention:** There were concerns raised about the loss of the three heritage buildings currently on the site. There were requests for the City to work with the developer to acknowledge the previous existence of these resources.

**Staff Response:** The demolition of the three pre-date dwellings proposed in the application is consistent with the intent of the Plan in its reconciliation of the protection of heritage character and the provision of new housing opportunities by allowing intensification of new development on the Corridors where social housing is provided. Staff have included conditions to require an interpretive component to recognize the heritage houses (see condition 1.3) and to consider a storefront configuration that is more in scale with the existing character of Davie Street (see condition A.1.32).

**Treatment of the Rear Lane:** One respondent expressed concern about the proposal's treatment of the rear lane, saying it seemed to be inconsistent with the objectives of the West End Plan's encouragement of walkability and residential character on rear lanes.

**Staff Response:** Laneway Public Realm improvements in the 6.5ft of laneway frontage adjacent to the rear of the site are sought as a secondary conditions as per Condition 1.8.

**Material Expression:** The use of white brick was a concern for one respondent, who says it is not a good fit with the neighborhood and that the overall design is a "boring" high-rise.

Staff Response: The white-brick expression of the podium base is intended to reflect the character of the post-date multiple dwelling to be demolished, given its significance as the first multiple dwelling in the West End.

**Material Expression:** The limited amount of retail frontage to Davie St. was a concern for one respondent, specifically that the project looks set to strengthen a residential vision for the Davie slopes rather than provide a continuous, active ground floor to link together the disconnected sections of commercial activity along Davie St.

Staff Response: The West End Plan Policy for the Lower Davie area intends to allow mixed-use development to better connect Davie Village with Denman Village. However, recognizing the challenges of retail viability on hillsides, commercial uses are permitted but not required on the “Davie Slopes” (Jervis St to Cardero St).





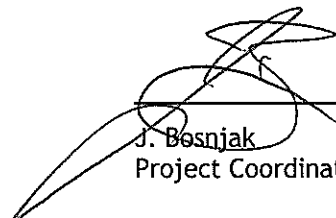
**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by 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 Sections 5.1 and 5.2 of the RM-5, RM-5A, RM-5B , RM-5C and RM-5D District Schedule. The Staff Committee supports some but not all of the relaxations, as outlined in the proposed conditions of approval.

Staff Committee supports the application with the conditions contained within this report.

  
\_\_\_\_\_  
J. Greer  
Chair, Development Permit Staff Committee  
\_\_\_\_\_  
C. King  
Development Planner  
\_\_\_\_\_  
J. 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 Section 5.2 (b) - Height, of the RM-5D District Schedule;

**Note to Applicant:** Top of roof slab is to have a geodetic elevation of no greater than 324.15 feet and a top of elevator/stair/mechanical of no greater geodetic elevation of 330.87 feet. Top of elevator/stair/mechanical is to meet section 10.11 of the Zoning and Development Bylaw. (See also condition 1.1)

#### A.1.2 compliance with Section 10.21.2(c) - Dwelling Unit Size, of the Zoning and Development Bylaw;

**Note to Applicant:** Current proposal shows unit SH-D on the main floor, SH-D1 & SH-H on Level 2 & 3 that 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.1.3 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.1.4 confirmation that the Section 4.17.1 of the RM-5D District Schedule of the Zoning and Development By-law, is in compliance;

**Note to Applicant:** Submission of an elevation/section showing that all opening windows in residential units shall be located a minimum of 14.76 feet from any lane measured in a straight line from the closes point of the window to the rear property line at grade.

#### A.1.5 compliance with Sections 4.8.1 and 4.8.4 - Disability Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** A total of four disability spaces are required for the residential area.

#### A.1.6 removal of the non-residential parking spaces, or label as residential;

**Note to Applicant:** See also condition 1.10.

#### A.1.7 compliance with Section 5.5.1.2 - Design Standard Class B Loading space, in accordance with the Parking By-law;

**Note to Applicant:** The proposed space does not meet the required minimum dimensions for a Class B space. Dimensions as noted in this section are to be met.

#### A.1.8 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.1.9 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;

A.1.10 removal of the commercial use on the ground floor;

**Note to Applicant:** dwelling units in conjunction with use does not qualify for the relaxation provisions in Section 5 of the RM-5D District Schedule (see also condition 1.10).

A.1.11 labeling of all excluded balconies "Open Balcony" on floor plans and provision of balcony area;

A.1.12 confirmation that trellis and rooftop mechanical is open or covered on roof area;

**Note to Applicant:** If the area is covered, the area will be counted in floor area.

A.1.13 notation of property line on each plan that shows the property line;

A.1.14 update the Statistics drawing on Page A-001 with accurate data for FSR, Parking, etc.;

A.1.15 provision of a minimum of 5.7 m<sup>3</sup> (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. Also removal of the door from the corridor entering storage unit on level 2, unit SH-F is required.

A.1.16 delete all references to the proposed signage, or provision of notation on plans confirming that: "All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner assumes responsibility to achieve compliance with the Sign By-law and to obtain the required sign permits.";

**Note to Applicant:** The Sign By-law Coordinator should be contacted at 604.871.6714 for further information.

A.1.17 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;

#### Standard Landscape Conditions

A.1.18 design development to retain and protect as many site trees, neighbour trees and City owned trees as possible;

**Note to Applicant:** A revised arborist report should discuss in detail the possibility of tree retention, methods of protection, alternate construction detailing, arborist supervision and other methods, in coordination with proposed design revisions, in order to achieve a more conservative tree removal solution. It is understood that some adjustments of parkade area or further architectural adjustments may be required.

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- A.1.19 provision of maximized tree growing medium and planting depths for tree and shrub planters to ensure long term viability of the landscape;

**Note to Applicant:** Underground parking slabs and retaining walls may need to be altered, sloped or lowered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths for trees should be minimum 24" to 36", depending on the tree size/type.

- A.1.20 provision of improved sustainability by the provision of edible plants, in addition to urban agriculture plots;

**Note to Applicant:** Edible plants can be used as ornamentals as part of the landscape design. Shared gardening areas should reference and be designed to adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and provided with amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting.

- A.1.21 provision of section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including paving, furnishings, historical features, planters on structures, benches, fences, gates, arbours and trellises, and other features;

**Note to Applicant:** Details should confirm adherence to the West End Community Plan. Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate root balls of proposed trees well into the future. Planting details should confirm the use of soil cells or structural soil for tree plantings on grade.

- A.1.22 provision of sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces;

**Note to applicant:** The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

- A.1.23 new proposed street trees should be coordinated with Engineering and Park Board and the addition of the standard note regarding street trees: "Final species, quantity and spacing to the approval of City Engineer and the Park Board. Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Cabot Lyford (604-257-8587) of Park Board regarding tree species."

- A.1.24 provision of a high-efficiency automatic irrigation system for all planters on parkade slab and minimum of hose bibs to be provided for landscape on grade;

- A.1.25 provision of a Landscape Lighting Plan for security purposes;

**Note to applicant:** Lighting details can be added to the landscape drawings; all existing light poles should be shown.

- A.1.26 provision of a trellis and vines over the underground garage access ramp;

#### **Crime Prevention Through Environmental Design (CPTED)**

- A.1.27 design development to respond to CPTED principles, having particular regards for:
- (a) theft in the underground parking;
  - (b) break and enter;
  - (c) mail theft; and
  - (d) mischief and vandalism, such as graffiti.
-

**Note to Applicant:** Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings. Consultation with the social housing operators with experience of the more specific CPTED risks is recommended, and should be included the response to this condition. See also Landscape Condition A.1.25 regarding provision of a landscape lighting plan.

### **Social Planning/Housing Centre/ Cultural Affairs**

A.1.28 revision of the drawings for the social housing units to accommodate the following:

- a) Ensure 5% of the units are designed to meet universal access guidelines;
- b) Ensure the elevator has a minimum capacity of 2500 lbs with a minimum clear capacity of 8'6";
- c) Provision of written mechanical and electrical concepts;
- d) Provision of bulk storage for each unit as per the City of Vancouver's Bulk Storage Bulletin;
- e) Provision of laundry hookups and dishwashers for all two bedroom units;
- f) Provision of a furniture layout for the smallest studio, one-bedroom, and two-bedroom unit;
- g) Provision of a change table for the Washroom outside of the common amenity area;
- h) Ensure urban agriculture requirements are met and include (exterior storage, composting, potting bench, hosebibs are provided as required);
- i) Provision of a vestibule as required for heat treatment room. Ensure finishes and construction as outlined per BC Housing guidelines;
- j) Ensure all required service rooms are provided, including:
  - i. equipment Storage Room;
  - ii. separate lockable janitor closet with floor sink etc, as per Design Guidelines.
- k) Relocate accessible stall closer to elevator lobby in the parkade; and
- l) Confirm access to the garbage and recycling room (access seems to be from within the secured market residential area).

A.1.29 Design development to add some additional infrastructure necessary to support urban agricultural activity by residents, including, a tool storage chest, a compost bin for yard waste, and clarification of hose bib locations;

A.1.30 Design development to the common amenity rooms to improve the functionality of the rooms by adding a storage closet and a kitchenette;

A.1.31 Design development to the outdoor common area to provide opportunities for creative and motor-skills developing play for children of a range of ages;

**Note to Applicant:** While Play equipment is neither necessary nor encouraged, landscape features which encourage creative play and motor skills development such as boulders, logs, pathways, water-play elements, sand-play, etc. are encouraged.

### **Heritage Planning**

A.1.32 consideration of design development to reduce the apparent height of the retail unit at the corner of Davie and Jervis streets;

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**Note to Applicant:** The storefront appearance can be refined through reconfiguration and/or use of materials, colours to be more compatible with the Davie Street and West End neighbourhood context.

**A.2 Standard Engineering Conditions**

A.2.1 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of the East and West ½ of Lot 18, and the East and West ½ of Lot 19, Block 37, DL 185, Plan 92 to create a single parcel;

A.2.2 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a SRW for pedestrian purposes over the 7 foot (2.13m) building setback along the Davie Street frontage;

A.2.3 relocation of S/A grilles on Davie Street frontage at the northwest corner of the site;

**Note to Applicant:** Vents and grilles should be located outside of primary public passage areas as much as possible.

A.2.4 modify wall/fence on the north property line to provide 2.13m of uninterrupted pedestrian space;

A.2.5 a canopy application is required;

**Note to Applicant:** Canopies must be fully demountable and meet the requirement so the Building By-law;

A.2.6 provision of bicycle parking on the P1 parking level;

**Note to Applicant:** If bicycle parking is located below the first level of parking, an elevator with direct access to outside is required to be provided.

A.2.7 compliance with the Parking and Loading Supplement to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** The following items are required to meet the Parking and Loading Design Supplement:

- i. provision of an improved corner cut through the inside radius at the bottom of the main parking ramp.

**Note to Applicant:** This is to provide 2 vehicles travelling in opposite directions the ability to pass unobstructed.

- ii. provision of additional parking stall width if adjacent to walls. Visitor parking space #6 on P1, stall 39 & disability space 12 on P3, requires additional width.
  - iii. provision of a minimum of 40' for the loading space to provide adequate pull-in and pull-out as well as an adequate space at the back of the loading space to load and unload.
  - iv. provision of wheelstops in small car stalls 19 & 20.
-

- v. provision of parabolic mirrors located on the outside corners at the top and bottom of the parking ramps to provide visibility of oncoming traffic.
- vi. provision of design elevations on both sides of the parking ramps at all break points.
- vii. clearly identify the provision of an overhead security gate on the main parking ramp and clarify how it will be activated.

**Note to Applicant:** Will the gate be opened by remote control, or will a fob reader or similar device be proposed. Additional ramp width to provide 22' in ramp width in the vicinity of the activation device is required if an island mounted activation is proposed.

**Note to Applicant:** Please contact Rob Waite of the Neighbourhood Parking and Transportation Branch at 604-873-7217 for more information.

- A.2.8 provision of a standard concrete lane crossing at the lane entry on the west side of Jarvis Street including adjustments to the lane returns and disability ramps on both sides of the lane as required;
- A.2.9 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;

**Note to Applicant:** Landscaping on City property must meet guidelines for boulevard planting. A separate application and approval is required for all non-standard landscaping on City property.

- A.2.10 provision of design elevations at the property line adjacent all entrances;
  - A.2.11 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.2.12 the General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. 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.2.13 provision of an Energy Transfer Station room to the satisfaction of the General Manager of Engineering Services; and
  - A.2.14 make arrangements to the satisfaction of the General Manager of Engineering Services for the removal and reinstallation of the existing bus shelter on Davie Street.
-

**B.1 Standard Notes to Applicant**

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated April 8, 2015. 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 **November 2015**, 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.2 Conditions of Development Permit:**

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
  - B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
  - B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
  - B.2.4 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12<sup>th</sup> floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
  - B.2.5 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health & Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required
-



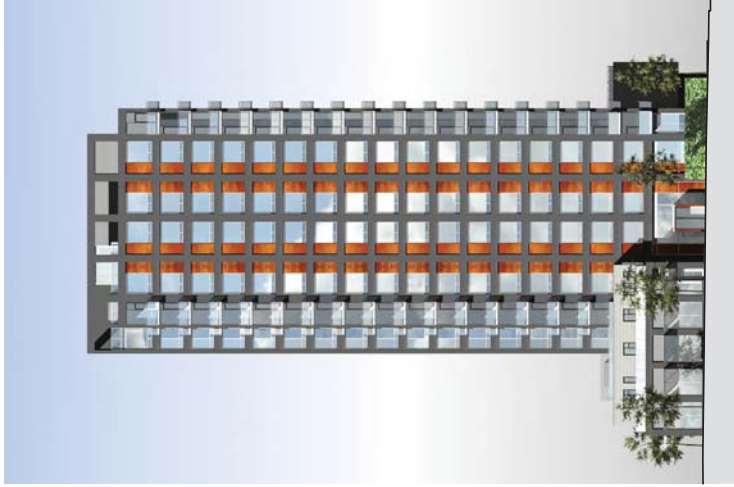
approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 W Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.

- B.2.6 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 copied 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 copied to the City of Vancouver
  - \* Dewatering activities during remediation may require a Waste Discharge Permit
  - \* Submit a copy of the completion of remediation report signed by an Approved Professional stating the lands have been remediated to the applicable land use prior to issuance of an Occupancy Permit

Notice of offsite migration must be submitted to the Ministry of Environment and copied to the City of Vancouver if offsite contaminant migration is suspected or identified. Supporting investigation and remediation data/reports must be provided to the City of Vancouver

- B.2.7 Amenity areas excluded from the computation of floor space ratio, shall not be put to any other use, except as described on the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the building; AND  
Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.
- B.2.8 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.
-

## 2015-01-12 Issued for Development Permit



**Jervis Street Elevation**

**Mechanical Sustainability**  
1000 W. Engineering Lane  
Vancouver, B.C. V6C 1S4  
Tel: (604) 687-7800 Fax: (604) 687-4802  
Internet: [www.mechanicalsustainability.com](http://www.mechanicalsustainability.com)  
Nemesis(SA) and Associates  
Vancouver, BC V6V 1N3  
Tel: (604) 756-6562 Fax: (604) 756-9605

**Building Code**  
4000 - 7300 Broadway Street  
Vancouver, BC V6P 6A6  
Tel: (604) 682-7448 Fax: (604) 682-7149

**Contractor**

**Building Envelopes (Energy Modeling)**  
Memorial International  
1000 West Broadway  
Vancouver, BC V5C 6Z7  
Tel: (604) 454-0002 Fax: (604) 454-0403

**Interior Design**  
Vancouver, BC V6Z 1A1  
2017 - 55 Water Street  
Tel: (604) 678-3908

**Acoustical**  
West Engineering Services Ltd.  
Vancouver, BC  
3275 W. Engineering Services Ltd.  
Burnaby, B.C. V5B 3A9  
Tel: (604) 296-2020 Fax: (604) 298-0562

**Civil Engineer**  
3275 W. Engineering Services Ltd.  
Burnaby, B.C. V5B 3A9  
Tel: (604) 296-2020 Fax: (604) 298-0562

**Consulting**  
OVI Consulting Ltd.  
West Vancouver, BC V7V 2G9  
Tel: (604) 292-810

**Surveyor**  
3275 W. Engineering Services Ltd.  
Burnaby, B.C. V5B 3A9  
B.C. & Canada Land Surveys  
Vancouver, BC V6Z 1Y1  
Tel: (604) 582-0715

900K Units	2	2	2
Totals:	62	91	94
			(= 1 Dog Wash Slot & 1 Car Wash Slot)

Area	Resid	Ass	Resident	Prepared	State
Ratio (Commercial)	12.00sqm	1100sqm	2		
1.34Msf					

NOTE					
Commercial + Visitors share 1 stall					
Values + Commercial provided 6 stalls					
<u>Blue Bath/Locks</u>	Surface	ZxY(Wert)	ZxY(Locker)		
Swim Bath	6	3	3		
Residential (Tower)	6	37	24	62	
Retail (Commercial)					
Totals					

Location	Leaving Bay	Required	Prepared	1

Dwelling Users			
Social Housing (Stk)	1 Bedroom	2 Bedroom	Totals
Studies	1	5	6
Level 01 (Ground)	4	1	5
Level 02	4	1	5
Level 03	4	1	5
Level 04	4	1	5
Level 05	4	1	5
Level 06	4	1	5
Level 07	4	1	5
Level 08	4	1	5
Level 09	4	1	5
Level 10	4	1	5
Level 11	4	1	5
Level 12	4	1	5
Level 13	4	1	5
Level 14	4	1	5
Level 15	4	1	5
Level 16	4	1	5
Level 17	4	1	5
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Level 96	4	1	5
Level 97	4	1	5
Level 98	4	1	5
Level 99	4	1	5
Level 100	4	1	5

Brandsford (Tower)				
	1 Bed	2 Bed	3 Bed+Den	Totals
Level 02 (Guest)	1			4
Level 04 (Pousum)				4
Level 05-18 (Atk)	4	4	2	58
Level 19-40 (Pm)				63
Totals	1	60	2	63



Photocapscape - Davie Street (South)



Photocapscape - Davie Street (North)



Photocapscape - Jervis Street (West)



Photocapscape - Jervis Street (East)

Sheet

**NSDA**  
**ARCHITECTS**

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Design Consultant: RICHARD HENRY ARCHITECT INC.

Project: Davie & Jervis

Vancouver, BC

Drawn By:  
Context  
Streetscapes

Sheet Number:  
14013

Scale:  
As Shown

Sheet Number:  
A-002



The site is located in the Lower Davie neighbourhood in the West End of Vancouver, and is currently comprised of 4 individual legal lots at the northwest corner of the intersection of Jervis Street and Davie Street. The site is at the high point of both of these streets, as they start to descend down to Denman Street to the west and English Bay to the south. Presently on site are three multiple conversion dwellings and a small 3 storey walk-up apartment building. A moderate sized, 3 storey wood frame apartment building abuts the property to the west.

The development will be one of the first major projects to be undertaken under the new West End Community Plan that was adopted by City Council on November 20<sup>th</sup>, 2013. The proposal is guided by the Plan 7 Foundation Plan Principles as follows:

**Principle 1: Achieve a green, environmentally sustainable urban pattern.**  
The buildings will be designed to meet all prevailing green building bylaws and environmental performance standards. The well-connected urban location further supports patterns of sustainable urban development.

**Principle 2: Support a range of affordable housing options to meet the diverse needs of the community.**  
The project proposes to include the required social housing component in a distinct

introduce much needed larger-than-typical homes which support a greater diversity of housing options for growing families, couples, or downsizing seniors.

**Principle 3: Foster a robust, resilient economy.**  
While not specifically required at this location, this proposal includes a commercial retail unit at the corner of Davie Street and Jarvis Street, marking the terminus of the Davie Village commercial district and the transition to the Lower Davie area.

**Principle 4: Enhance culture, heritage and creativity in the city.** The approach to the design of this project considers very carefully the existing context, both old and new. Described further in the rationale to follow, the development will incorporate a simple, modern and timeless architectural design, with major emphasis on materials, proportions and context. The base of the building will respond to the existing heritage context while the tower will

Page 1

anticipates the loss of the remainder that are located on the major corridors such as these structures on Davie Street. Retention of any of these structures would deem the development site not viable given the prevailing constraints.

The overall form for the proposed building is one that is familiar to the West End. Generally it is a 19 storey tower interlocked with a 3 storey podium base. The lower component as proposed is intended to be market housing, while the podium is mostly comprised of affordable, city owned non-market housing, with a small commercial retail shop on the corner. Although one building, the complex has been designed to function and appear as 2 separate but interconnected buildings.

The site located in Area B is limited to a maximum 160' height restriction (322.98' geodetic) from the base plane, as governed by the West End Community Plan, to which the building height adheres generally. This application is requesting consideration for an architectural feature element to surpass this height to give the building a stronger presence on the skyline and to screen mechanical devices, but not adding any indoor habitable floor area, just useable outdoor roof terrace for the residents. This extended frame element will also give the residents a sense of security and enclosure on this dramatic perch.

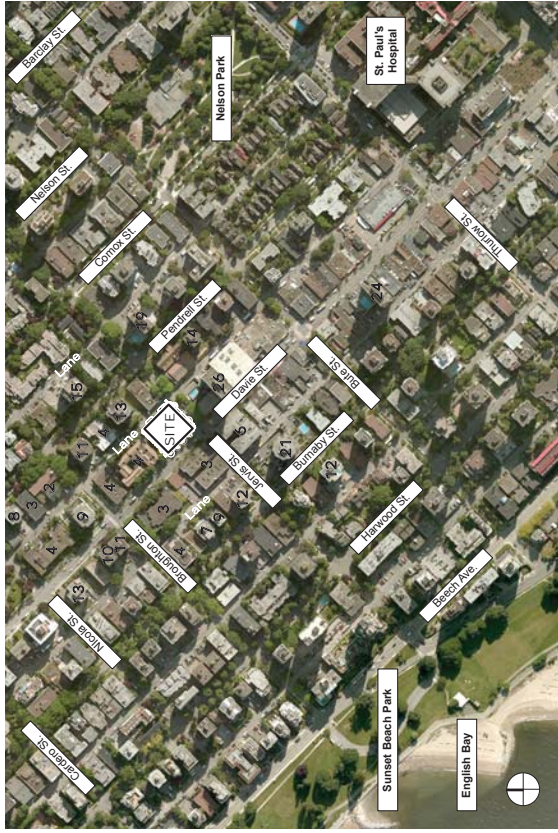
The site is further constrained in height by View Cone 20 but is shadowed by the tower located at 1265 Burnaby Street to the south, allowing up to 58m in overall height from the corner of Jarvis and Davé (330.98' geodetic).

The podium level has been limited to 3 stories as required for Area B in the Community Plan. The tower has been located approx. 88'-0" from the 13 storey tower to the North and approx. 175'-0" from the approx. 26'-0" storey tower to the East. The floor plate has been limited in area to 5,500 sf (511sm) as prescribed in the Community Plan.

The lower setback along Jarvis approximates the average setback of buildings to the north along Jarvis Street, with a minimum of 10' and a maximum of 15' for the upper 2 levels. A variety of setbacks are shown on the West side depending on conditions, with the minimum stance of 5' for the south portion.

The overall building design responds to the general characteristics of the West End built form for this location and residents trying to stand out overly from the existing context. The design recognizes that there are two contrasting scales to buildings throughout the area. Generally speaking, lower forms in the West End are large-scaled, relatively simple, modular, geometrically derived, and also robust in their architectural nature. Low-rise structures however, such as commercial buildings in the village areas, the walk-up apartment buildings as

## Context Plan of Building Heights and Amenity Adjacencies



The intent of the landscape design is to provide residents with a highly usable environment in an urban context and to root the building in its surroundings with a high quality public realm treatment. The ground level design responds to and reflects the diversity of programs provided by the new development – specifically, the commercial frontage at the corner of Drive and Jarvis, social housing along Drive and market residential along Jarvis. Furthermore, the scheme also accommodates a range of service receiving facilities, including a community centre, a seniors centre, a day care centre, a health centre, a library, and a series of rooftop gardens where the building massing steps back. Each of these places is designed to respond to its context and building use.

At the corner of Davie and Jervis, a new retail unit anchors the street corner and lies in the commercial area, Davie Village, to the east. Special paving at the store entry defines and characterizes the retail component, while commercial bike racks and seating areas encourage pedestrians to take a break. Further west, ground level units with front porches and gates both pedestrian and bicycle friendly, provide a more intimate street experience. The privacy of the rear of many multi-unit trees buffers the ground level from front doors. The parking wall is set back from the property line, allowing for a wider sidewalk for an improved pedestrian experience. A band of non-lumbered granite cobblestones defines the property line and adds high quality paving materials and texture to the public realm. Finally, the existing street trees will be fully maintained and a large mature tree canopy to the Davie Portico.

The Jervis frontage also benefits from existing mature street trees, helping to root the new building in its context. The market housing lobby opens to Jervis and is defined by an architecturally significant cast-iron steel enclosure canopy. The entry walk to the lobby will include stone pavers and well-defined edges to support the strong architectural statement at the lobby entry.

The ground level amenity area is further north, and is buffered from the public realm with 5' high clipped hedges between 8-10' high metal columns that match the rhythm of the building columns behind and the materiality of the architectural canopy. This active edge enlivens the ground floor and positively contributes to the Davis Village experience.

At the lane, a variety of servicing requirements inform the layout of the spaces. The loading bay and parkade entry will receive treatment similar to pedestrian areas, with higher quality paving materials and pedestrian scaled paving patterns. Furthermore, trees planted in planters will vertically screen the building and provide a green canopy to the lane. Where possible, we propose to plant low maintenance evergreen shrubs outside our property line in an effort to decrease the perceived width of the lane and improve the pedestrian experience.

Finally, to the west, a wide planter with evergreen shrubs, flowering perennials and flowering trees runs the length of the west property line and effectively separates the proposed development from the existing building. A courtyard with opportunities for urban agriculture, outdoor eating, kids play and introspection opens west and provides an active and friendly face to the neighbors.

Above the ground floor units, as the building steps back, large outdoor decks are provided for each of the units on Level 4. Private decks include built in fireplaces, outdoor kitchens and outdoor living space. Between the patios and the parapet edge, low profile green roof plants are proposed.

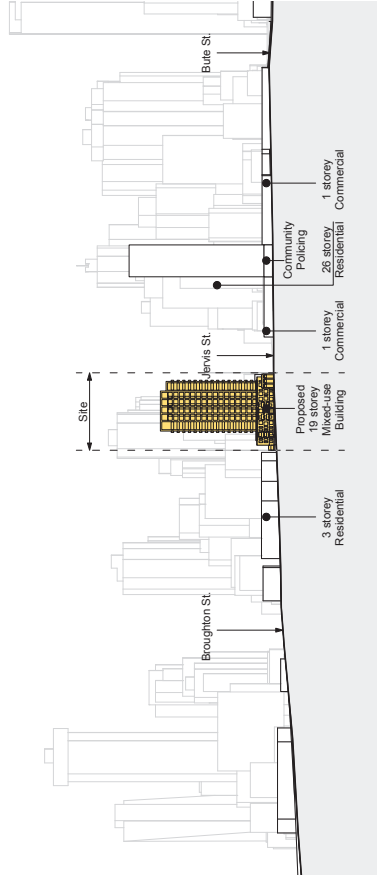
At the top of the building, along the south edge, two large penthouse decks are provided. Similar to Level 4, these decks are designed for outdoor living, with fireplaces, kitchens and lounge areas. At the south and west edge, tall columnar Swedish aspens planted in metal planters, are visible from below and provide a green top to the building. The remaining area of the roof, in the space not dedicated to mechanical equipment, will receive a low profile green roof.

Sustainable design elements have been incorporated into the schematic design of this proposal, and will continue to be a focal point during design development. Preliminary building energy models have been prepared which confirm that the development will meet – and marginally exceed – the Vancouver Building Bylaw requirements for energy performance and the West End Community Plan's overall green building strategies.

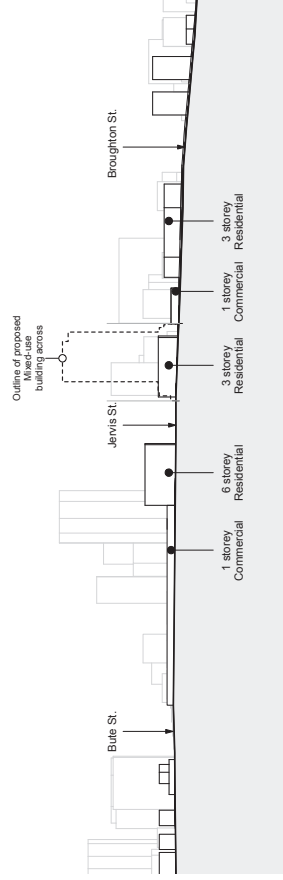
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Planting will be native and adaptive to provide habitat, minimize maintenance, and reduce irrigation demand. Zero waste planning initiatives are expected to foster ongoing diversion of materials from the waste stream through re-use, composting and recycling. On-site facilities will include storage and collection of paper, cardboard, glass, plastics, metals and both kitchen and landscape organics. The use of low-VOC, low-allergenic finishes and materials further improves air quality, and water-efficient fixtures and landscaping further reduce the building's demand for water. The building is designed to be resilient to climate change and to provide a range of 18+ constructive surfaces that help to absorb and dissipate to the heat island effect. Solar panels of 18+ 30% on the rooftop decks will slow storm water runoff.

The project will incorporate a number of energy saving measures including an overall approach to the building systems that anticipates a future connection to a central neighborhood energy system. A number of specific details are being designed to achieve the following building envelope goals. The implementation of a maximum 50% window to wall ratio and high performance cladding and insulation ensure the thermal performance of the envelope. Operable windows, as well as hydronic-based heating and cooling systems with Heat Recovery Ventilators in each unit ensure thermal comfort and access to fresh air throughout the year.



Davie Streetscape facing South - sc. 1' = 100'-0"



Davie Streetscape facing North - sc. 1' = 100'-0"

Site

DRAFT - PRELIMINARY

**NSDA**  
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Design Consultant: **RICHARD HENRY ARCHITECT INC.**

Project: **Davie & Jarvis**

**Vancouver, BC**

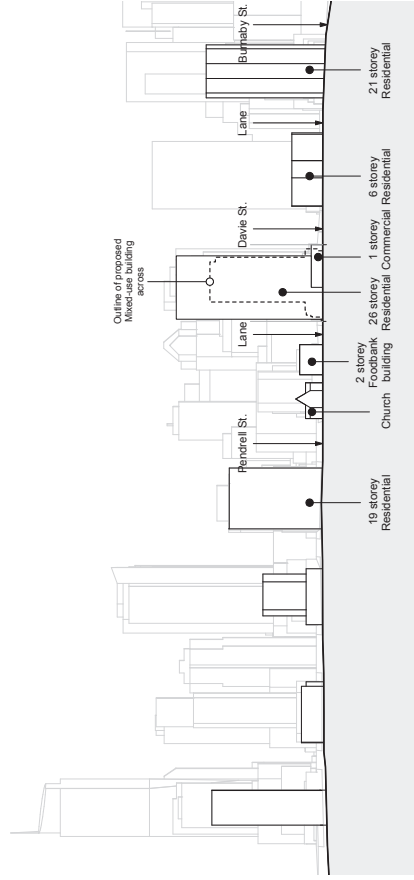
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**Streetscapes**

Project Number:  
**14013**

Scale:  
**As Shown**

Sheet Number:  
**A-004**

Davie Streetscape facing West - sc. 1' = 100'-0"



Davie Streetscape facing East - sc. 1' = 100'-0"





# Shadow Studies

March

10:00 AM



June

10:00 AM



September

10:00 AM



March

12:00 PM



June

12:00 PM



September

12:00 PM



Shel

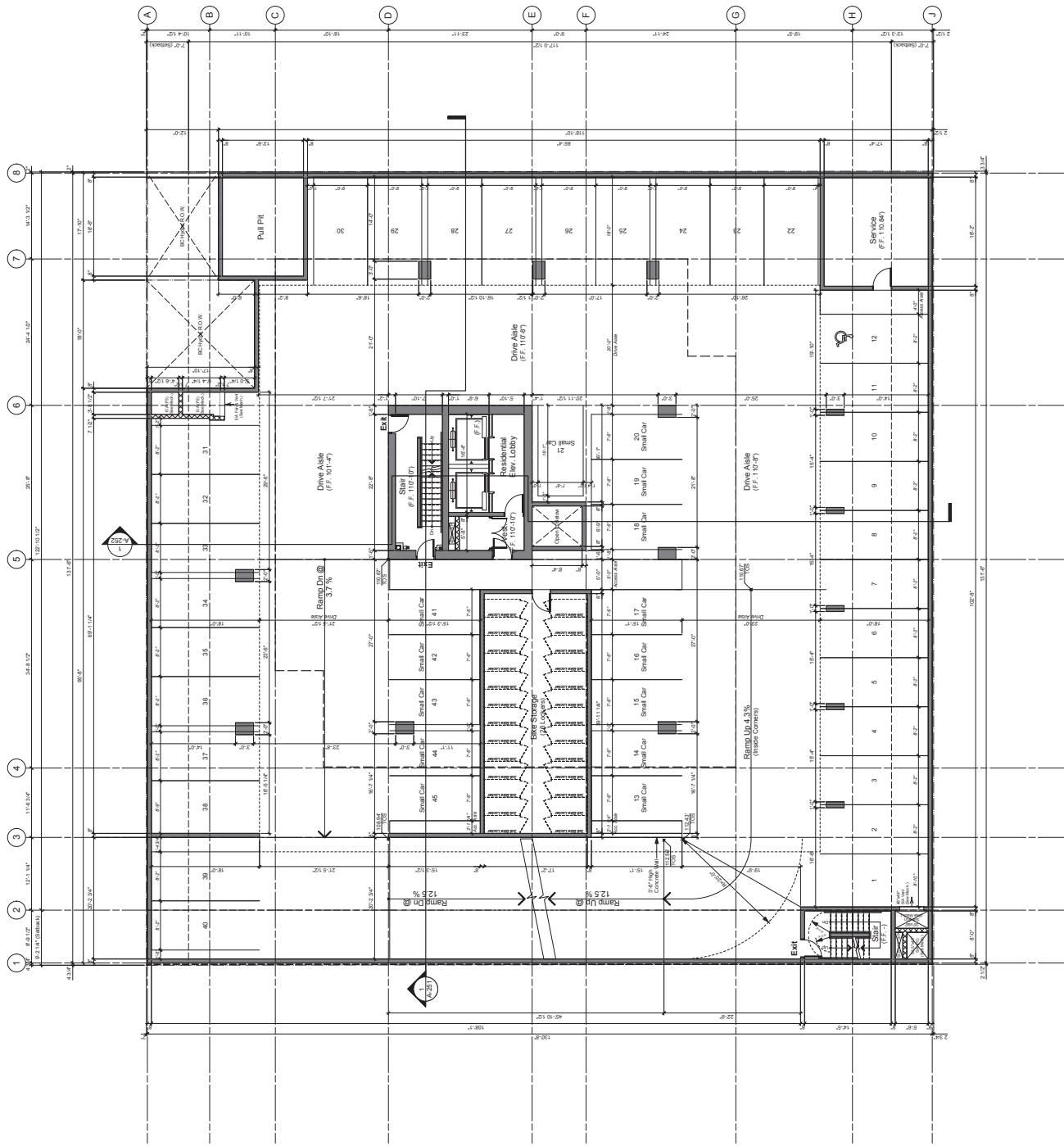




# Statistics - Parking Level 2

Area	Gross Constructed Area	sq
Parking	16,933.84	sq

Vehicle Status	Residential (Tower)	Handicap	Small Car	Large Car	Truck	Other
Residential (Tower)	30	14	1	1	1	1
Handicap	14	1	1	1	1	1
Small Car	45	1	1	1	1	1
Large Car	1	1	1	1	1	1
Truck	1	1	1	1	1	1
Other	1	1	1	1	1	1
<b>Total</b>	<b>93</b>	<b>14</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>



Parking Level 02 Floor Plan



**NSDA**  
**ARCHITECTS**

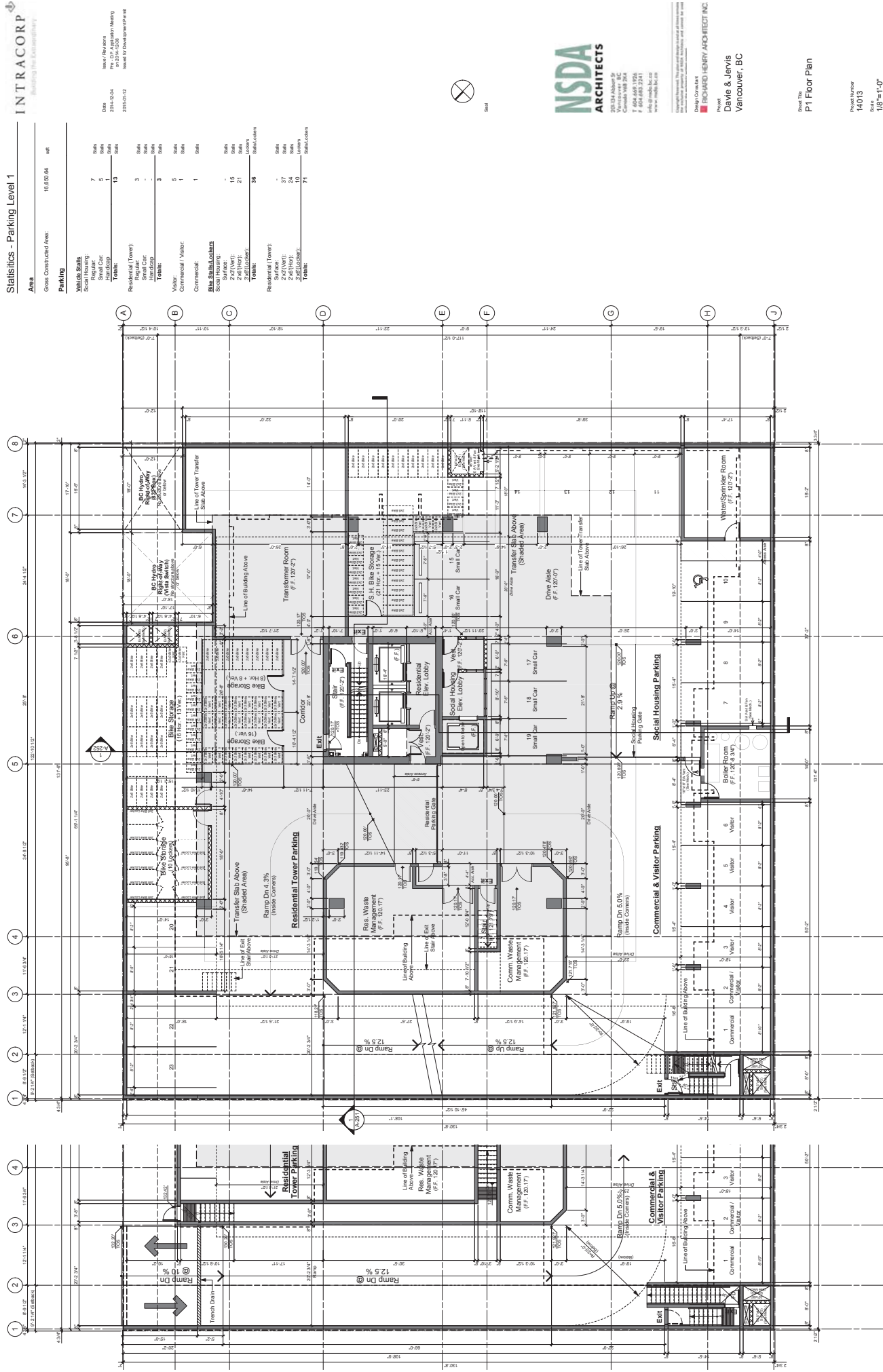
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**PROJECT CONSULTANT**  
**DAVID & JERVIS**  
Vancouver, BC

Sheet No.  
**P2 Floor Plan**

Project Number  
**14013**  
Scale  
**1/8"=1'-0"**  
Sheet Number  
**A-102**



2

Parking Level 01 (Ramp) Floor Plan

Scale: 1/8" = 1'-0"

A-103

1

Parking Level 01 Floor Plan

Scale: 1/8" = 1'-0"

A-103

2

Parking Level 01 (Ramp) Floor Plan

Scale: 1/8" = 1'-0"

A-103

1

Parking Level 01 Floor Plan

Scale: 1/8" = 1'-0"

A-103

### Property Information

**Civic Address:**  
1325, 1315, 1309 & 1301 Davie Street, Vancouver, B.C.

**Legal Description:**

Topographic Plan of:

- The West 1/2 of Lot 18,
- The East 1/2 of Lot 18,
- The West 1/2 of Lot 19,
- The East 1/2 of Lot 19,

All of Block 37, District Lot 185, N.W.  
PID: 13011 Davis Street 015-741-079  
1309 Davis Street 015-652-122  
1315 Davis Street 015-741-061  
1325 Davis Street 011-751-436  
Vancouver, B.C.

<b>Area</b>		10,859.07	sq ft
<b>Crust Construction Area</b>		17,352.59	sq ft
<b>USE - Total Site Area</b>			
Social Housing		6,602.58	sq ft
Retail (Commercial)		1,235.53	sq ft
<b>Total</b>		<b>8,332.28</b>	<b>sq ft</b>

<b>Paving &amp; Loading</b>	
<b>Area</b>	
<b>Site Structures</b>	6
Social Housing	6
Retail (Commercial) Surface	1
Loading Area	1
<b>Total</b>	<b>8</b>

<b>Dwelling Units</b>	
<b>Units</b>	
<b>Social Housing (S.H.)</b>	2
Units	1
Townhomes	1
<b>Total</b>	<b>2</b>
<b>Retail (Commercial)</b>	<b>1</b>

NSDA  
ARCHITECTS

208-134 Abbott St  
Vancouver BC  
Canada V6B 2Y4  
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F 604.683.2241  
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Design Consultant

**Project**  
**Davie & Jervis**  
**Vancouver, BC**

Sheet Title  
L01 Floor Plan

Project Number  
14013

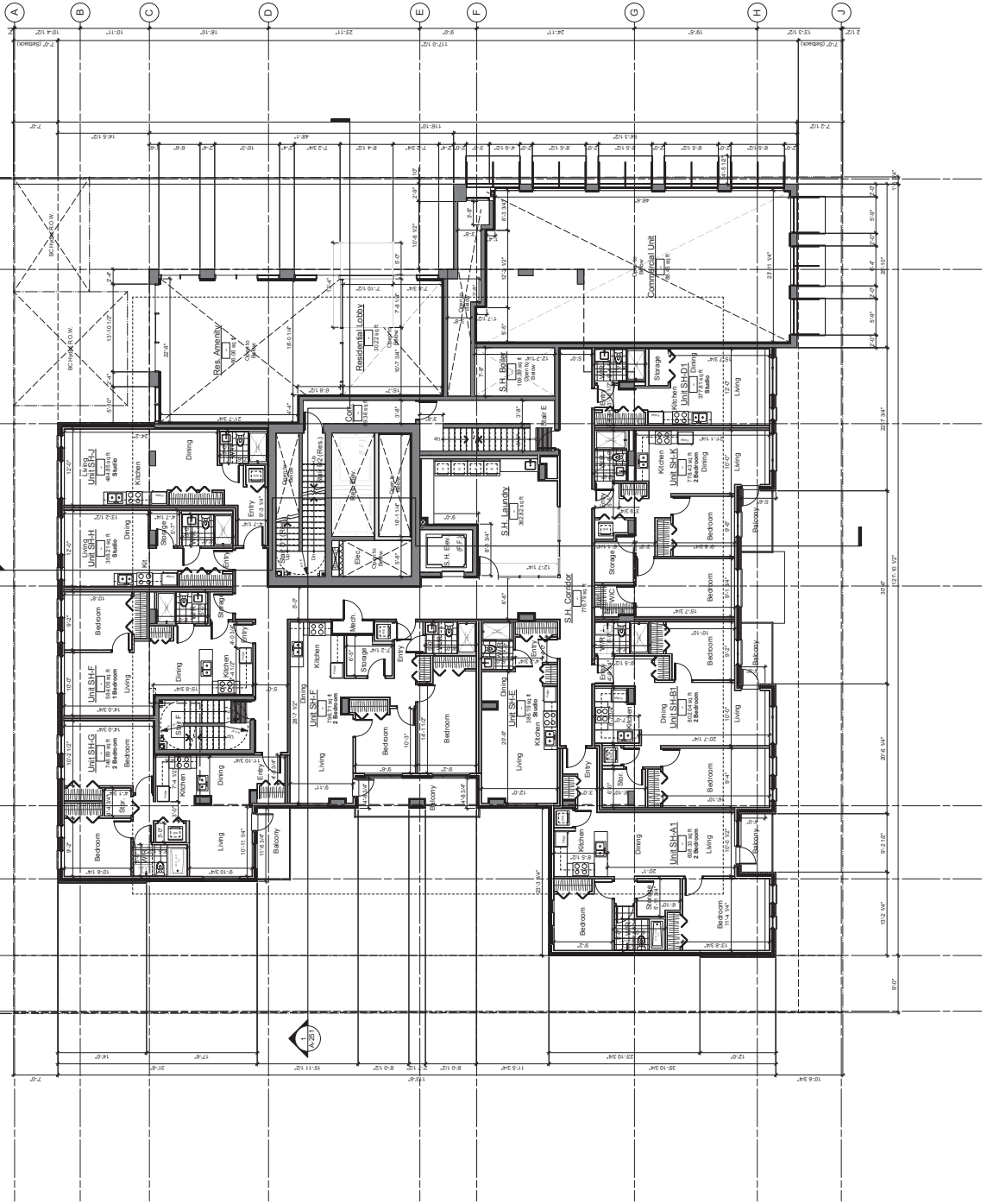
Scale  
1/8" = 1'-0"

Sheet Number  
A-104

**Statistics - Level 02**

<b>Area</b>	
Gross Constructed Area	8,382.80 sq
<b>FSS Area</b>	
Residential (Tower)	7,795.74 sq
Retail (Commercial)	412.57 sq
Other	88.46 sq
<b>Totals</b>	<b>8,296.76 sq</b>

<b>Dwelling Units</b>	
1 Bedroom	4
2 Bedroom	1
3 Bedroom	19
<b>Retail (Commercial)</b>	<b>1</b>



**Level 02 Floor Plan**



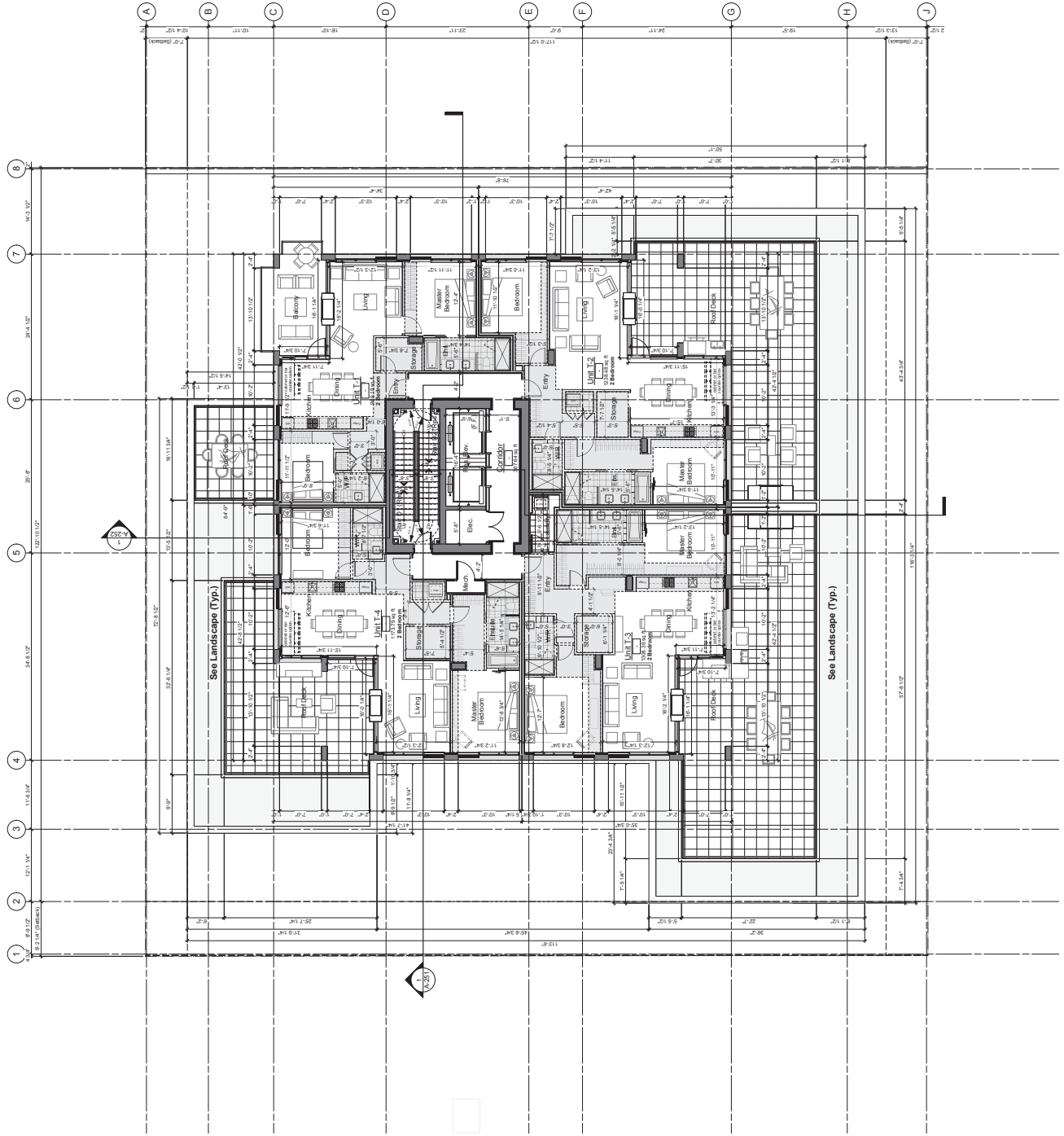




# Statistics - Level 04 (Podium)

<b>Area</b>	
Gross Constructed Area:	5,483.63 sq
<b>FSR Allowance</b>	
Building (Tower):	5,398.08 sq
<b>Total:</b>	<b>5,398.08 sq</b>
<b>Dwelling Units</b>	
Residential (Tower):	4
<b>Total:</b>	<b>4</b>

Issue: Revision  
 Date: 2014-02-04  
 Project: 127-127-127  
 Drawn by: J. Smith  
 Checked by: J. Smith  
 Approved by: J. Smith



Level 04 (Podium) Floor Plan



**Statistics - Levels 05 to 18 (14)**

<b>Area</b>	
<b>Gross Constructed Area:</b>	
Single Typical Floor	5,483.63 sqft
Number of Floors	14
<b>Total</b>	<b>76,770.82 sqft</b>
<b>FSE Areas</b>	
Building	5,396.08 sqft
Sub-Total	5,396.08 sqft
<b>Number of Floors</b>	14
<b>Total</b>	<b>76,933.12 sqft</b>
<b>Dwelling Units</b>	
Residential (Tower)	4
Sub-Total	4
<b>Number of Floors</b>	14
<b>Total</b>	<b>56</b>



220-14 Avenue Dr  
Vancouver, BC  
V6E 2E6  
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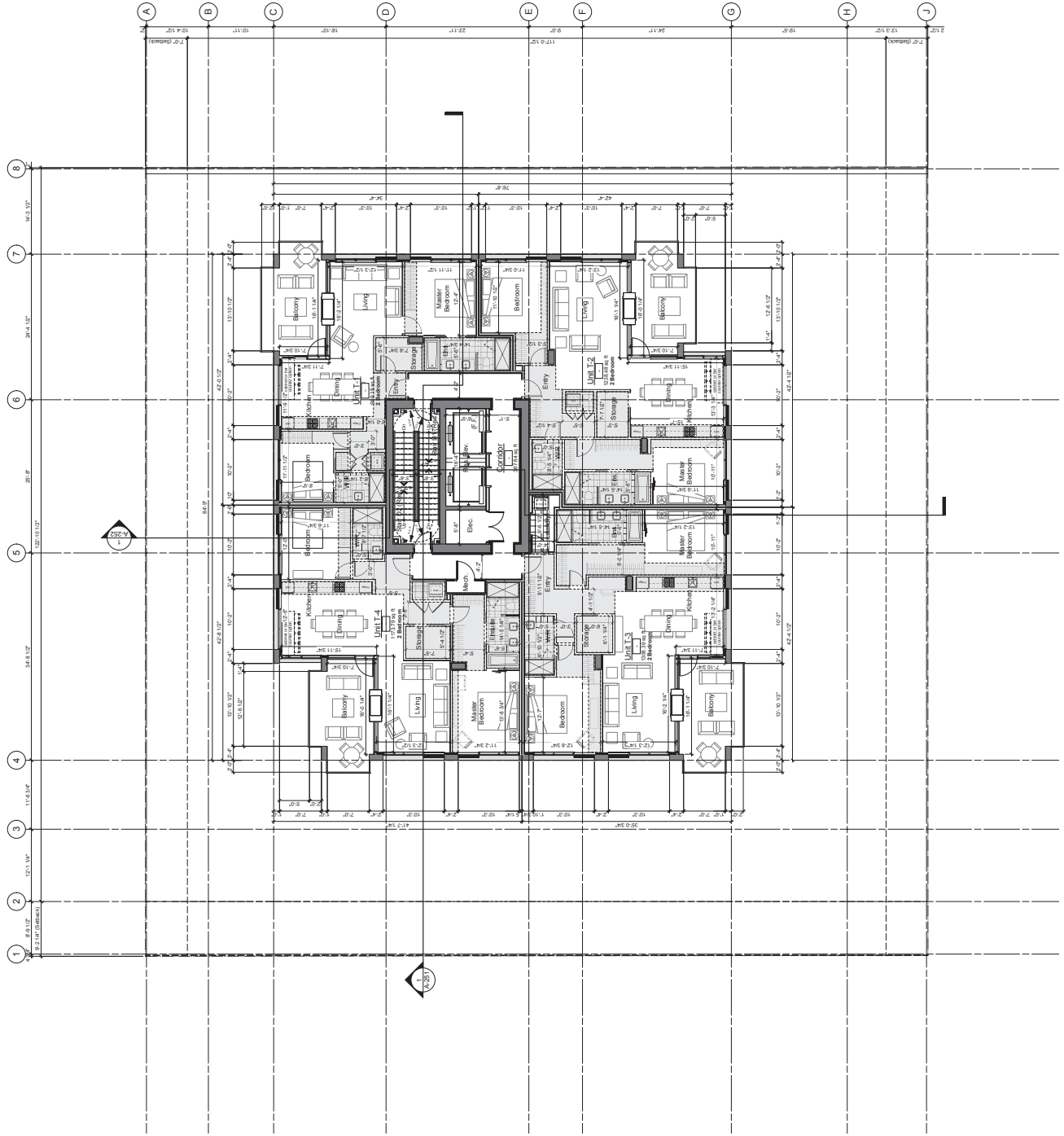
Design Consultant  
**RICHARD HENRY ARCHITECT INC.**  
Project  
**Davie & Jervis**  
Vancouver, BC

Sheet No.  
**L05-18 (Typical) Floor Plan**

Sheet Number  
**14013**

Scale

Sheet Number  
**A-108**



**Levels 05-18 (Typical) Floor Plan**



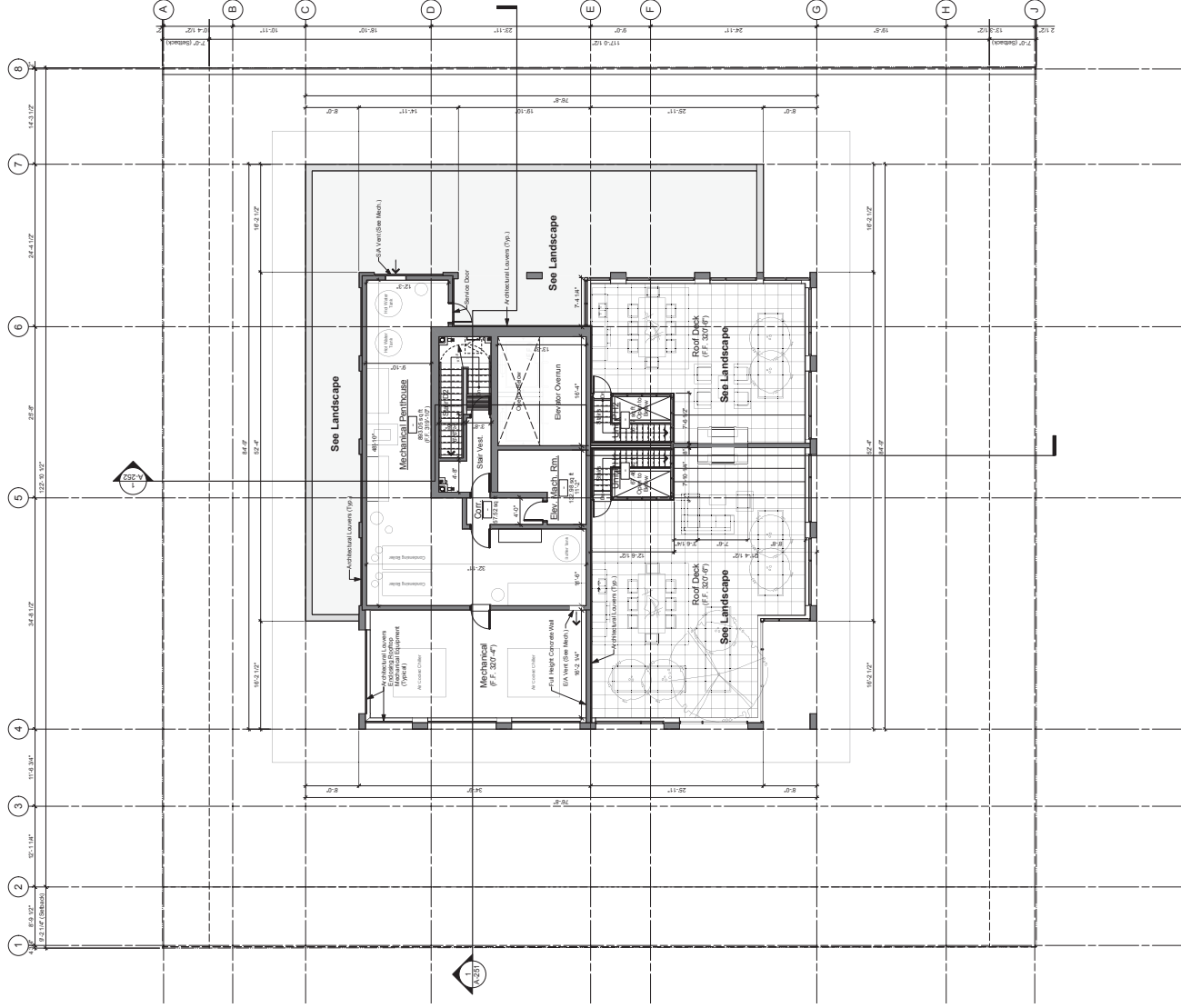


**Statistics - Level 20 (Roof)**

Area	
Gross Constructed Area:	1,487.47 sq
FSC Allowance:	137.00 sq
Building (Tower):	1,353.85 sq
Total:	1,490.85 sq

**Dwelling Uses**

Residential (Tower)  
Access to Roof Deck



**1 Roof (Mechanical Penthouse) Plan**  
Scale: 1/8" = 1'-0"



North

**NSDA ARCHITECTS**  
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Canada V6C 2G4  
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www.nsda.ca

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Design Consultant: RICHARD HENRY ARCHITECT INC.

Project: Davie & Jervis

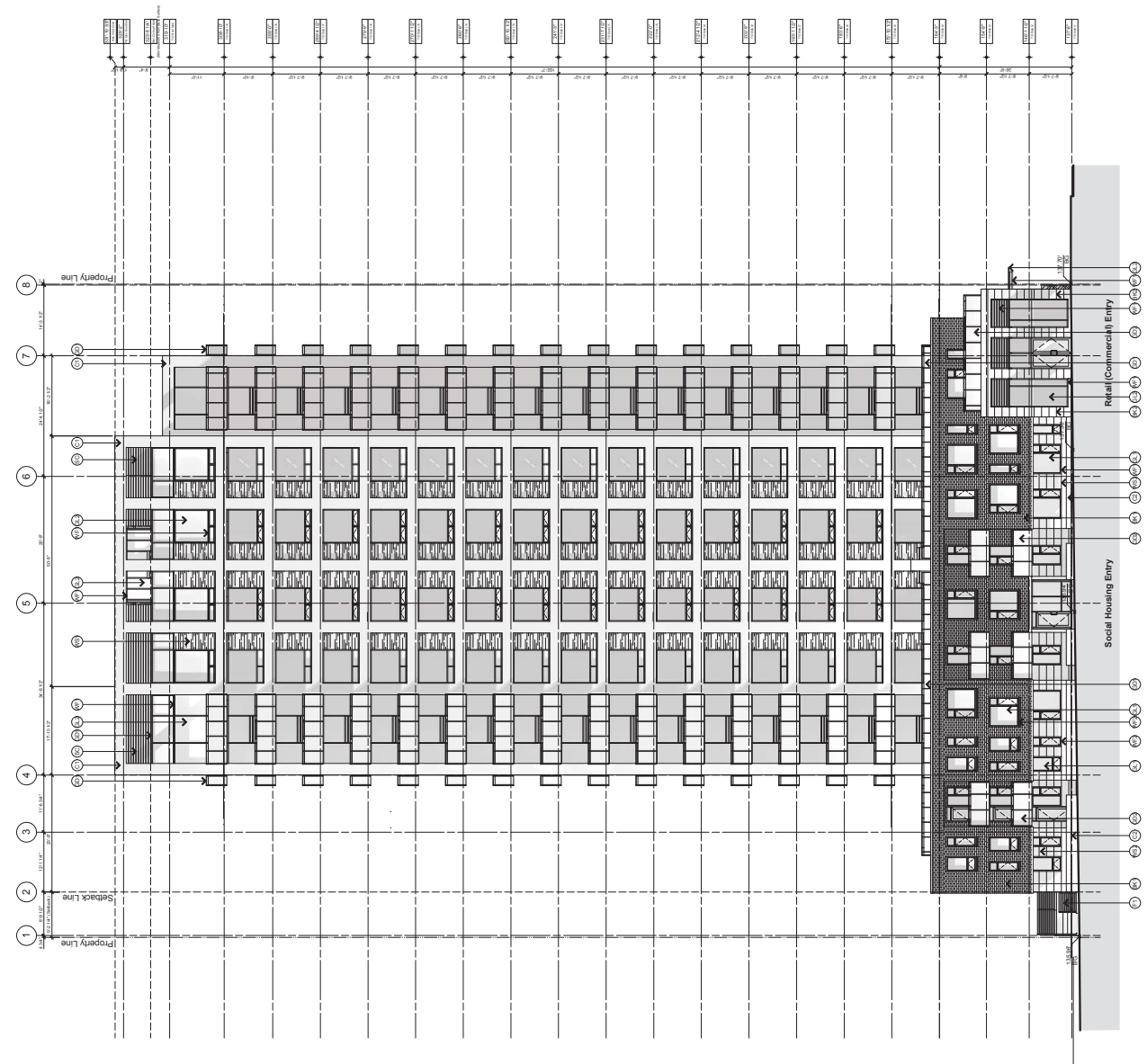
Vancouver, BC

Drawn By: J. Smith  
Roof (Mech. P.H.) Plan  
Roof Plan

Project Number: 14013  
Scale: A-110

**Materials Legend:**

- 1 Concrete: Blast-resistant Coating  
Benjamin Moore: 214370 Stripy White
- 2 Concrete: Blast-resistant Coating  
Benjamin Moore: 214370 Stripy White
- 3 Concrete: Light Sandblast Finish  
Natural (Solid)
- 4 Rain Screen Corrosion Resistant Steel  
Benjamin Moore: 214370 Stripy White
- 5 Rain Screen Corrosion Resistant Steel  
Benjamin Moore: 214370 Stripy White
- 6 Window Frame: Prefinished Aluminum  
Colour: Anodized Noble Ingot  
Benjamin Moore: 214370 Stripy White  
Power Coating: "Only Vented"
- 7 Window Frame: Prefinished Aluminum  
Colour: Anodized Noble Ingot  
Benjamin Moore: 214370 Stripy White  
Power Coating: "Only Vented"
- 8 Window Frame: Painted Metal  
Benjamin Moore: 214370 Stripy White
- 9 Brick: 4" Face  
Mission Cut (White)
- 10 Brick: 4" Face  
Mission Cut (White)
- 11 Brick: 4" Face  
Mission Cut (White)
- 12 PE Wood  
Benjamin Moore: 214370 Stripy White
- 13 Perforated-Profiled  
Benjamin Moore: 214370 Stripy White  
Power Coating: "Only Vented"
- 14 Guardrail  
Benjamin Moore: 214370 Stripy White  
Power Coating: "Only Vented"
- 15 Guardrail  
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- 16 Guardrail  
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Power Coating: "Only Vented"



1 South Elevation  
Scale: 1/8" = 1'-0"

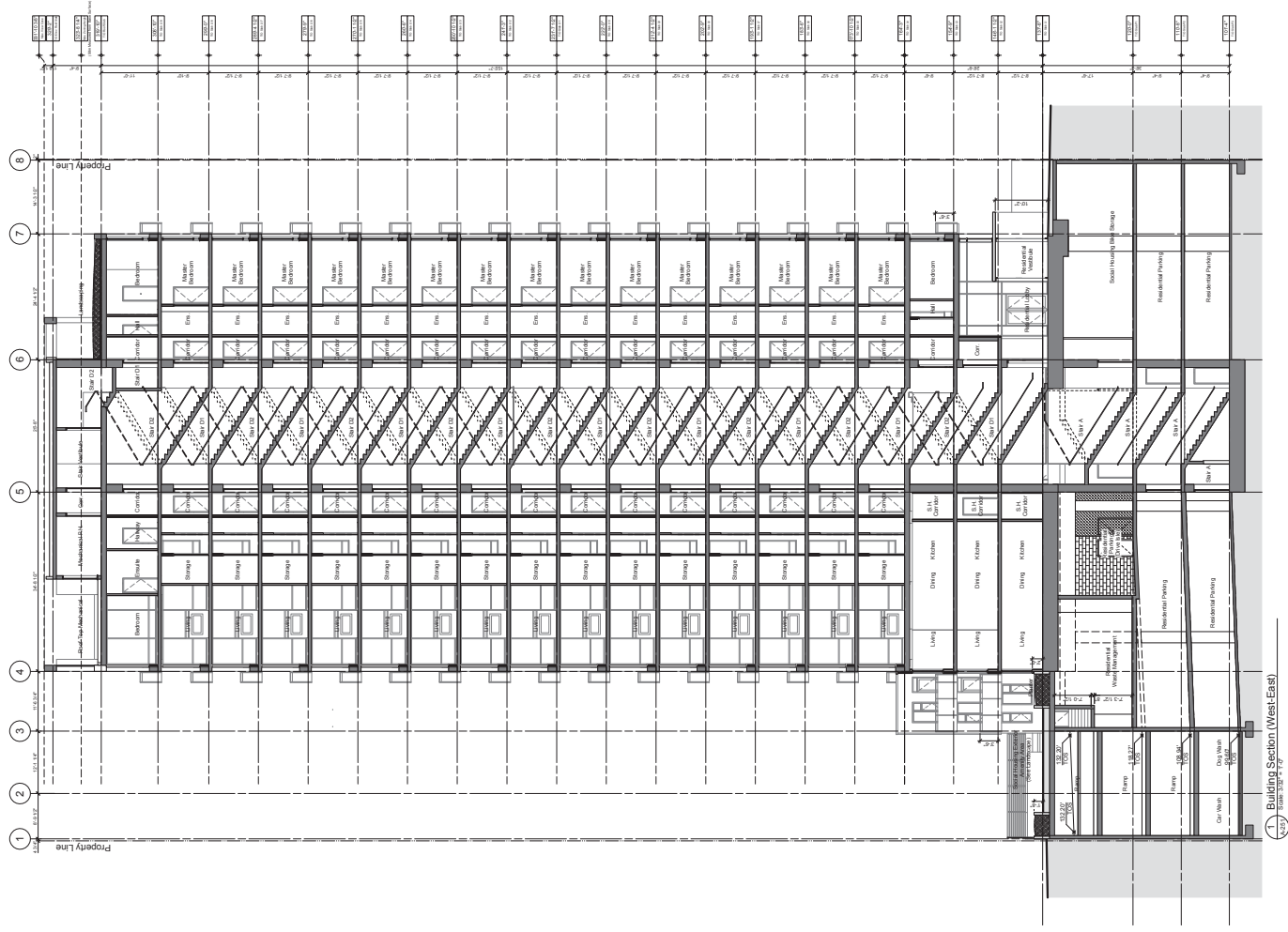


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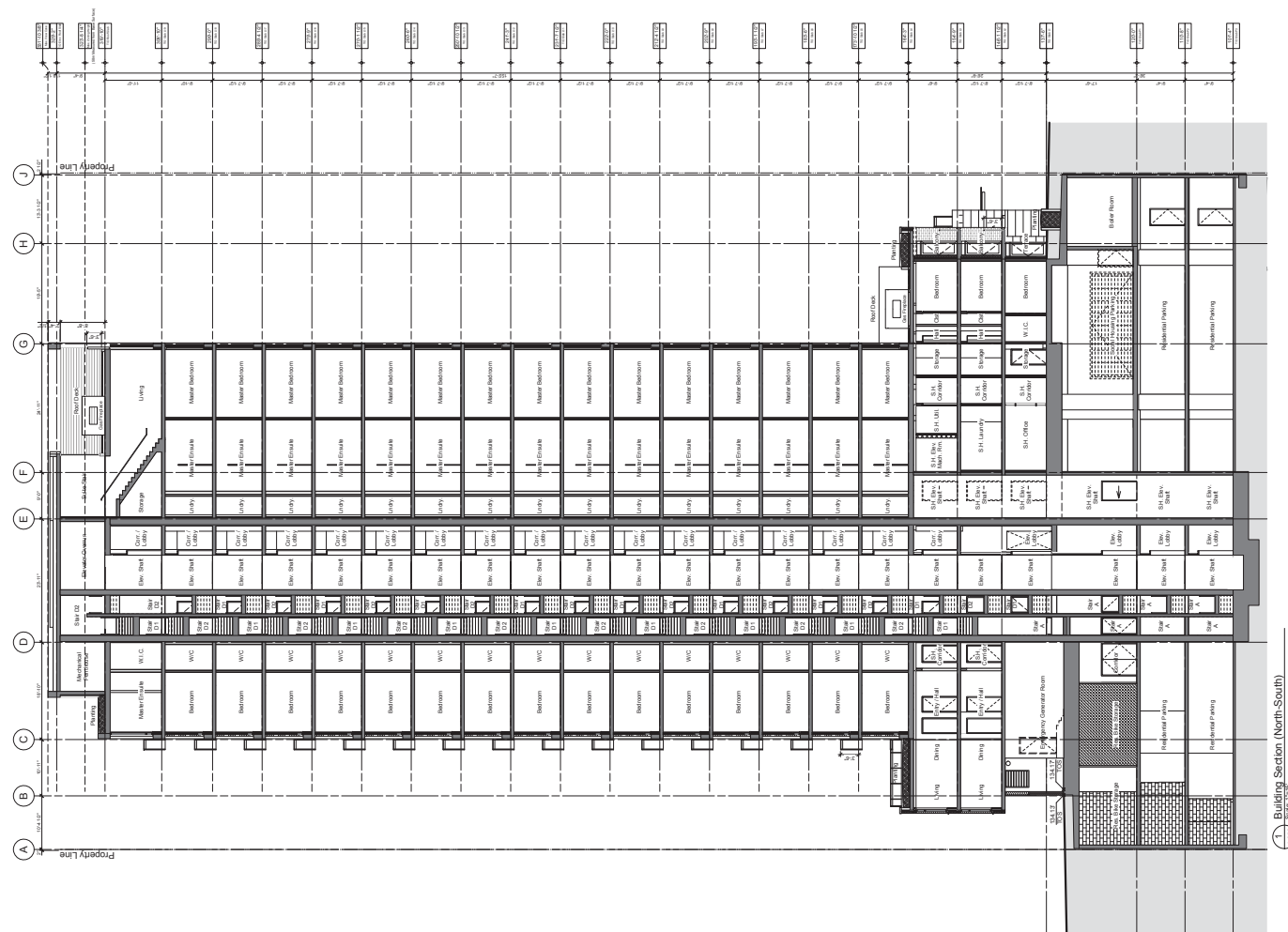
1. ☐ **Yes**  
 2. ☐ **No**  
 3. ☐ **Maybe**  
 4. ☐ **Don't know**  
 5. ☐ **Other**

60 Wall System: Rain-Screen Cementitious Panel  
Benjamin Moore: 2143-70 Simply White





See





[illegible]



3. 2014.01.15 Issued for CP  
2. 2014.01.15 Issued for CP  
1. 2014.01.04 Pre-CP Application Meeting  
No. / Date / Name:  
Revisions:



Davie and Jervis Ltd.  
100 West 10th Avenue  
Vancouver, BC V6P 1B6  
Tel: 604.684.4611  
Fax: 604.684.4617  
www.dj.co.uk

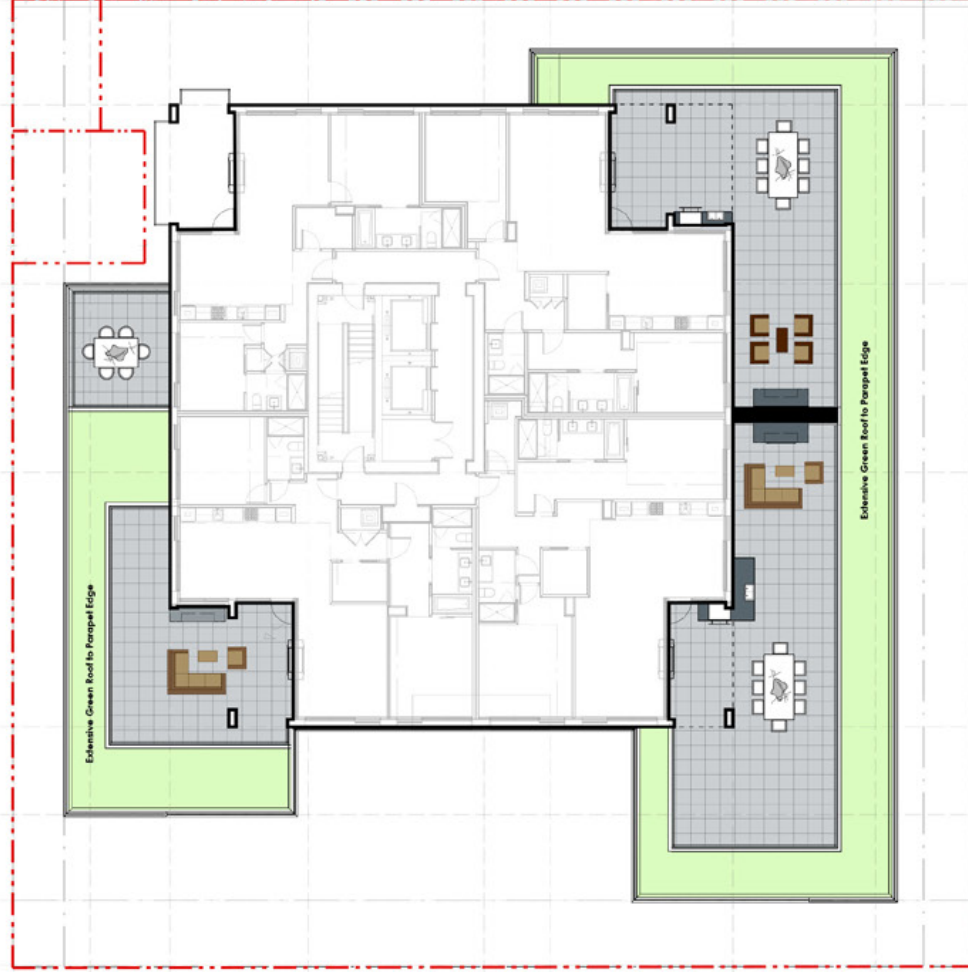
Project:  
**DAVIE AND JERVIS**

Drawn By: MJC/JCP  
Checked by: PE  
Date: December 04, 2014  
Scale: 1/8"=1'-0"  
Drawing Title:

**CONCEPT PLAN FOR  
LEVEL 4**

Project No.:  
14088  
Sheet No.:

**L-2**





2	2014-01-12	Issued for GP
1	2014-12-12	Issued for GP
1	2014-12-24	Pre-GP Application Meeting
no.	date	item
Revision:		



Duxton Road Ltd  
100 West Beaver Avenue  
Vancouver BC V7N 1V2  
Tel: 604.682.4811  
Fax: 604.682.0077  
www.drltd.ca

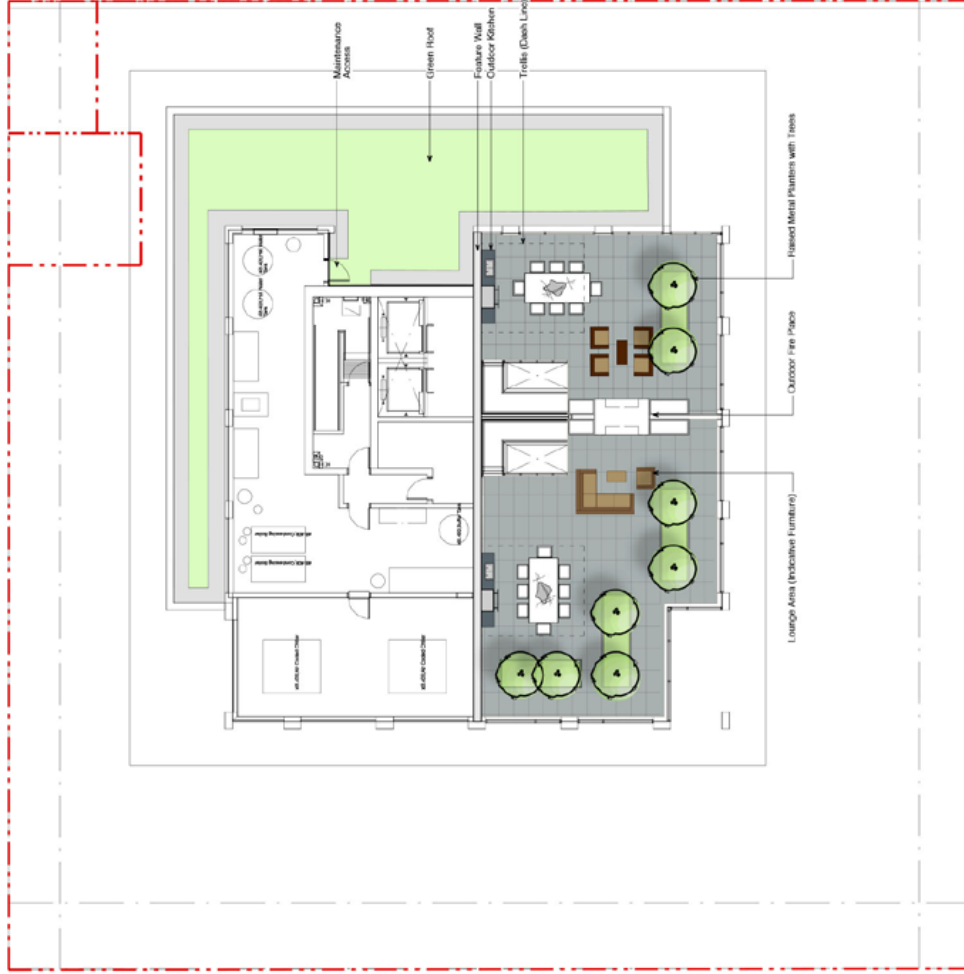
Project  
**DAVIE AND JERVIS**

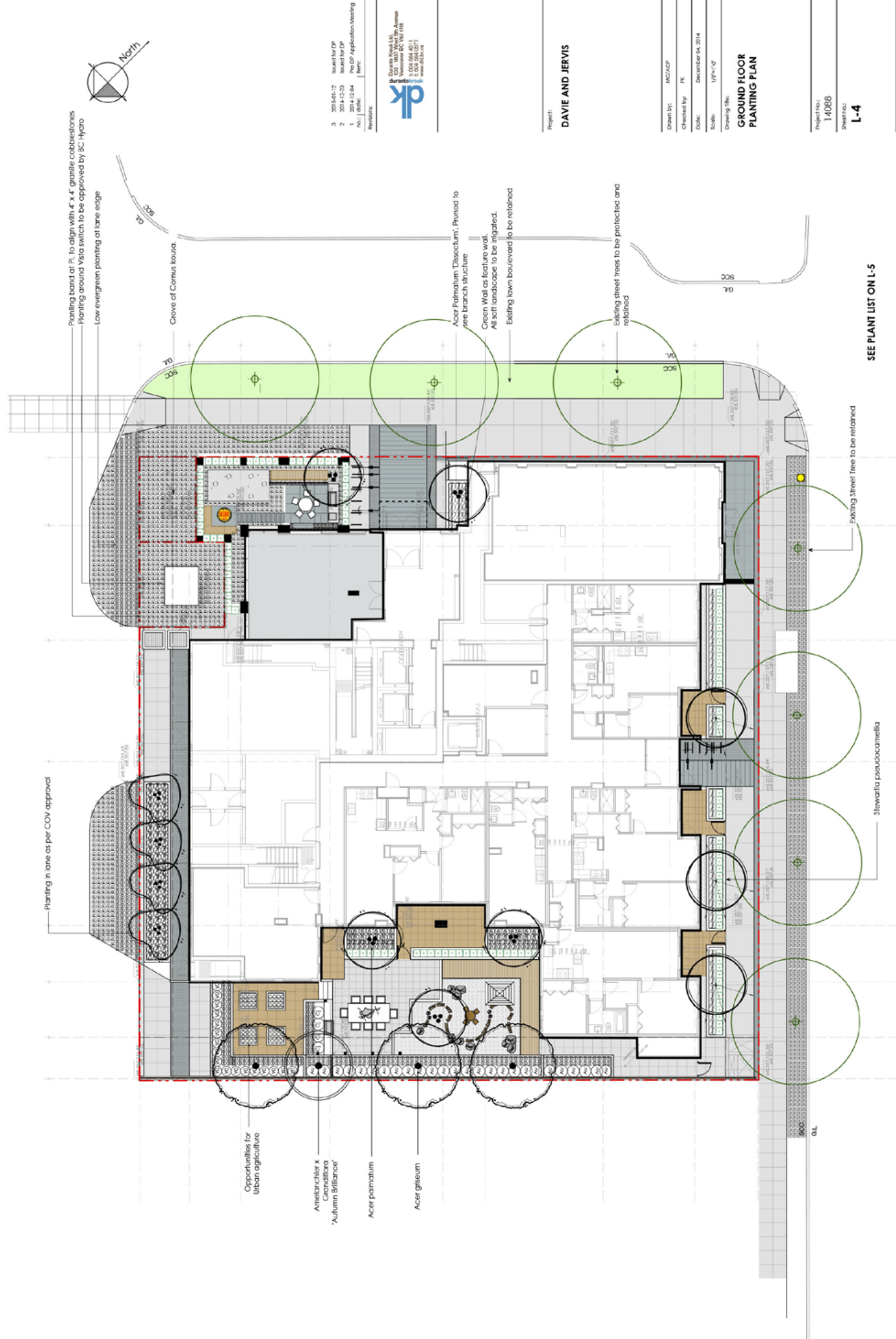
Drawn by:	MZ/JGP
Checked by:	PE
Date:	December 24, 2014
Scale:	1/8" = 1'-0"
Drawing Title:	

**Concept Plan for  
Penthouse Roof Terraces**

Project No.:	14088
Sheet No.:	

**L-3**



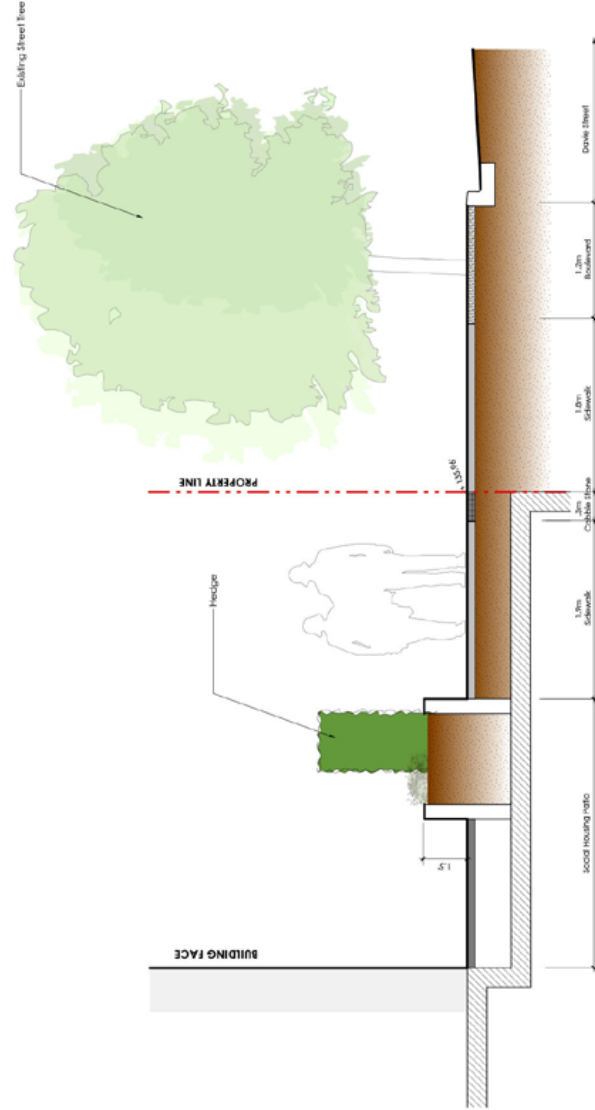




[illegible]

**GENERAL PLANTING NOTES:**

1. All work shall meet or exceed the following:
2. Plant sizes and related container classes #3 and #4 shall be as specified.
3. All Soft Landscape Areas shall be as specified.
4. All soft landscape areas shall be as specified.
5. All irrigation valve boxes shall be as specified.



3 20/4/13 Handled for DP  
2 20/4/13 Client Review  
1 20/4/13/04 Pre-DP Application Meeting  
Rev: 1 Date: 1 Item:  
Revisions:

**pk**  
Davies Design Ltd.  
1000 488 8811  
1000 488 8811  
www.davies.co

Project:  
**DAVIE AND JERVIS**

Drawn by: AGP  
Checked by: PK  
Date: December 04, 2014  
Scale: 1/8" = 1' 0"

Drawing Title:  
**LANDSCAPE SECTIONS**

Project No:  
**14088**  
Sheet No:  
**L-6**

TOPOGRAPHIC PLAN OF:  
 - THE EAST 1/2 OF LOT 18,  
 - THE WEST 1/2 OF LOT 18,  
 - THE EAST 1/2 OF LOT 19,  
 - THE WEST 1/2 OF LOT 19,  
 ALL OF BLOCK 37, DISTRICT LOT 185, N.W.D., PLAN 92

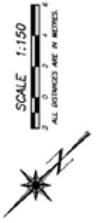


FIG:  
 1301 DAVE STREET 015-741-079  
 1305 DAVE STREET 015-741-080  
 1315 DAVE STREET 015-741-081  
 1325 DAVE STREET 011-751-436  
 VANCOUVER, B.C.

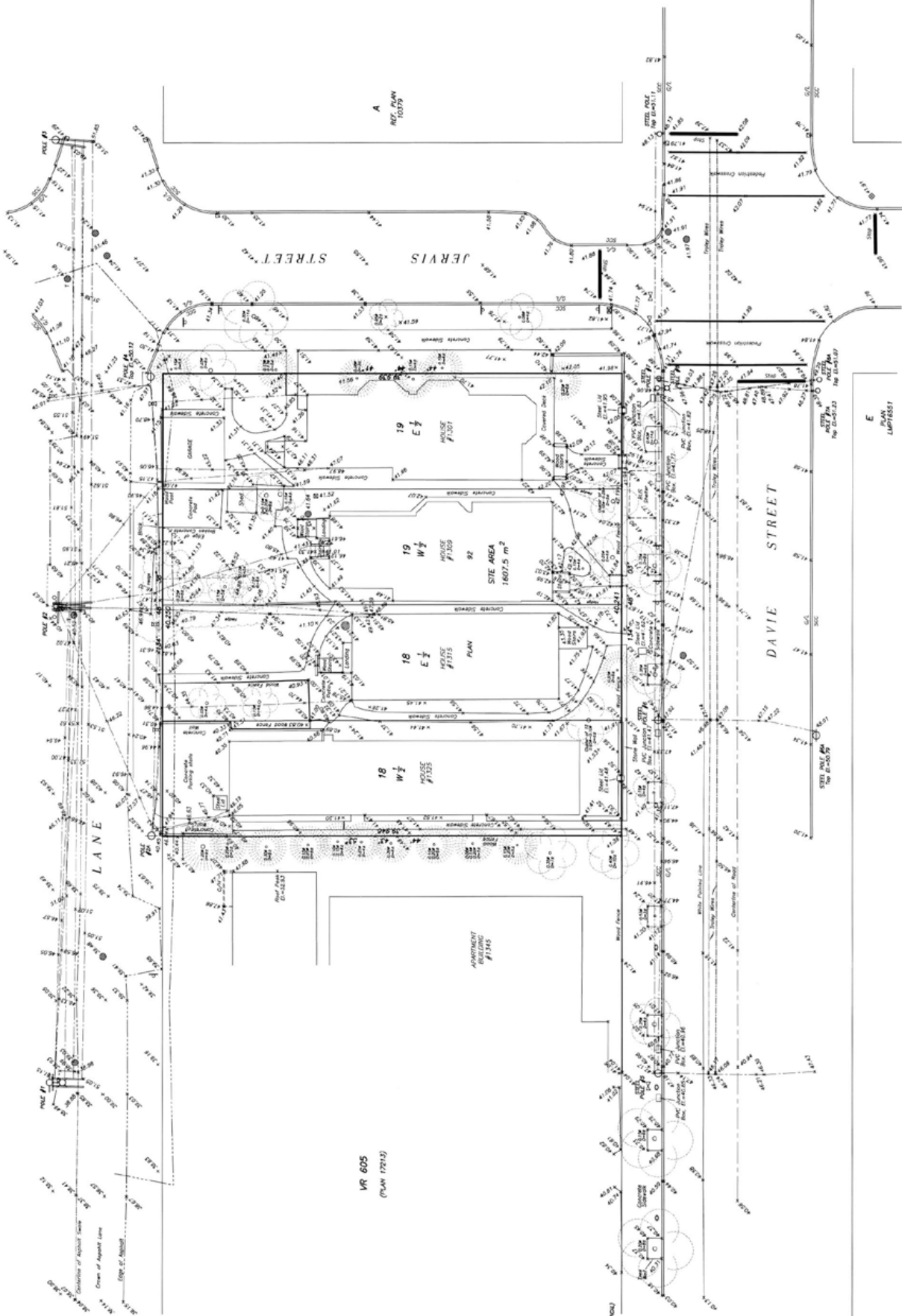
LEGEND

1. ELEVATIONS SHOWN ARE IN METERS TO THE CENTER OF GRAVITY.
2. ELEVATIONS SHOWN ARE BASED ON THE 1984 DATUM.
3. INFORMATION SHOWN IS BASED ON "FIELD SURVEY" COMPLETED MAY 21, 2014.
4. ALL SURVEY COMPLETED BETWEEN 4 & 2014.
5. INFORMATION SHOWN AS INDICATED IS BASED ON FIELD SURVEY COMPLETED BETWEEN 31, 2014.

- CL - EXISTING OVERLINE
- CL - EXISTING POWER UTILITY POLE WITH LIGHT
- CL - EXISTING POWER UTILITY POLE
- CL - EXISTING LAMP STANDARD
- CL - EXISTING JUNCTION BOX
- CL - EXISTING CATCH BASIN
- CL - EXISTING CONCRETE DRAIN
- CL - EXISTING WATER VALVE
- CL - EXISTING FISHING NET
- CL - EXISTING FIRE HYDRANT
- CL - EXISTING GAS VALVE
- CL - EXISTING STEEL SIGN POST
- CL - EXISTING MANHOLE
- CL - EXISTING TELLER HANDLE
- CL - EXISTING GUTTER LINE
- CL - EXISTING STANDARD CONCRETE CURB
- CL - EXISTING FREE RAMP JAIL BARRIER (TYPICAL)
- CL - EXISTING FREE RAMP JAIL BARRIER (TYPICAL)
- CL - EXISTING FREE RAMP JAIL BARRIER (TYPICAL)
- CL - EXISTING EXISTING TREE
- CL - EXISTING CONCRETE TREE
- CL - EXISTING ELEVATION OF CENTER OF ROAD (TYPICAL)
- CL - EXISTING SHIP ELEVATION (TYPICAL)

CORRECTED DATE: 2014  
 THE 1/2 OF LOT 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

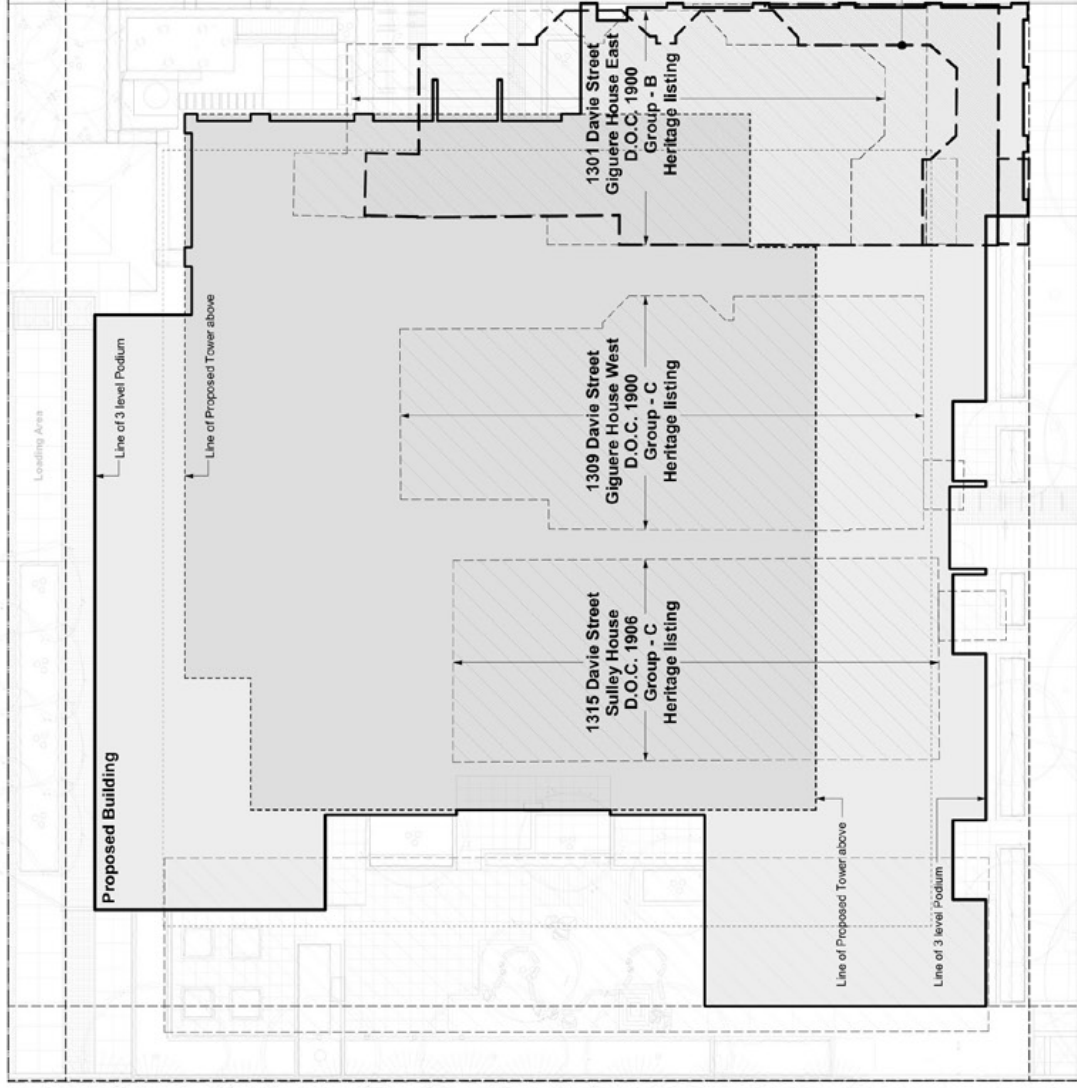
RENTAL AND SHEDDING LTD.  
 1301 DAVE STREET  
 VANCOUVER, B.C. V6L 1A1  
 PHONE: 604-261-0779  
 FAX: 604-261-0779  
 E-MAIL: info@rentalandsheeding.com  
 DATE: 1 JANUARY 2, 2014







Lane



### Retention Impact Heritage Building

#### Heritage Building Retention Notes:

The retention of the three heritage buildings, two Group C and one Group B is not possible.

The retention of the Group B heritage building is theoretically possible by shifting the tower to the North-West and the heritage building to the South-East.

It is not possible without losing the "required" 3 level Social Housing podium and open space.

Davie Street



## STATEMENT OF SIGNIFICANCE: GIGUIERE HOUSE EAST



Name: Giguiere House East  
Address: 1301 Davie Street, Vancouver, British Columbia  
Original Owner: Francis Chappuis-Giguere  
Original Date of Construction: 1900

**Description of the Historic Place**  
The Giguiere House East is a two and one-half story wooden house located at 1301 Davie Street in the West End neighbourhood of Vancouver. Built in 1900, the house displays features that are typical of the Edwardian era including vertical masonry, a front gabled roof, multiple bays, and a wrap-around veranda.

**Heritage Value of the Historic Place**  
The Giguiere House East is significant for its association with the early growth and development of the West End neighbourhood of Vancouver. As one of the other estate houses, constructed along the Davie arterial line, it is also valued for its Edwardian architecture and its association with the speculative West End-specific development boom that began in the early 1900s and continued until 1914.

## STATEMENT OF SIGNIFICANCE: GIGUIERE HOUSE WEST



Name: Giguiere House West  
Address: 1309 Davie Street, Vancouver, British Columbia  
Original Owner: Francis Chappuis-Giguere  
Original Date of Construction: 1900

**Description of the Historic Place**  
The Giguiere House West is a two and one-half story wooden house located at 1309 Davie Street in the West End neighbourhood of Vancouver. Built in 1900, the house displays features that are typical of the Edwardian era including vertical masonry and a wrap-around veranda.

**Heritage Value of the Historic Place**  
The Giguiere House West is significant for its association with the early growth and development of the West End neighbourhood of Vancouver. As one of the other estate houses, constructed along the Davie arterial line, it is also valued for its Edwardian architecture and its association with the speculative West End-specific development boom that began in the early 1900s and continued until 1914.

The Giguiere Houses, East and West, were constructed in 1900, at the beginning of a major wave of speculative development in the West End neighbourhood of Vancouver. The houses were built on the site of the former railway's B.C.R. industrial line. Each along the Davie Street arterial line, which was opened in 1900, the Giguiere Houses were initially occupied by professionals including doctors, a B.C.R. employee, and several other families. The houses were built as speculative investments, with the property in the newly formed Shaganappi neighbourhood sold on site and improved by the West End Association. The houses were built as speculative investments, with the property in the newly formed Shaganappi neighbourhood sold on site and improved by the West End Association. The houses were built as speculative investments, with the property in the newly formed Shaganappi neighbourhood sold on site and improved by the West End Association.

Typical of the Edwardian era, the Giguiere House East exhibits vertical masonry and features wooden construction using locally available materials. The speculative real estate boom led many owners to build houses that were both aesthetically pleasing and functional. The houses were built as speculative investments, with the property in the newly formed Shaganappi neighbourhood sold on site and improved by the West End Association. The houses were built as speculative investments, with the property in the newly formed Shaganappi neighbourhood sold on site and improved by the West End Association.

### Character-Defining Elements

- Location on Davie Street, in the West End neighbourhood of Vancouver;
- residential form, scale and massing as expressed by its two and one-half story height, full basement and front gabled roof;
- Edwardian design features, including vertical masonry, two-story chimney bay on the front elevation, full-width, wrap-around, wrap-around veranda with square columns and decorative brackets and horizontal siding on the front elevation;
- variety of original wooden frame and wall windows, including double-hung assemblies with decorative frame and casement assemblies;
- interior and brick chimney.

The Giguiere Houses, East and West, were constructed in 1900, at the beginning of a major wave of speculative development in the West End neighbourhood of Vancouver. The houses were built on the site of the former railway's B.C.R. industrial line. Each along the Davie Street arterial line, which was opened in 1900, the Giguiere Houses were initially occupied by professionals including doctors, a B.C.R. employee, and several other families. The houses were built as speculative investments, with the property in the newly formed Shaganappi neighbourhood sold on site and improved by the West End Association. The houses were built as speculative investments, with the property in the newly formed Shaganappi neighbourhood sold on site and improved by the West End Association.

Typical of the Edwardian era, the Giguiere House West exhibits vertical masonry and features wooden construction using locally available materials. The speculative real estate boom led many owners to build houses that were both aesthetically pleasing and functional. The houses were built as speculative investments, with the property in the newly formed Shaganappi neighbourhood sold on site and improved by the West End Association. The houses were built as speculative investments, with the property in the newly formed Shaganappi neighbourhood sold on site and improved by the West End Association.

### Character-Defining Elements

- Location on Davie Street, in the West End neighbourhood of Vancouver;
- residential form, scale and massing as expressed by its two and one-half story height, full basement and front gabled roofline;
- wood frame construction;
- well-articulated bay with wall dormer, including vertical masonry projecting bay and projecting bay as a chimney bay with wall dormer, including vertical masonry projecting bay and projecting bay as a chimney bay with wall dormer;
- interior and brick chimney.

## VANCOUVER HERITAGE REGISTER EVALUATION

EVALUATION - buildings		Local Area: West End		E		VG		G		EP	
Address: 1301 Davie Street		Date of Construction: 1900									
<b>ARCHITECTURAL HISTORY</b>											
1 Style/Type		Good example of a large Edwardian-era house, articulated with multiple bays		35		18		2		0	
2 Design		No special features beyond style		30		15		10		0	
3 Construction		Wood frame construction, typical of the time		15		5		5		0	
4 Design/Builder		Francis Chappuis-Giguere, one of Vancouver's early housing developers		15		5		5		0	
<b>CULTURAL HISTORY</b>											
1 Historical		No special historical association		35		18		2		0	
2 Historical Pattern		Constructed in the early days of Vancouver's post-WW1 development boom, representative of a speculative development project by a local contractor/developer, later divided into quarters, reflecting the ongoing commercialization of the West End.		30		15		10		0	
<b>CONTEXT</b>											
1 Landscape/Setting		Isolated and recognizable historical relationship with the neighbouring two houses of a similar vintage		15		5		5		0	
2 Neighbourhood		The house is compatible with the residential pattern of the area		20		10		5		0	
3 Visual/Symbolic		No landmark significance		25		15		10		0	
<b>INTEGRITY</b>											
1 Historical		Most significant alteration is the adjacent building, most likely existing in original (or original) condition		0		-5		-15		0	
<b>TOTALS:</b>											



STATEMENT OF SIGNIFICANCE: SULLY HOUSE



Name: Sully House  
Address: 1315 Davie Street, Vancouver, British Columbia  
Original Owner: William Sully  
Original Date of Construction: 1906

**Description of the Historic Place**  
The Sully House is a two and a half story wood-frame house located at 1315 Davie Street in the West End neighbourhood of Vancouver at one of the older urban blocks constructed along the waterfront. The house is a fine example of the early 1900s speculative development that occurred in Vancouver during the early 1900s.

**Heritage Value of the Historic Place**

The Sully House is significant for its association with the early growth and development of the West End neighbourhood of Vancouver as one of the older urban blocks constructed along the waterfront. The house is a fine example of the early 1900s speculative development that occurred in Vancouver during the early 1900s.

ARCHIVAL MAPS AND PHOTOGRAPHS:

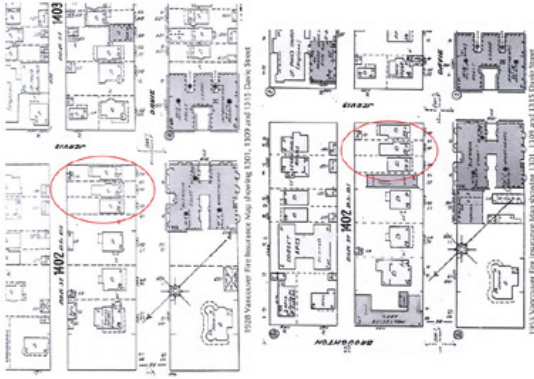


The Sully House was constructed in 1906 during a major wave of development in the West End that lasted through the first decade of the twentieth century. Until 1910, when property in the West End was largely undeveloped, the Sully House was one of the few buildings in the area. William Sully, an employee of E. J. Hoag & Co., a lumber mill and shipyard, store and real estate company, was the developer of the house at 1315 Davie Street. Sully House was the first of a series of houses constructed along the waterfront in the West End. The Sully House was the first of a series of houses constructed along the waterfront in the West End. The Sully House was the first of a series of houses constructed along the waterfront in the West End.

Typical of the Edwardian era, the Sully House exhibits vertical massing and features wooden construction using locally available materials. Located in Cedar Cove along Burrard Inlet, the E.J. Hoag & Co. building was a large industrial structure. The Sully House was the first of a series of houses constructed along the waterfront in the West End. The Sully House was the first of a series of houses constructed along the waterfront in the West End.

**Character-Defining Elements**

- Location on Davie Street, in the West End neighbourhood of Vancouver;
- two and a half story wood-frame construction;
- horizontal massing, including vertical massing, gable roof and four porch with square columns; stepped roof by on the second floor with gabled eaves and two-story porches;
- projecting bay on the west elevation, including double-bay windows with decorative bays and corner windows;
- original wooden front door assembly; and
- horizontal and vertical symmetry.



VANCOUVER HERITAGE REGISTER EVALUATION

EVALUATION - Buildings		LOCAL Area: West End			
Address: 1315 Davie Street		Date of Construction: 1906			
ARCHITECTURAL HISTORY		E V C G I P			
1 Style/Type	Good example of a large, Edwardian era house	35	18	20	0
2 Design	No special features beyond style	30	15	10	0
3 Construction	Wood frame construction, typical of the time	15	8	5	0
4 Designer/Builder	Unknown	15	8	5	0
CULINARY HISTORY		(Maximum 40)		32	
1 Historical Association	No known significant historical association	35	18	12	0
2 Historical Patterns	Constructed in the early stages of Vancouver's post-WWI development boom, representative of a 'new' type of house, reflecting the changing development of the West End	30	15	10	0
CONTEXT		(Maximum 25)		10	
1 Landscape/Setting	Intact and recognizable historical relationship with the surrounding landscape	15	8	5	0
2 Neighbourhood	The house is compatible with the residential streetscape of the West End	20	10	5	0
3 Visual/Symbolic	No landmark significance	25	13	8	0
INTEGRITY		(Maximum 25)		11	
TOTAL:		TOTAL:		25	
Evaluation Date: August 21, 2014		Classification Group:		C	



RESEARCH SUMMARY SHEET: SULLY HOUSE

**CITY ADDRESS:** 1315 Davie Street, Vancouver, British Columbia  
**LEGAL ADDRESS:** Lot 18, Block 32, District Lot 185  
**OWNER:** VANCOUVER HERITAGE SOCIETY  
**HISTORIC NAME:** Sully House  
**Video posted:** 1315 Davie Street, 1315 Davie Street, East 1/2 of Lot 18  
**VANCOUVER CITY DIRECTORIES:** 1315 DAVIE STREET  
1906-1911: Edward Taylor, secretary-Emerson Manufacturing Co.  
1912: Walter J. Colquhoun, accountant-Canada Bank of Commerce  
1914-1917: Joseph B. Macdonald  
1918-1919: St. John's Marine, representative-Pull & Ross  
1921-1926: Benjamin Johnson, clothing  
1927: Stewart Macdonald, engineer  
1928: Joseph B. Macdonald, engineer  
1929-1935: John Doherty, carpenter  
1936: Frederick C. Williams, radio technician  
1938-1940: F. West  
1941: F. West

**CURRENT MAPS AND PHOTOGRAPHS:**



Davie Street houses, from the southeast, Bing Maps



Davies Street houses, from the southwest. Bing Ma



Davie Street houses, from the northwest, Bing Maps



Davie Street houses, from the northeast, Bing Maps



Dear Valuation, 1309 Davie Street



East elevation, 1329 Danby Street



Chimney, bay and dentil coving, 1315 Davie Street



Last elevation (on left), 1315 David Street

3

NSDA  
ARCHITECTS

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 Canada V6B 2K4  
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Design Consultants  
RICHARD HENRY ARCHITECT INC.

Davie & Jarvis  
Vancouver, BC

Street Type  
Heritage  
Statement of Significance #3

Project Number  
14013Basic  
As Shown

Sheet Number  
**A-H04**

January 12, 2015

**Attention: Wendy LeBreton**

Project Facilitator, Development Services  
City of Vancouver

Dear Wendy:

**RE: 1301-1325 Davie Street – Development Permit Application**

---

We are pleased to submit for Staff consideration and circulation, a complete Development Permit Application for the development site located at 1301-1325 Davie Street. We have had numerous meetings and discussions with Staff over the past five months, and we believe that this submission accurately reflects a supportable development program that effectively addresses all of the underlying parameters. In support of this submission, please find below a description of the development program.

#### **EXISTING POLICY CONTEXT**

The following (and other) documents were used to guide the design of this proposal:

- West End Community Plan
- COV Housing Design and Technical Guidelines (V9.0, V9.4, V9.6)
- BC Housing Design Guidelines and Construction Standards
- RM-5, RM-5A,B,C,D District Schedule
- High Density Housing for Families with Children Guidelines
- COV Heritage Action Plan

#### **SITE DESCRIPTION**

The site is located in the Lower Davie neighbourhood in the West End of Vancouver, and is currently comprised of 4 individual legal lots at the northwest corner of the intersection of Jervis Street and Davie Street. The site is at the high point of both of these streets, as they start to descend down to Denman Street to the west and English Bay to the south. Presently on site are three multiple conversion dwellings and a small 3 storey walk-up apartment building. A moderate sized, 3 storey wood frame apartment building abuts the property to the west.

#### **WEST END COMMUNITY PLAN**

The development will be one of the first major projects to be undertaken under the new West End Community Plan that was adopted by City Council on November 20<sup>th</sup>, 2013. The proposal is guided by the Plan's 7 Foundation Plan Principles as follows:

#### **VANCOUVER**

900-666 Burrard Street, Vancouver, British Columbia V6C 2X8 **Phone:** (604) 801-7000 **Fax:** (604) 801-7001 **E-mail:** Vancouver@intracorp.ca INTRACORP.CA



**Principle 1: Achieve a green, environmentally sustainable urban pattern.**

The buildings will be designed to meet all prevailing green building bylaws and environmental performance standards. The well-connected urban location further supports patterns of sustainable urban development.

**Principle 2: Support a range of affordable housing options to meet the diverse needs of the community.**

The project proposes to include the required social housing component in a distinct, independently functioning building component, in conjunction with the market tower which will introduce much needed larger-than-typical homes which support a greater diversity of housing options for growing families, couples, or downsizing seniors.

**Principle 3: Foster a robust, resilient economy.**

While not specifically required at this location, this proposal includes a commercial retail unit at the corner of Davie Street and Jervis Street, marking the terminus of the Davie Village commercial district and the transition to the Lower Davie area.

**Principle 4: Enhance culture, heritage and creativity in the city.**

The approach to the design of this project considers very carefully the existing context, both old and new. Described further in the rationale to follow, the development will incorporate a simple, modern and timeless architectural design, with major emphasis on materials, proportions and context. The base of the building will respond to the existing heritage context while the tower will address both the existing highrise building language in the West End, while also providing a new, contemporary visual expression. Fostering creativity is particularly relevant in this instance, as Intracorp will be partnering with not only a group of excellent local design consultants, but with a development partner with deep roots in the local design and arts community – Inform Interiors.

**Principle 5: Provide and support a range of sustainable transportation options.**

There is an existing bus stop on Davie Street fronting the site, and the general location is already very well established with cyclists and pedestrians. In support of these more sustainable transportation options, this application will not be seeking to increase on-site parking beyond what is explicitly required by the Parking Bylaw. On-site bicycle storage facilities and electric car charging stalls will also be provided as expected.

**Principle 6: Protect and enhance public open spaces, parks and green linkages.**

The building frontages – including the lane – will be enhanced with landscaping and green buffering between public and private areas. Wherever possible, outdoor terraces and roof areas will also feature landscaping. The site's location is ideally situated to take full advantage of numerous public parks and outdoor natural assets.

**Principle 7: Foster resilient, sustainable, safe and healthy communities.**

The combination of market and non-market housing, in conjunction with new commercial/retail space, will work to enhance the existing community in this West End location.



## DEVELOPMENT PROGRAM

The following lists a summary of the key statistics for the development proposal. Please refer to the architectural statistics for more detail:

Site area:	17,303 sf
Density allowed:	7.0 FSR
Density achieved:	6.61 FSR
Social housing density provided:	20.25% of FSR: 23,148 sf (see Social Housing below)
Commercial density provided:	1,237 sf
Total Market units:	63 units (1 x 1 Bed; 60 x 2 Bed; 2 x 3 Bed)

## SOCIAL HOUSING

The development proposal is designed to be consistent with the new West End Community Plan, which requires the provision of Social Housing in conjunction with new development. The site itself, while envisioned in the Plan to be able to facilitate a maximum density of 7.0 FSR, is constrained by the relatively small footprint, imposed podium and tower massing restrictions, and an overall height restriction. For these reasons, we are not able to accommodate the full density envisioned by the Plan, and at this stage the site can only support 6.61 FSR. This results in potential density that is forfeited, putting substantial pressure on the financial viability of the project.

We are happy to confirm however that we are able to deliver over 23,000sf of Social Housing in our development proposal, marginally exceeding the 20% FSR requirement stipulated in the Community Plan and Zoning. This has not been easy to achieve, given the limited site frontage for proper residential exposure, outdoor amenity and children's play requirements, as well as the significant challenge of coordinating the social housing with the market residential tower core and structure.

The current unit mix, compared with the suggested mix in the Guidelines, is below. We have done our best to meet the intent given the particular constraints.

Unit Type	City Guideline Mix	Proposed Unit Count	Proposed Mix
Studio	25%	11	39%
1 Bed	25%	4	14%
2 Bed	30%	13	47%
3 Bed	20%	-	-
<b>Total</b>	<b>100%</b>	<b>28 Units</b>	<b>100%</b>

Regarding the housing policy consideration of the replacement of existing rental units, it should be noted that three of the four existing structures on the development site are converted single family houses, renovated over the last few decades with and without City permits. The buildings can now best be described as 'rooming houses' with shared facilities such as bathrooms and kitchens. Detail on the particular facilities within each building is provided in the Tenant Relocation Application Form submitted with this application.





The implementation of a one-for-one replacement policy in this instance can therefore not be supported, since the existing accommodations are not independent living units. With support from Staff to consider a reduction in the number of units given the above site specific condition, it is expected that the Guideline Mix can be achieved. Further discussion on this is expected.

We look forward to the opportunity to meet again to discuss the involvement of a housing operator early on in the process. Having completed institutional housing projects in the past, Intracorp has found this early involvement to be of critical importance. We have already had brief discussions with Bob Nicklin at Affordable Housing Societies, as well as Jim O'Dea at Terra Housing Consultants, who have both expressed interest and support for this approach.

## HERITAGE CHARACTERISTICS OF EXISTING STRUCTURES

In support of this application, Staff encouraged the undertaking of a Statement of Significance study for each of the pre-1940 structures located on the site. Donald Luxton and Associates was commissioned to prepare reports for 1301, 1309 and 1315 Davie Street, which were submitted for consideration by the Vancouver Heritage Commission in September 2014. The Commission proposed some revisions to these reports, and the findings of this review are included in the minutes of the meeting of September 29<sup>th</sup>.

While 3 of the 4 structures on the site have been found to contain some heritage merit to varying degrees, Staff have confirmed that the West End Community Plan only assumes the protection of 117 of 124 character dwellings that are *within* the existing neighbourhoods, and anticipates the loss of the remainder that are located on the major corridors such as these structures on Davie Street. Retention of any of these structures would deem the development site not viable given the prevailing constraints.

## FORM, HEIGHT AND SETBACKS

The overall form for the proposed building is one that is familiar to the West End. Generally it is a 19 storey tower interlocked with a 3 storey podium base. The tower component as proposed is intended to be market housing, while the podium is mostly comprised of affordable, city owned non-market housing, with a small commercial retail shop on the corner. Although one building, the complex has been designed to function and appear as 2 separate but interconnected buildings.

The site, located in Area B, is limited to a maximum 190' height restriction (322.98' geodetic) from the base plane, as governed by the West End Community Plan, to which the building height adheres generally. This application is requesting consideration for an architectural feature element to surpass this height to give the building a stronger presence on the skyline and to screen mechanical devices, but not adding any indoor habitable floor area, just useable outdoor roof terrace for the residents. This extended frame element will also give the residents a sense of security and enclosure on this dramatic perch.



The site is further constrained in height by View Cone 20 but is shadowed by the tower located at 1265 Burnaby Street to the south, allowing up to 58m in overall height from the corner of Jervis and Davie (330.98' geodetic).

The podium level has been limited to 3 stories as required for Area B in the Community Plan.

The tower has been located approx. 88'-0" from the 13 storey tower to the North and approx. 175'-0" from the approx. 26'-0" storey tower to the East. The floor plate has been limited in area to 5,500 sf (511sm) as prescribed in the Community Plan.

Setbacks include the minimum required 7' along Davie Street for all elements. This area is intended to be a "hardscape" paving area for an overall pedestrian widening of the Davie sidewalk corridor, with a further setback at the housing portion to provide a planter and semi-private buffer along this edge.

The tower setback along Jervis approximates the average setback of building to the north along the street at approximately 14'. The rear laneway is set back approx. 10'-6" for the ground floor and 7'-0" for the upper 2 levels. A variety of setbacks are shown on the West side depending on conditions, with the minimum distance of 9' for the south portion.

## ARCHITECTURAL EXPRESSION

The overall building design responds to the general characteristics of the West End built form for this location and resists trying to stand out overtly from the existing context. The design recognizes that there are two contrasting scales to buildings throughout the area. Generally speaking, tower forms in the West End are large-scaled, relatively simple, modular, geometrically derived, and also robust in their architectural nature. Low-rise structures however, such as commercial buildings in the village areas, the walk-up apartment buildings as well as old homes throughout the area have a much finer grain and scale, with a higher degree of detail and interest at the street level. The proposal recognizes these qualities and responds to them with a very simple and elegant concrete tower frame composition for the market housing, together with a more complex and finely grained, pedestrian-scaled podium expression for the social housing.

In addition, an important commercial element stands out from the main complex on the corner of Jervis and Davie marking an important transitional terminus to the west end of Davie Village with its commercial heart, and the beginning of Lower Davie as it begins its slope down to Denman Street, with a predominantly residential character.

Material for the social housing podium is designed to increase energy performance, minimize maintenance, and be robust and durable. It generally consists of brick along the Davie Street and lane elevations with a cementitious panel system planned for the lower floor and western elevation as well as other infill areas.



## PUBLIC REALM, PUBLIC AND PRIVATE AMENITY

The site resides within very easy access to a variety of public outdoor amenity areas. Three City blocks to the south lie the park and beach waterfront of False Creek opening up onto English Bay and the entire seawall pathway system. Immediately to the east is the Aquatic Centre for recreational activities. To the northeast 2 diagonal blocks away lies Nelson Park with Lord Nelson School. Shopping, transport and other commercial and recreational amenities surround the site in all directions.

On site amenities for the market housing include exceptionally large balconies and roof terraces for each home. In addition a large amenity room is proposed at the northeast corner off of the main entrance lobby which connects to a common outdoor amenity area also off of the lobby. A guest suite is also included for the benefit of future residents and their visiting families and friends.

Amenity areas for the social housing include balconies for most of the units and a large common grade level landscaped outdoor amenity space to the southwest. This area is complemented by a large common indoor amenity space adjacent to it.

Laneway treatments will reference the West End Laneway Guidelines currently under development, making allowances for green landscaping treatments and activated lanes. Loading for the residents and the commercial space is accommodated here, as well as providing for substantial new electrical services for the entire area, and the entrance to the parkade.

Jervis Street treatment continues the treed boulevard language that exists to the north of the laneway, and provides a gracious entrance to the market housing component. A wider boulevard provides a grassy natural front yard to the complex.

Davie Street treatment incorporates the required 7' hardscape setback for sidewalk widening and also provides for bicycle parking and the retention of the existing bus stop. A further setback for a semi-private green buffer helps to provide security and separation for the housing portion along Davie.

## LANDSCAPE DESIGN

The intent of the landscape design is twofold; to provide residents with a highly livable environment in an urban context and to root the building in its surroundings with a high quality public realm treatment. The ground level design responds to and reflects the diversity of programs provided by the new development - specifically, the commercial frontage at the corner of Davie and Jervis, social housing along Davie and market residential entry at Jervis. Furthermore, the treatment at the lane accommodates a range of servicing requirements while the west façade is sensitive to the interface with our neighbors. Higher up on the building, there are a series of rooftop gardens where the building massing steps back. Each of these spaces is designed to respond to its context and building use.



## Ground Floor

At the corner of Davie and Jervis, a new retail unit anchors the street corner and ties in to the commercial area, Davie Village, to the east. Special paving at the store entry defines and characterizes the retail component, while commercial bike racks and seating areas encourage both pedestrian and bike traffic. Further west, ground level units with front patios and gates open directly onto Davie and reflect the residential character to the west. Planters with privacy hedges and small multi-stemmed trees buffer the busy sidewalk from front doors. The building wall is set back from the property line, allowing for a wider sidewalk for an improved pedestrian experience. A band of non-tumbled granite cobblestones defines the property line and adds high quality paving materials and texture to the public realm. Finally, the existing street trees will be retained and provide a large mature tree canopy to the Davie frontage.

The Jervis frontage also benefits from existing mature street trees, helping to root the new building in its context. The market housing lobby opens to Jervis and is defined by an architecturally significant corten steel enclosure canopy. The entry walk to the lobby will include stone pavers and well defined edges to support the strong architectural statement at the lobby entry.

The ground level amenity area is further north, and is buffered from the public realm with 5' high clipped hedges between 8-10' high metal columns that match the rhythm of the building columns behind and the materiality of the architectural canopy. This active edge enlivens the ground floor and positively contributes to the Davie Village experience.

At the lane, a variety of servicing requirements inform the layout of the spaces. The loading bay and parkade entry will receive treatment similar to pedestrian areas, with higher quality paving materials and pedestrian scaled paving patterns. Furthermore, trees planted in planters will vertically screen the building and provide a green canopy to the lane. Where possible, we propose to plant low maintenance evergreen shrubs outside our property line in an effort to decrease the perceived width of the lane and improve the pedestrian experience

Finally, to the west, a wide planter with evergreen shrubs, flowering perennials and flowering trees runs the length of the west property line and effectively separates the proposed development from the existing building. A courtyard with opportunities for urban agriculture, outdoor eating, kids play and introspection opens west and provides an active and friendly face to the neighbors.

## Level 4 Private Patios

Above the ground floor units, as the building steps back, large outdoor decks are provided for each of the units on Level 4. Private decks include built in fireplaces, outdoor kitchens and outdoor living space. Between the patios and the parapet edge, low profile green roof plants are proposed.



## Penthouse

At the top of the building, along the south edge, two large penthouse decks are provided. Similar to Level 4, these decks are designed for outdoor living, with fireplaces, kitchens and lounge areas. At the south and west edge, tall columnar Swedish aspens planted in metal planters, are visible from below and provide a green top to the building. The remaining area of the roof, in the space not dedicated to mechanical equipment, will receive a low profile green roof.

## SUSTAINABILITY

Sustainable design elements have been incorporated into the schematic design of this proposal, and will continue to be a focal point during design development. Preliminary building energy models have been prepared which confirm that the development will meet – and marginally exceed – the Vancouver Building Bylaw requirements for energy performance and the West End Community Plan's overall green building strategies.

Green buildings should respond to their context and this building follows through on this imperative. The dense urban location is already well served by transit, and is a well-established bicycle and pedestrian-centred community with easy access to City parks, beaches and community facilities. The building's planning strategy maximizes access to available open space wherever possible, from ground floor patios to podium level and penthouse terraces, and oversized balconies for every home. The building has been designed to be low maintenance and provide a durable and timeless aesthetic, energy efficiency and a healthy environment for occupants.

Planting will be native and adaptive to provide habitat, minimize maintenance, and reduce irrigation demand. Zero waste planning initiatives are developed to foster ongoing diversion of materials from the waste stream through re-use, composting and recycling. Onsite facilities will include storage and collection of: paper, cardboard, glass, plastics, metals and both kitchen and landscape organics. The use of low-VOC, low-allergenic finishes and materials further improves air quality, and water-efficient fixtures and landscaping further reduce the building's demand for potable water. Shade trees and planting have been maximized to reduce the amount of constructive surfaces that heat up and contribute to the heat island effect. Soil depths of 18 – 30" on the outdoor decks will slow storm water runoff.

The project will incorporate a number of energy saving measures including an overall approach to the mechanical systems which anticipates a future connection to a central neighbourhood energy utility. A great deal of attention is being given to the detailing and performance of the building envelope to meet the project's sustainability goals. The implementation of a maximum 50% window to wall ratio and high performance cladding and insulation ensure the thermal performance of the envelope. Operable windows, as well as hydronic-based heating and cooling systems with Heat Recovery Ventilators in each unit ensure both thermal comfort and access to fresh air throughout the year.



This is an exciting new project for Intracorp. The ultimate success will be determined by the unique partnership of Intracorp, Inform and our expert consultant team, working collaboratively with City Staff to actualize the vision presented in this new Community Plan. We are committed to a high level of execution on this extraordinary project, and we look forward to working with Staff to achieve this. Please do not hesitate to contact me should you require further information. I can be reached at [djacobson@intracorp.ca](mailto:djacobson@intracorp.ca), or (604) 801-7023.

Yours truly,  
**INTRACORP JERVIS ST. LIMITED PARTNERSHIP**

A handwritten signature in blue ink, appearing to read 'David Jacobson', with a large, sweeping loop at the end.

**David Jacobson**  
Director of Development

cc. Colin King, Development Planner, City of Vancouver  
Tom Staniszki, NSDA Architects  
Maurice Pez, Senior Vice President, Development & Construction, Intracorp











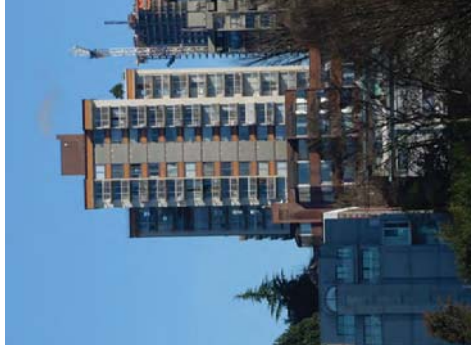






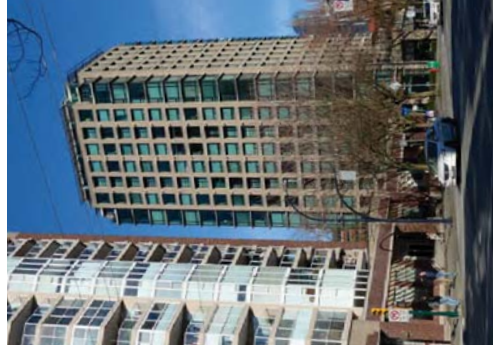
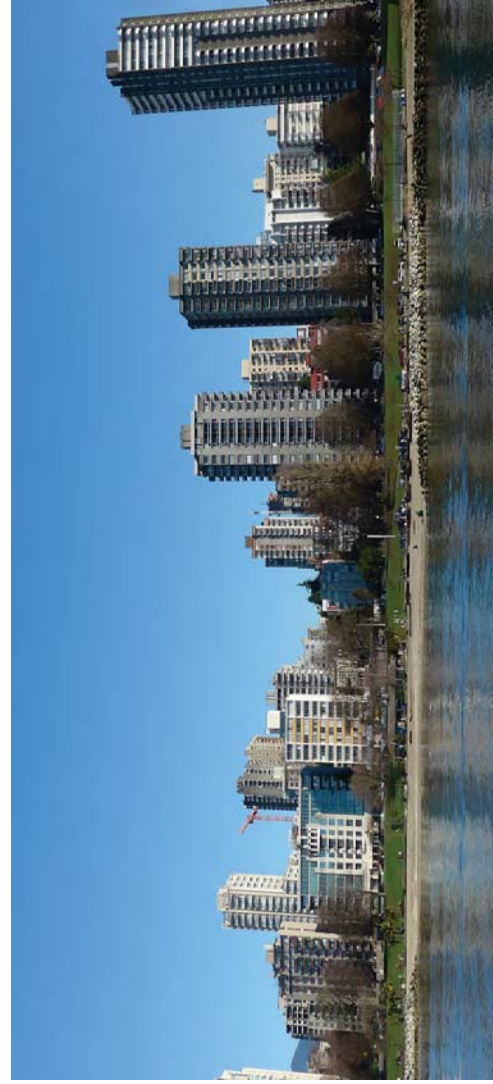


## Design Rationale - Tower Form



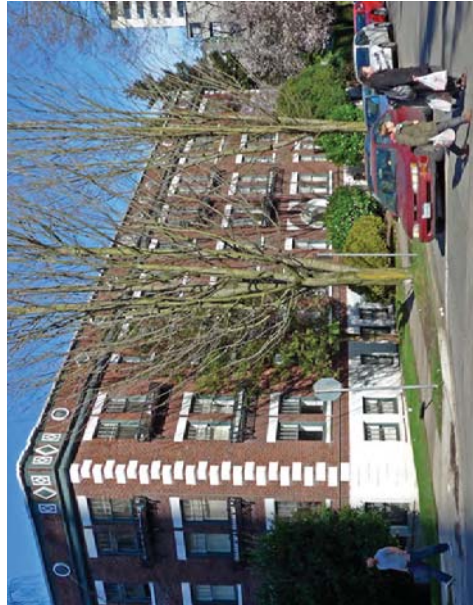
The West End historically has been instrumental in creating a unique form of mixed-use development in North America that is often referred to in planning circles as "Vancouverism". Tall high density towers combine with large public amenity spaces and a gritty low-scaled street character and has become a model for other regions.

Generally there are 2 differently scaled textures to the West End area, the first one being a preponderance of tall, quite simple, modular and robust tower forms. These towers blend to create a simple and somewhat monolithic skyline form and create a generally cohesive skyline texture. The tower component of this proposal seeks to fit within this milieu as a sympathetic background structure.





## Design Rationale - Street Form

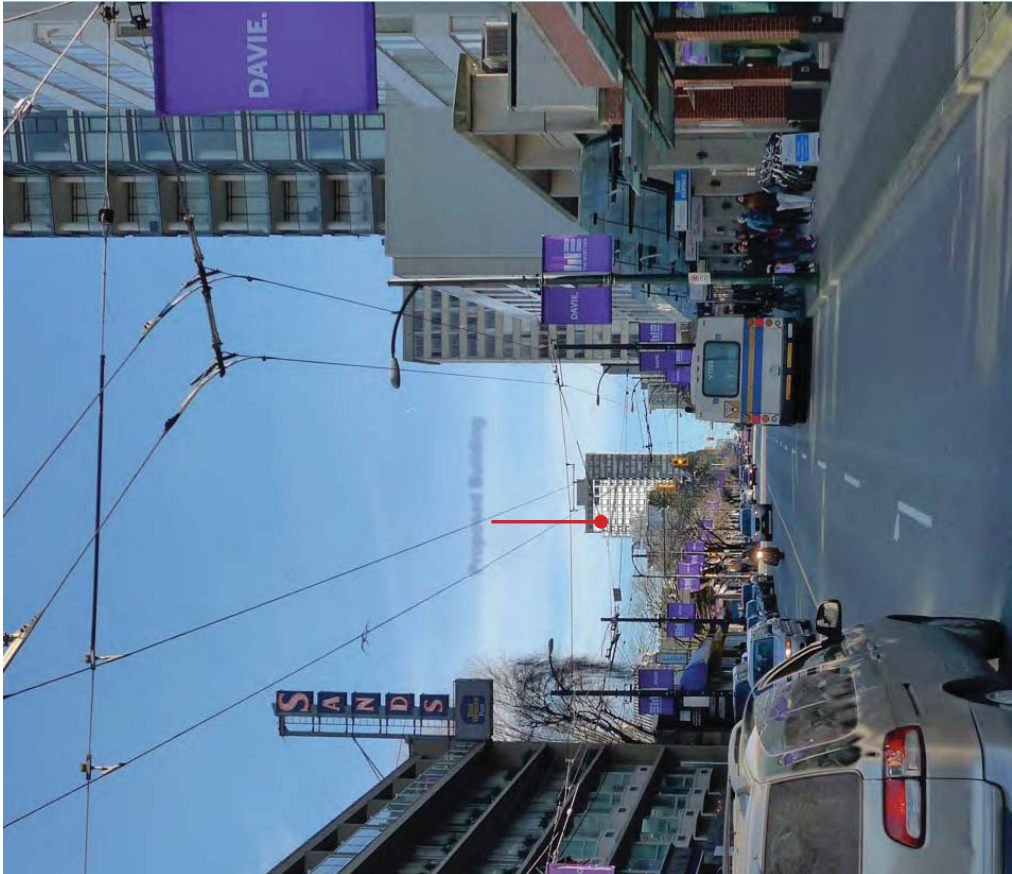


The Street form texture, generally speaking, differentiates itself from the skyline texture by being much more gramy and vibrant. Low 1 to 3 storey structures of varying architectural styles combine residential with shopfront commercial that add enormously to the wonderful and active street-scaled presence of the West End. Shops merge with homes, and blend with mature landscape to create a rich and characterful street texture that helps life in the area to flourish. The base of this proposal seeks to meld with this context as well.





View Analysis



VIEW FROM DENMAN ST. LOOKING EAST



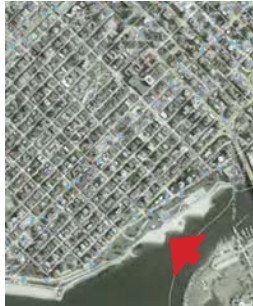
VIEW FROM DAVIE ST. LOOKING WEST

## View Analysis

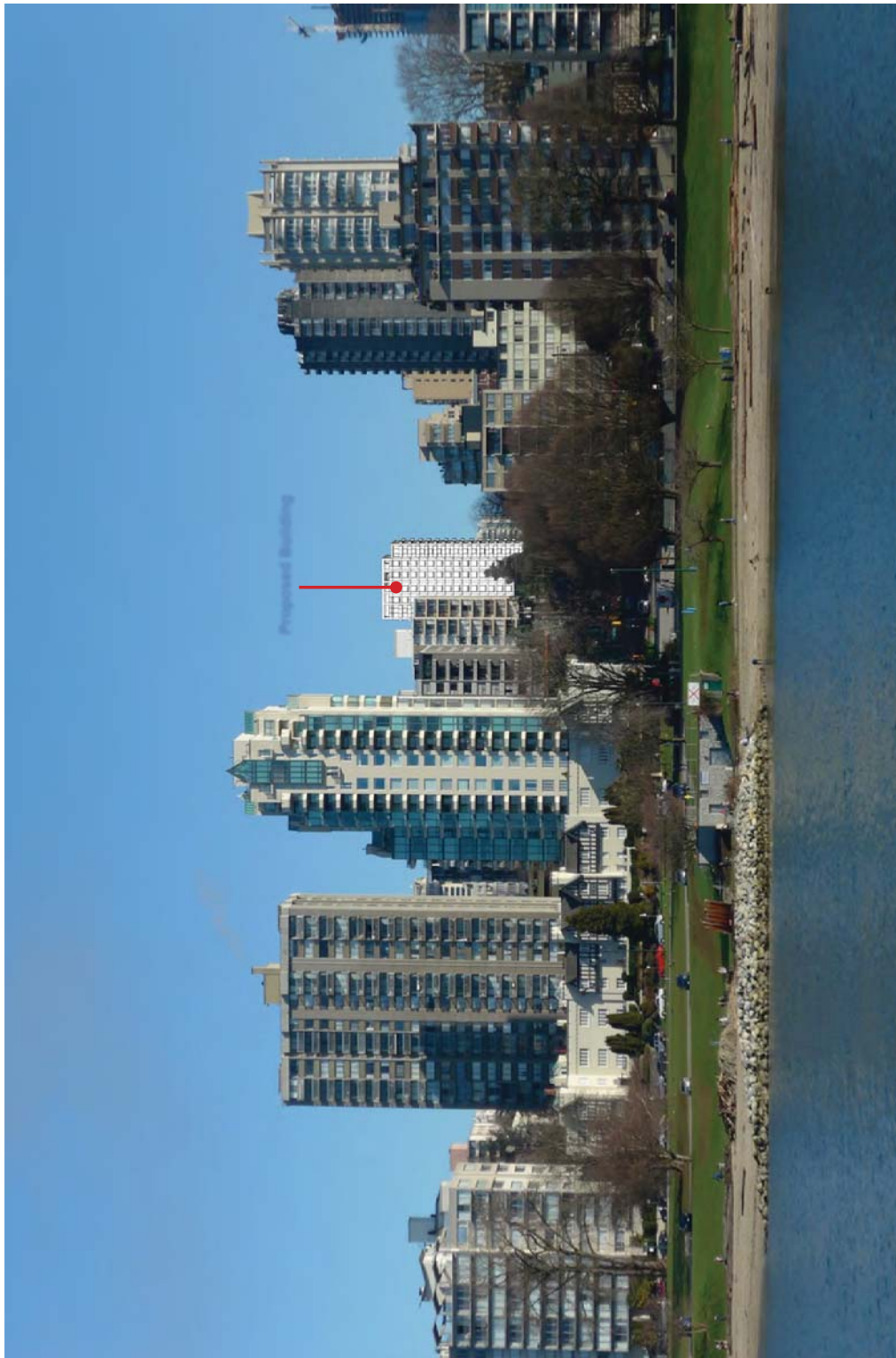
The tower element in this proposal seeks to fit within the context of the community of towers which identifies the West End as a particularly unique and special mixed-use neighbourhood that has paved the way for other urban developments in the Lower Mainland and around the world.

The street elements combine to mark a characterful terminus to Davie Village and respect the 1 to 3 storey streetscale of Davie and Jervis.

From a skyline and streetscale the images here attempt to illustrate the fit within this urban context.



Keyplan



VIEW FROM KITS POINT



# Site Context Streetscapes



Photoscape - Davie Street (South)



Photoscape - Davie Street (North)

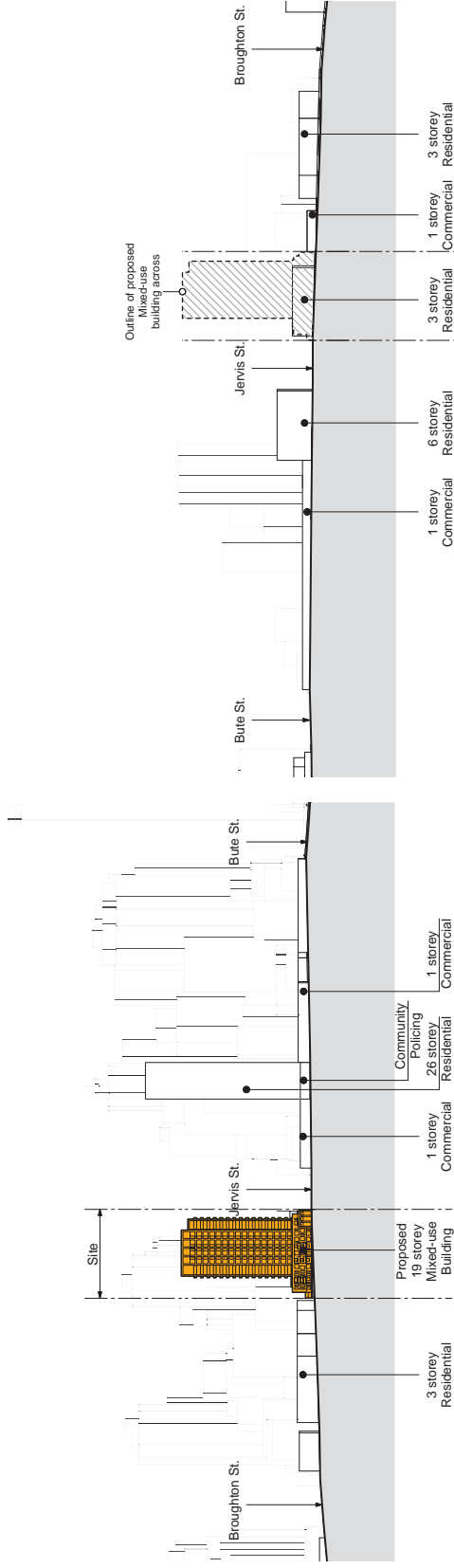


Photoscape - Jarvis Street (West)

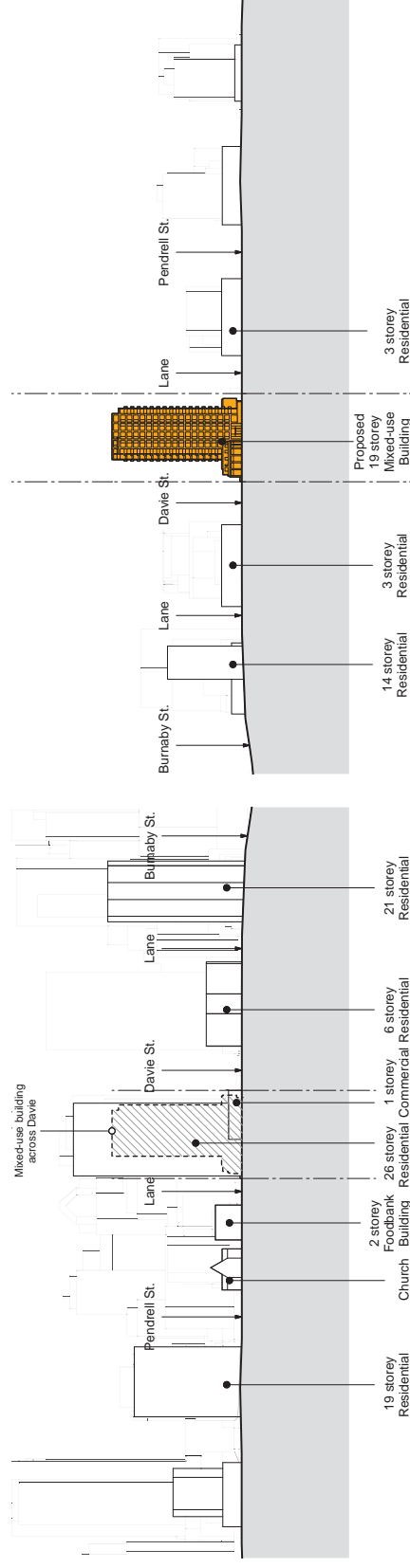


Photoscape - Jarvis Street (East)

# Streetscapes



Davie Streetscape facing South  
Scale: 1" = 75'



Jervis Streetscape facing West  
Scale: 1" = 75'



DAVIE ST. AT JERVIS ST. - VIEW LOOKING NORTHWEST