EXECUTIVE SUMMARY

- **Proposal:** To develop a seven storey mixed-use building with one (1) level of retail and six (6) levels of residential containing 43 dwelling units over two (2) levels of underground parking, having vehicular access from the lane and also requesting an increase in the Floor Space Ratio using a Heritage Density Transfer from a donor site at 6 Water Street (providing 3,628 sq. ft.).

See Appendix A Standard Conditions
  - Appendix B Standard Notes and Conditions of Development Permit
  - Appendix C Plans and Elevations
  - Appendix D Applicant’s Design Rationale
  - Appendix E Heritage Density Transfer Letter A

- **Issues:**
  1. No significant issues

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

THAT the Board APPROVE Development Application No. DE417686 submitted, the plans and information forming a part thereof, thereby permitting the development of a seven storey mixed-use building with one (1) level of retail and six (6) levels of residential containing 43 dwelling units over two (2) levels of underground parking, having vehicular access from the lane and also requesting an increase in the Floor Space Ratio through a Heritage Density Transfer from the donor site at 6 Water Street (providing 3,628 sq. ft.), subject 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 enhance the livability of the indoor and outdoor amenity spaces as follows:
   a) delete the roof and structure over the level 1 amenity terrace;
   b) expand the level 1 terrace to incorporate adjacent “open to below” area to the extent possible;
   c) provide an interconnecting stair between the rooftop amenity garden at level 2 and the level 1 amenity space;
   d) provide soil depths to support mature trees without use of raised planters;
   e) lower concrete parapet height for planters of the rooftop terrace at the lane edge; and
   f) related to item “e” above, provide glass guardrails at the lane side of the rooftop terrace;

   Note to Applicant: The above conditions will improve the livability and daylight exposure of the amenity spaces. Reducing parapet height at the lane will improve the visual scale of the building at the lane. The interconnecting stair can be interior or exterior and can be thought of a feature design component of the amenity spaces (See Standard Condition A.1.35).

1.2 design development to provide continuous weather protection along Kingsway; and

   Note to Applicant: Design of weather protection with a minimum projection of 3.0 m (10 feet) may be broken in segments in order to respond to sloping topography along Kingsway. Further, weather protection design should take into consideration adjacent development having regard for pedestrian scale, and continuity of canopy height with neighbouring sites.

1.3 design development of the west elevation (Kingsway) to provide improved articulation, depth and relief of the enclosed balconies to help reduce the mass and visual scale of the building.

   Note to Applicant: In general the depth of the elevation appears to be shallow which contributes to the overall bulk of the building. Provide a minimum offset dimension of 0.9 m (3 feet) between the enclosed balconies and the line of glazing of the living rooms.

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

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

<table>
<thead>
<tr>
<th></th>
<th>PERMITTED (MAXIMUM)</th>
<th>REQUIRED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Size&lt;sup&gt;1&lt;/sup&gt;</td>
<td></td>
<td></td>
<td>99.00 ft. x 122.14 ft.</td>
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<td>Site Area&lt;sup&gt;1&lt;/sup&gt;</td>
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<td></td>
<td>12,090 sq. ft.</td>
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<tr>
<td>Floor Area&lt;sup&gt;2&lt;/sup&gt;</td>
<td>Outright: 12,090 sq.ft.</td>
<td>Commercial 4,266 sq.ft.</td>
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<td></td>
<td>Conditional: 36,270 sq.ft.</td>
<td>Residential 36,052 sq.ft.</td>
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<td>Commercial 0.35</td>
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<td>Conditional: 3.0</td>
<td>Residential 2.98</td>
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<tr>
<td></td>
<td>10% H.D.T.: 3.3</td>
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<tr>
<td>Balconies</td>
<td>2,882 sq.ft.</td>
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<td>Open 1,471 sq.ft.</td>
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<td></td>
<td></td>
<td>Enclosed 980 sq.ft.</td>
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<td></td>
<td></td>
<td>Total 2,451 sq.ft.</td>
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<td>Amenity</td>
<td>7,980 sq.ft.</td>
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<td>1,331 sq.ft.</td>
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<td>Height&lt;sup&gt;3&lt;/sup&gt;</td>
<td>Outright: 30.18 ft.</td>
<td>Top of Guard 76.80 ft.</td>
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<tr>
<td></td>
<td>Conditional: Discretionary to D.P.B.</td>
<td>Top Roof Pavilion 80.08 ft.</td>
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<tr>
<td></td>
<td></td>
<td>Top of Elevator 81.07 ft.</td>
<td></td>
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<tr>
<td>Parking&lt;sup&gt;4&lt;/sup&gt;</td>
<td>Small Car 12 (25% max.)</td>
<td>Commercial Total: 5 (All Standard)</td>
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<td></td>
<td></td>
<td>Residential 5</td>
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<td></td>
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<td>Disability (Res.) 2</td>
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<td>Bicycle Parking&lt;sup&gt;5&lt;/sup&gt;</td>
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<td>Class B</td>
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<td></td>
<td>Total</td>
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</tbody>
</table>

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

<sup>2</sup> **Note on Floor Area/FSR:** As per Section 4.7.1- Floor Space Ratio of the C-3A District Schedule, the Development Permit Board may permit an increase to the maximum floor space ratio to any figure up to and including 3.00. Under Section 4.7.5 an additional 10 percent heritage density transfer [noted as H.D.T. in Technical Table above - maximum 3.3 FSR or 39,897 sq. ft.] may be considered by the Development Permit Board. See discussion on Pages 8 and 9. Standard Condition A.1.3 seeks compliance (a reduction of 421 sq. ft.) with Section 4.7 – Floor Space Ratio of the C-3A District Schedule of the Zoning and Development Bylaw.

<sup>3</sup> **Note on Height:** The height of the building is above the maximum permitted in the C-3A District Schedule. The Development Permit Board may permit an increase in the maximum height of a building with respect to any
development as per Section 4.3.2 of the C-3A District Schedule. The Top of the roof pavilion(s) is considered to be the overall height of the building.

4 **Note on Parking:** Standard Condition 1.7 seeks compliance with Section 4.1.8 - Small Car Spaces of the Parking Bylaw.

5 **Note on Bicycle Parking:** Standard Condition 1.10 seeks compliance with Section 6 - Class B Bicycle Spaces of the Parking Bylaw.

**Guideline Analysis- Main Street C-3A Urban Design Guidelines**

<table>
<thead>
<tr>
<th>SECTION</th>
<th>RECOMMENDED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.3 Height</td>
<td>New development should be built to a height that matches existing significant older buildings to 6 storeys and 70 ft. (21.4 m).</td>
<td>Proposed height of 80.08 ft. (24.4 m) is generally consistent with the context and Kingsway streetscape.</td>
</tr>
<tr>
<td>4.9 Off-Street Parking and Loading</td>
<td>All off-street parking areas should be provided on-site at the rear of the buildings with access from the lane.</td>
<td>Off-street parking is compliant and access thereto is provided at the lane.</td>
</tr>
</tbody>
</table>
● Legal Description
  Lots: 15 & 16
  Block: 117
  District Lot: 301
  Plan: 187

● History of Application:
  14 02 18  Complete DE submitted
  14 05 07  Urban Design Panel
  14 06 04  Development Permit Staff Committee

● Site: Site and Context

This 1,123 m² (12,090 sq. ft.) site is located in the mid-block of Kingsway between East 11th Avenue and East 10th Avenues (see site and context plan below). The site has a frontage of 30.17 m (99.00 feet) on Kingsway and is 37.22 m (122.14 feet) deep. There is a north/south slope along Kingsway of 1.56 m (5.11 feet). There is a slope of 3.84 m (12.5 feet) from the southwest corner to the northeast corner of the site.

The site is currently developed with a small structure at the rear of the site to support a used-car dealership lot. To the north of the site is the existing 4 storey Best Western Hotel. To the south of the site is a one storey tire service centre. Other properties along Kingsway are also zoned C-3A, some of which are developed with recent residential buildings. The site is well served by transit with bus routes on Kingsway and Main Street, and with frequent bus service along Broadway. The following list and site plan outline the location and height of the buildings that make up the surrounding context of the subject site.
(a) Best Western Hotel: 205 Kingsway - approx. 50 ft. /4 storeys
(b) Current Rezoning Application: 333 E 11th Avenue - 14 storeys commercial/residential (proposed)
(c) Soma: 2635 Prince Edward Street - 70 ft. /7 storeys
(d) Uno: 301 Kingsway - 98 ft. /11 storeys
(e) Biltmore Hotel: 398 Kingsway - 80 ft. approx.
(f) Stella: 2770 Sophia Street - 127 ft. /13 storeys
(g) Salvation Army: 261 E 12th Avenue/2 stories
(h) Sophia: 298 E 11th Avenue - 83 ft. /8 storeys
(j) Coast Foundation: 293 E 11th Avenue - office/social service centre/1 storey
(k) RIZE Alliance site: 215 ft. - 22 storeys
(l) Kingsgate Mall

Site and Context Plan

not to scale
● Background:

Existing C-3A policy applies to this site. In addition, the Mount Pleasant Plan has confirmed the guideline height and density set out in this sub-area of C-3A. For sites with sloping topography, staff may consider additional height beyond the 70 feet to compensate for this change in grade. The consideration of additional height is subject to neighbourhood feedback in addition to the project exhibiting design excellence, and demonstrating compatibility with the neighbouring context.

● Applicable By-laws and Guidelines:
  - C-3A District Schedule
  - Main Street C-3A Guidelines
  - Mount Pleasant Community Plan (2010)
  - Mount Pleasant Implementation Plan (October 2013)
  - Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway:
  - High-Density Housing for Families with Children Guidelines (1992)

1. C-3A District Schedule:

Use: Retail is an outright approval use and residential use is a conditional approval use in the C-3A District.

Density and Height: The outright density permitted is 1.0 FSR with a maximum conditional density of 3.0 FSR in accordance with Section 4.7 of the C-3A District Schedule. A transfer of heritage density up to 10% of the maximum permitted density may be permitted under Section 4.7.5 of the C-3A District Schedule.

The outright height is 9.2 m (30.2 ft.). The height can be increased to a maximum which is unspecified in the District Schedule through Section 4.3 of the Zoning and Development By-law. Increases to density and height may be permitted provided the Development Permit Board first considers:

- the overall resolution of the building and its effects on the surrounding areas, including existing views;
- the amount of open space, the design and general amenity provided by the proposal;
- traffic, pedestrian amenity and livability of any dwelling uses; and
- submissions of any advisory group, property owner or tenant.

2. Main Street C-3A Guidelines:

In summary, the intent of the Guidelines as they relate to this development, are:

- provide for high density development within a mid-rise building form;
- assist in the creation of an attractive, cohesive, and residential neighbourhood with commercial uses at grade;
- ensure a high standard of livability; and
- high quality public realm with good sun access.

3. Mount Pleasant Community Plan & Mount Pleasant Implementation Plan:

- retain density and height limits as defined in the existing C-3A policy;
- retail uses that are local in scale and neighbourhood focused;
- increase bike access; and
- enhanced public realm.
4. Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway:

- create neighborhoods outside the Broadway office uptown area where housing is the dominant use.

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

**Use:** Residential uses with retail at grade are considered optimum for this part of Broadway.

**Density:** The proposed density of 3.30 FSR, including a 10% transfer of heritage density is supportable for achieving the desired urban form subject to earning these increases according to the C3-A District Schedule and related Guidelines.

**Height, Massing, and Form of Development:** The proposed height of 24.4 m (80.08 feet) measured from the lowest grade of the site is within the acceptable guideline height of 21.34 m (70 feet) for this area. Staff’s conditional support of the proposed height is based on the following consideration:

- Significant slope of the site’s existing topography;
- Benefits to the public realm through enhanced setbacks and enhanced sidewalk treatment;
- Appropriate fit within the Kingsway context; and
- The building setback of the upper most floor has been created to reduce the perceived streetwall height at Kingway.

The site is not subject to any public view cone restriction. The guideline objective in regards to private view amenity is to minimize view impacts to the extent possible recognizing that as further development within the City continues, some private view loss will occur, particularly in low to mid-rise developments. In general, staff concluded there was not a significant loss of private views.

Shadow analysis was undertaken. Like view studies, massing is generally set with the goal of minimizing the impacts on adjacent sites. In zones without sideyard setbacks, there is always impact to adjacent sites. The massing for ground floor commercial uses have a rear setback of 1.0 m (3.35 feet) and the residential uses, level 3-6 have a rear yard setback of 12.55 m (41.16 feet). The rear yard setbacks under the District Schedule are 0 m and 4.6 m (15.0 feet) respectively. The provision of additional setback improves the solar performance by reducing the shadow impacts, particularly during the summer months. While there are shadow impacts to adjacent sites staff conclude that such impacts are not significant.

Analysis of the streetscape and compatibility of scale shows that the massing is generally consistent with recent development approved along Kingsway and vicinity. In particular, the scale of the proposal is similar to recent buildings such as the Stella on 12th and Kingsway and the Uno at 11th and Kingsway. Staff have requested further design development to the west elevation to increase the articulation and expression of the building which will improve the perceived visual scale of the building (see Recommended Condition 1.3).

The Main Street C-3A Guidelines primarily address the retail streetscapes on the main arterials. Through this proposal, staff have sought improvements to the public realm achieved by widening the existing 3.65 m (12 feet) sidewalk with an additional 0.45 m (1.5 feet) setback. The current proposal has provided this additional setback. A number of comments have been received from the public with respect to the lack of public realm treatment at the sidewalk. Staff have sought through design conditions additional enhancements to the sidewalk through the provision of street trees, landscape plantings and enhanced sidewalk treatments pursuant to Section 4.4.3 of the Mount Pleasant Public Realm Plan (see Standard Condition A.1.21). Further, staff have requested improvements to the proposed weather protection (see Recommended Condition 1.2).
Livability: The development application meets the livability standards for high density living on a commercial arterial. The majority of units are one bedroom units (27) with some two-bedroom units (12) and a handful of studios (4). All units have access to private outdoor space with the exception of the units facing Kingsway which provide enclosed balconies as a suitable screen to traffic noise. Compensating for this is the provision of common indoor and outdoor amenity spaces accessed from the second floor.

Substantial improvements to the livability and composition of the indoor and outdoor amenity spaces are outlined in Recommended Condition 1.1.

● Conclusion:

Staff consider this development proposal will be a positive contribution to the urban streetscape emerging along Kingsway. Earning of discretionary increases in density and height have been achieved in the following manner:

- A well resolved mid-rise building form with the use of high quality materials achieving higher densities up to 3.3 FSR;
- An enhanced sidewalk and public realm (see Standard Condition A.1.21);
- A compatible scale with respect to adjacent sites; and
- Generally good livability of units with the provision of common indoor and outdoor amenity space (see Recommended Condition 1.1).

Staff recommend support of the proposed application, subject to meeting the conditions of approval outlined within this report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on May 7, 2014, and provided the following comments:

EVALUATION: SUPPORT (7-1)

- Introduction: Tim Potter, Development Planner, introduced the proposal for a mid-block site located on Kingsway between East 10th and 11th Avenues. He described the context for the area noting the Best Western Hotel to the north. The proposal is for a 7-storey mixed-use building of multi-residential over a commercial base. The application is seeking a 10% heritage density transfer.

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

In addition to any comment on the overall form of development proposed for this development application, the panel’s advice was sought on the following questions:

- Is the overall form of development, height and density supportable in consideration of the site and its related context?
- Comments on the success of the amenity room and in particular the composition of the related amenity terrace.
- Comments on the success of the landscape design overall.
- Advice on materials and expression and their success in terms of:
  - Contributing to solar performance and related LEED™ objectives.
  - Provision of weather protection.
  - Effectiveness in offering relief and visual interest in the overall composition of the Kingsway elevation.
Mr. Potter took questions from the Panel.

- **Applicant’s Introductory Comments:** Robert Ciccozzi, Architect, further described the proposal and mentioned they wanted to have a layering of materials with a series of steel systems. The sixth floor is pulled back with stair cases to the roof decks. There are canopies above the entry doors to the retail spaces and there is a loading bay and parkade entry on the lane.

Rod Maruyama, Landscape Architect, described the landscaping plans and mentioned there are private roof decks and then a shared common outdoor space. The units that face the amenity space on level 2 have their own private outdoor patio and are bordered with a planter and decorative fencing. The amenity space has an open space with lawn and a gathering space with a fire pit, pergola and a barbeque area with seating. The units on the 6th level have their own outdoor patio with fencing for privacy. There is a middle planting area that creates a buffer and a garden plot for each unit.

The applicant team took questions from the Panel.

- **Panel’s Consensus on Key Aspects Needing Improvement:**
  - Consider making the material and colour palette stronger with more contextually appropriate materials;
  - Design development to improve the amenity spaces;
  - Addition of weather protection the full length of the Kingsway façade;
  - Design development to the lane elevation to decrease the visual weight and lack of neighbourliness;
  - Consider adding more than one street tree along Kingsway.

- **Related Commentary:** The Panel supported the proposal and thought it was a nice infill building.

  The Panel supported the form of development, height and density and thought it was a very marketable project. The Panel sought a more contextually relevant material palette and thought it could be stronger with the use of metal or other materials and that the colour palette could also be improved to make the building more distinctive.

  The Panel was disappointed with the location of the amenity room and thought it was located in a left-over space. They noted that a lot of work needed to be done to soften the interface and create a connection between the two levels. As well they thought the weather protection should be the entire length of the building along Kingsway.

  Some Panel members thought the lane expression could be improved by reducing the height of the wall along the lane. As well they thought the concrete parapet should be deleted and changed to glass to help take the hard edge off the lane. Some Panel members thought the stair well could be increased and that the lobby space seemed a little pinched.

  The Panel supported the landscape plans provided but thought there should be more than one street tree on Kingsway and the landscape on Kingway was lacking. They mentioned that one of the nicest features of the development was the landscaped roof deck.

- **Applicant’s Response:** Mr. Ciccozzi said he agreed with the Panel regarding the amenity room. He thought it was a good idea to take the roof off the terrace and open it up, pull back the amenity room and terrace the upper area into that space. He said it would also reduce the impact on the lane. Regarding weather protection he noted that they are using a steel system that could accommodate weather protection along the Kingsway façade. He also agreed that they could introduce some stronger quality materials.
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)

Additional design work is required to ensure that the development meets the general principles for CPTED performance (see Standard Conditions A.1.32 and A.1.33).

PROCESSING CENTRE - BUILDING:

This Development Application submission has not been 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.

SOCIAL PLANNING

Indoor and Outdoor Amenity Spaces:

The proposed 7 storey building on this site includes 12 units with two bedrooms (28% of total units) which may be suitable for families with children. The High Density Housing for Families with Children Guidelines apply to this site. Consistent with the guidelines a multi-purpose amenity room is proposed on level 1. Design development is needed to the amenity room to add the following: a kitchenette, a storage closet, and an accessible washroom equipped with a baby change table to (see Standard Condition A.1.34). The guidelines also encourage the locating of indoor common amenity space adjacent to, or with a connection to outdoor space. Design development is required to improve the visual and physical connectivity between the indoor amenity space and the outdoor common amenity area located one floor above (see Standard Condition A.1.35).

The plans propose an outdoor common amenity area on level 2 with a kitchenette/sink, BBQ, and a sodded lawn. To meet the intent of the guidelines, natural low-maintenance features such as balancing logs and boulders should be included. These provide a myriad of creative and motor skills developing play opportunities for children, and can, if not used for play, simply provide a visually pleasing landscape (see Standard Condition A.1.36).

Urban Agriculture:

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The “Urban Agriculture Guidelines for the Private Realm” encourage edible landscaping and shared gardening opportunities in new developments. Design development is needed to the podium rooftop landscape plan to include edible landscaping and to provide accessible urban agriculture plots with the infrastructure to support urban agricultural activity: compost bins, tool storage, a potting bench and a hose bib (see Standard Conditions A.1.30 and A.1.37).
NOTIFICATION

On April 30, 2014, 647 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the City’s website.

Four responses were received which include some concerns about the character and massing of the building. Others noted a lack of green space and trees along the sidewalk. There was one comment in support of the proposal.

Staff Response: Recommended Conditions 1.2 and 1.3 have been crafted to improve the expression of the building by providing substantial, continuous weather protection in addition to improving the articulation of the Kingsway elevation. In terms feedback received about the sidewalk, through recommended conditions A.1.28 and A.1.29 staff have requested enhanced sidewalk treatments, trees, and pedestrian lighting all in accordance with the Public Realm Plan as set forth in the Mount Pleasant Community Plan Implementation. Staff conclude that the above outlined conditions address the concerns raised through the notification.
DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by both the Development Permit Board and the Director of Planning.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of the small car parking space ratio [Section 4.1.8 of the Parking By-Law]. The Staff Committee supports the relaxations proposed.

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

J. Greer  
Chair, Development Permit Staff Committee

T. Potter, AIA  
Development Planner

J. Bosnjak  
Project Coordinator

Project Facilitator: D. Autiero
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 design development to improve the lobby design by increasing the visibility of the elevator doors to lobby. Further, space for the delivery of mail needs to be accommodated in the lobby;

Note to Applicant: The elevator entry is not apparent from the entry foyer of the lobby. The enhanced visibility of the elevator will also address the CPTED concerns outlined in Standard Condition A.1.26. The following solutions could be carried out to address these concerns:

a) Provide a two-sided elevator;

b) In the alternate to the foregoing, rotate the elevator such that the doors open in plain view of the lobby;

c) provide a designated area for unit mailboxes with visibility from the elevator;

A.1.2 design development to improve the livability and access to daylight for the “A3” unit type;

Note to Applicant: The primary living spaces have little direct access to a window. The unit plan needs revising to increase the window sizes for the main living space. Another solution may include providing an open balcony for this unit type instead of an enclosed balcony to improve daylight exposure.

A.1.3 compliance with Section 4.7 - Floor Space Ratio, of the C-3A District Schedule;

Note to Applicant: A reduction of 421 sq.ft. is required to meet the maximum FSR allowed. The commercial amenity area is included in floor space calculation as it does not meet the intent of the exclusion noted in Section 4.7.3(b).

A.1.4 confirmation if the trellises on the 2nd floor are open or covered;

Note to Applicant: If covered that are will be counted in floor area.

A.1.5 design development to provide for high quality, durable materials throughout the proposal;

Note to Applicant: Materials such as hardi-panel and/or visible timber landscape walls are not supportable.

A.1.6 compliance with Section 4.10 - Horizontal Angle of Daylight, of the C-3A District Schedule;

Note to Applicant: Den’s in Unit C1 do not meet this regulation. Also please show compliance with any room behind a enclosed balcony/open balcony.

A.1.7 compliance with Section 4.1.8 - Number of Small Car Spaces, of the Parking Bylaw;

Note to Applicant: Note to Applicant: The number of small car spaces is not to exceed 25% of the total parking spaces required for a Use.

A.1.8 compliance with Disability Section 4.8.1 (c) of the Parking By-law;

Note to Applicant: Confirmation that the vertical clearance and stall width is met.

A.1.9 removal of all stairs in the loading corridor;
Note to Applicant: Ensure loading access to the retail units.

A.1.10 provision of bicycle parking in accordance with the Parking By-law;

Note to Applicant: Six Class B bicycle space are required as noted in Section 6.2.1.2 of the Parking By-law;

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

- a provision of one electrical receptacle per two bicycle spaces for the charging of electric bicycles; and
- notation on the plans that “construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law”;

A.1.12 provision of an up-to-date copy of the City building grades plan;

A.1.13 provision of detailed floor and roof elevations for each floor and roof level in the building, as related to the existing grades on site;

Note to Applicant: Top of guard and top of elevator shaft to be provided on the roof plan and elevation plans.

A.1.14 provision of any proposed amenity space on the plans, including details regarding type, finishing, equipment and/or furnishings;

A.1.15 provision of details of balcony enclosures;

Note to Applicant: To qualify for an exclusion from floor space ratio (FSR) calculations, an enclosed balcony must be a distinct space separated from the remainder of the dwelling unit by walls, glass, and glazed doors (hinged or sliding), have an impervious floor surface, a flush threshold at the bottom of the door (for disabled access), large, openable windows for ventilation, and distinct exterior architectural expression. In addition, each dwelling unit should have no more than one enclosed balcony, and all balconies, both open and enclosed, should be clearly identified on the floor plans. Notation should also be made on the plans stating: “All enclosed balconies shall be designed and constructed in accordance with the Council-approved Balcony Enclosure Guidelines.” Limitations on the amount of exclusions and enclosures permitted are described within the regulations of the respective District Schedule or Official Development Plan that apply to the specific site. For further details and specifications on enclosure requirements, refer to the Council-approved Balcony Enclosure Guidelines.

A.1.16 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building’s open space and the Public Realm;

A.1.17 an acoustical consultant’s report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

A.1.18 written confirmation shall be submitted by the applicant that:

- the acoustical measures will be incorporated into the final design and construction, based on the consultant’s recommendations;
- adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
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.1.19 deletion of all references to the proposed signage, or 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.1.20 provision of Letter “B” which includes confirmation from the owner of the “donor” site that the agreement has been finalized, and confirming the new “balance” of transferable density remaining on the donor site;

Standard Landscape Condition

A.1.21 provision of a public realm treatment in accordance with the Public Realm Plan as outlined in Section 4.3 and 4.4 of the Mount Pleasant Community Plan Implementation Strategy.

Note to Applicant: A note should be added to the Landscape Plan as follows: “all public realm design to the approval of the General Manager of Engineering Services, and in accordance with the Mount Pleasant Public Realm Plan.”

A.1.22 submission of a fully illustrated Landscape Plan for the ground level;

Note to Applicant: The landscape plan set is missing this information. The plan must show the property edges and incorporate existing features and proposed features located within the public realm at the street and lane edge. Show the existing 20 inch dbh street tree on the plan, as noted on the survey.

A.1.23 design development to protect the existing 20 inch dbh street tree at Kingsway, where possible;

Note to Applicant: Sidewalk construction hoarding must be installed to avoid damage to this tree.

A.1.24 arrangements made with Engineering Services and Vancouver Board of Parks to review the existing 20 inch dbh street tree located adjacent to the development site for retention possibilities;

A.1.25 design development to the enhancement of the 2\textsuperscript{nd} floor common amenity courtyard to:

i) provide opportunities for residents to gather for outdoor dining experience and practice urban agriculture;

Note to Applicant: Incorporate a harvest table for families to share meals and infrastructure required for urban agriculture activity such as plots, tool storage, hose bibs, and a potting bench. Reference the Urban Agriculture Guidelines for the Private Realm.

ii) provision of gated entries to connect each private patio to the main courtyard space;
Note to Applicant: This can be achieved by dividing the length of the landscaped planter located at the east edge of the courtyard;

A.1.26 revision of the 2nd floor Landscape Plan L-1 to show design and placement of:

i) urban agriculture plots and supporting infrastructure
ii) outdoor dining area
iii) gated entries for private patios to common courtyard

Note to Applicant: Consider locating the table close to the barbeque.

A.1.27 design development of proposed landscape planters on slab condition at the 2nd floor common amenity courtyard to provide finished levels continuous with the main courtyard walkway;

Note to Applicant: Depress the parkade slab to achieve a minimum 3'-0" depth to accommodate small to medium-sized tree roots. Coordinate the architectural and landscape drawings to show depressed slab condition.

A.1.28 provision of a larger- scale architectural detail at ½"=1'-0" or better to illustrate the paving interface across the front property line;

Note to Applicant: The detail should illustrate a seamless transition to the Kingsway public realm that indicates a high quality entrance and any transitional slope.

A.1.29 provision of a separate Lighting Plan;

Note to Applicant: The lighting plan should include details of the pedestrian level lighting along Kingsway.

A.1.30 provision of a high- efficiency irrigation system specified in all common landscape areas, including the 2nd floor and roof levels;

Note to Applicant: Consider timers and programmable irrigation systems to avoid over-watering; install moisture sensors as part of the irrigation system. Provide notation to this effect on the drawings, and to meet the Irrigation Association of BC current industry standard.

A.1.31 location of hose bibs on common landscaped roof decks and private patios having areas 9.3 sq. m/100 sq. ft. or greater to facilitate hand watering;

Note to Applicant: Provide notation on the Landscape Plan.

Crime Prevention Through Environmental Design (CPTED)

A.1.32 design development to respond to CPTED principles having particular regard for:

a) theft in the underground parking;
b) residential break and enter;
c) mischief and vandalism, such as graffiti;

A.1.33 design development to reduce opportunities for mail theft by locating residential mail boxes within full view of the elevators and lobby;
Social Planning

A.1.34 design development to the multi-purpose amenity room on level 1 to add a kitchenette, storage closet space and an accessible washroom with baby change table;

A.1.35 design development is encouraged to improve the connectivity between the indoor and outdoor amenity spaces, consideration should be given to creating a vertical connection (i.e. glazed stair / access pavilion) with a high degree of visual connectivity between the two levels (see Recommended Condition 1.1);

A.1.36 design development to the lawn area to include opportunities for a range of motor skills and creative children’s play opportunities; and

Note to Applicant: Consideration should be given to including natural low-maintenance features such as balancing logs and boulders which providing a myriad of creative play opportunities, and can, if not used for play, simply provide a visually pleasing landscape; and

A.1.37 design development to the podium rooftop landscape plan to include edible landscaping and accessible urban agriculture plots with the infrastructure to support urban agricultural activity: compost bins, tool storage, a potting bench and a hose bib.

A.2 Standard Engineering Conditions

A.2.1 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 15 & 16, Block 117, DL 301, Plan 187 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 release of Easement & Indemnity Agreement 291987M (commercial crossing) prior to building occupancy;

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

A.2.3 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The following items are required to meet provisions of the Parking By-law and the Parking and Loading Design Supplement:

a) Provision of a minimum 20 ft. (6.1 m) maneuvering aisle for stalls 29-33 on P2 as 19.5 ft. is shown on drawing A2.0;

b) Provision of a 0.6 m (2 ft.) setback for the 2 ft. long parking columns from the end of the stall to improve maneuvering;

c) Improve the alignment of the overhead gates and the maneuvering aisle on P1 to reduce or eliminate the shift of the maneuvering aisle between the commercial and residential parking;

d) Provision of 20 ft. (6.1 m) wide overhead gates for 2-way vehicle flow (18 ft. gates are shown on drawing A2.1);

e) Provision of an improved plan showing the design elevations on both sides of the ramp at all breakpoints and within the parking and loading areas to be able to calculate slopes and cross falls. Provide elevations and slopes on sections drawings;
Contact Dave Kim of the Neighbourhood Parking and Transportation Branch at 604-871-6279 for more information.

A.2.4 provision of either a 1.2 m wide independent access aisle, separated from the maneuvering aisle with bollards for the Class A bicycle lockers located off the maneuvering aisle or moving the Class A bicycle lockers to a secure bike room;

**Note to Applicant:** Engineering has concerns with the proposed Class A bike lockers with access directly from the maneuvering aisle and damage to the lockers from maneuvering vehicles. Consider relocating the lockers to a bike room.

A.2.5 provision of a site plan detailing the pedestrian realm on all adjacent streets including labeled setbacks from proposed face of curb to property line, building line, and any other significant features in the public realm;

**Note to Applicant:** a minimum of 5.5m sidewalk width between curb face and building is typically required in front of commercial buildings.

A.2.6 provision of street trees as space permits.

**Note to Applicant:** Please submit a copy of the landscape plan directly to Engineering for review;

A.2.7 the General Manager of Engineering Services will require all utility services to be underground for this “conditional” development. All electrical services to the site must be primary with all electrical plant, which include but not limited to Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) to be located on private property with no reliance on public property for placement of these features. In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

**Note to Applicant:** Provide correct imperial conversion of the metric design elevation 42.64 m at centre line of parking ramp (see P1 parking plan) and;

2.8 Arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for a canopy/awning application.

**Note to Applicant:** Canopies must be fully demountable and drain internally into the building’s drainage system.

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

A.3.1 provision of release from the Ministry of Environment for the Development Permit;

A.3.2 as required by the Manager of Environmental Planning and the Director of Legal Services in their full discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of section 571(B) of the Vancouver Charter; and

A.3.3 if required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Planning, the General Manager of Engineering Services and the Director of Legal Services, including a Section 219 covenant that there will be no occupancy of
any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment has been provided to the City.
B.1 Standard Notes to Applicant

B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before December 24, 2014, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.

B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.

B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.

B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.1.5 Erosion Sediment Control Plan is required at the Building application stage for Environmental Protection Branch's review and acceptance.

B.1.6 Please note that additional addresses will be required prior to issuance of the Building Permit. Unit numbers to be assigned for example 2nd storey (200 series), 3rd storey (300 series) etc. Floor layout plan including addressing and unit numbers to be submitted prior to Building Permit issuance and shown on drawings submitted with Building Permit application. For information please contact Ms. Renae Foster at 604 873-7784.

B.1.7 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.

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 site shall be maintained in a neat and tidy condition.

B.2.5 Amenity areas/common residential storage spaces excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application
for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the building;

And

Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.

B.2.6 The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure details on the approved plans and are not to be used as an integral part of the interior space of the building.

B.2.7 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.

B.2.8 Waste Discharge Permit is required for any dewatering on the site.

B.2.9 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during subsurface work.

B.2.10 Environmental Reports must be submitted to the Environmental Contamination Team prior to the issuance of the occupancy permit.

B.2.11 Requires a Certificate of Compliance or Final Determination from the Ministry of Environment prior to issuance of the occupancy permit.

B.2.12 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
# 225 Kingsway Development Summary

**Zoning (Existing and Proposed):** CS-A

**Site Area:** 12,090.5 sq ft

**Site Coverage:**
- PERMITTED: NO LIMIT
- PROPOSED: 11,467 sq ft
- 98.464 %

**FSR Allowed:** 3.0 FSR + 10% Heritage Transfer + 5.3 FSR = 4.3 FSR

## Floor Area Summary

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>FLOOR AREA SUMMARY</th>
<th>FOR INCLUSIONS</th>
<th>FOR EXCLUSIONS</th>
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<tr>
<td>LEVEL 2</td>
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<td>SUBTOTALS</td>
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<td>3,502.1 sq ft</td>
<td>1,455.4 sq ft</td>
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**FSR TOTAL PROPOSED:** 3,398.5 sq ft - 370.63 m²

**Gross Commercial:** 4,265.6 sq ft

**Gross Residential:** 3,718.2 sq ft

## Exclusion Summary:

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<th>EXCLUSION</th>
<th>ALLOWED REDUCTIONS</th>
<th>PROPOSED REDUCTIONS</th>
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<tr>
<td>In-suite Storage (1.5 sq/m/unit)</td>
<td>171.2 sq ft</td>
<td>146.1 sq ft</td>
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<tr>
<td>Decks and Balconies (10% of Residential Area)</td>
<td>2,390.9 sq ft</td>
<td>2,046.9 sq ft</td>
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<td>Enclosed Balconies (50% of Balcony Total)</td>
<td>1,495.3 sq ft</td>
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<td>Commercial Amenity (10% of Commercial Area)</td>
<td>1,426.6 sq ft</td>
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<td>Residential Amenity (20% or 1000 m²)</td>
<td>747.6 sq ft</td>
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## Parking

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<td>Commercial</td>
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<td>Residential</td>
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<td>Loading</td>
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## Bike Parking

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<tr>
<td>Residential</td>
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## Setback Summary

- FRONT (KINGSWAY): REQUIRED = NONE
- REAR (LANE): REQUIRED TO PARKING = 3.1 m (to CL of Lane)
- SIDE (NORTH AND SOUTH): REQUIRED = NONE

## Unit Summary:

- 1 BEDROOM: 610 to 679 sq ft
- 2 BEDROOM: 688 to 721 sq ft

**TOTAL UNITS:** 43