
1188 BIDWELL STREET (COMPLETE APPLICATION)
DE419087 - ZONE C5-A

SDB/JMB/WL/LM

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
M. Holm, Engineering Services
D. Naundorf, Housing Policy and Projects
M. Roddis, Park Board

Also Present:

S. Black, Urban Design & Development Planning
J. Bosnjak, Development Services
W. LeBreton, Development Services

APPLICANT:

Reliance Properties Ltd
Attention: Jon Stovell
305-111 Water Street
Vancouver, BC
V6B 1A7

PROPERTY OWNER:

Reliance Properties Ltd
Attention: Jon Stovell
305-111 Water Street
Vancouver, BC
V6B 1A7

EXECUTIVE SUMMARY

- **Proposal:** To develop the site with a 22-storey mixed use building comprised of 108 secured market rental dwelling units (2nd to 22nd floors), and three retail units on the first floor, all over 4 levels of underground parking, accessed off the lane; and also requesting an increase in the Floor Space Ratio using a Heritage Density Transfer from donor sites at 53 West Hastings Street and 55 Water Street (providing 5,236 sq ft).

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations, and Design Rationale

Appendix D Shadow Diagrams & View Impact Studies

● **Issues:**

1. Building Height
2. View and Light Impacts
3. Tenant Relocation
4. Heritage Density Transfer

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

THAT the Board APPROVE Development Application No. DE419087 submitted, the plans and information forming a part thereof, thereby permitting the development of a 22-storey mixed use building comprised of 108 secured market rental dwelling units (2nd to 22nd floors), and three retail units on the first floor, all over 4 levels of underground parking, accessed off the lane; and also requesting an increase in the Floor Space Ratio using a Heritage Density Transfer from donor sites at 53 West Hastings Street and 55 Water Street (providing 5,236 sq ft), 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 compliance with Section 4.3.2 - Height regulation in the C-5A District Schedule;

Note to Applicant: A reduction of 6.1 feet is required to meet the maximum height permitted in this area.

- 1.2 design development to reduce the extent of decorative elements that affect views and natural light in the area;

Note to Applicant: Intent is to reduce the effect of the building on sunlight, daylight, and private or public views created by exterior fins, projections, and similar elements. See also Condition 1.12, which is related.

- 1.3 design development to the commercial façade in response to the C-5A District Schedule;

Note to Applicant: Intent is to reflect the small-scale pattern of West End shops and add pedestrian interest. Section 4.2.1 requires that occupancies at grade be limited to no more than 25.3 ft. wide and Section 4.17.1 recommends specific measures to facilitate pedestrian interest. While staff accept the proposed retail dimensions inside the building in the interest of accommodating a wide range of tenants, the exterior expression on Davie Street should be adjusted. This can be accomplished by dividing the exterior treatment of the commercial frontage into 25 ft. increments using more substantial columns, recessed entryways, and pavement banding within the setback. See also Standard Condition A.1.1.

- 1.4 consideration to improving the visual prominence of the residential building entry within the streetscape;

Note to Applicant: This can be accomplished by more distinctive and notable canopy and doorway compared to the commercial weather protection.

- 1.5 arrangements to the satisfaction of the Chief Housing Officer and the Director of Legal Services to enter into a Housing Agreement and/or section 219 Covenant securing all 108 residential units as rental housing for 60 years or the life of the building, whichever is greater and subject to the following additional conditions in respect of those units:

- i. That such units may not be subdivided by deposit of a strata plan;
- ii. That none of such units may be separately sold;
- iii. That none of such units will be rented for less than one month at a time;
- iv. That at initial occupancy, returning Eligible Tenants will be entitled to rent with a discount of 20% off starting rents

- v. That discounted Starting Rents are applicable only to Eligible Tenants who exercise their right of first refusal and occupy a unit in the new development.

On other such terms and conditions as the Managing Director of Social Development and the Director of Legal Services may in their sole discretion require;

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enactment pursuant to section 565.2 of the Vancouver Charter and/or a Section 219 Covenant.

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

- 1.6 provision of a Tenant Relocation Plan which includes two months free rent; reimbursement of receipted moving expenses; and the right of first refusal to move back into the development upon completion as per Section 2 of the Rate of Change Guidelines.

Note to Applicant: This Plan should also outline ways in which you can provide assistance to tenants in finding alternate accommodation. A final Tenant Relocation Plan to the satisfaction of the Chief Housing Officer must be submitted prior to permit issuance.

- 1.7 provision of a notarized declaration which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes information on posting of notice regarding the intent to redevelop as per Section 3 of the Rate of Change Guidelines; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

Note to Applicant: As noted in Section 8.1.11 of the West End Community Plan, a relocation plan is required in all cases where tenants will be displaced by demolitions.

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

- 1.9 provision of a continuous and more generous weather protection along the Davie Street frontage;

Note to Applicant: Canopy should extend horizontally from ground floor wall for a distance that is at least 70% of the canopy's height above the sidewalk. For example, a canopy that is 10 ft. above grade should provide 7 ft. of cover from the elements.

- 1.10 design development to the northwest corner of the building to create a greener and more open transition from the commercial area into the residential neighbourhood;

Note to Applicant: This can be accomplished by relocating the service functions, mechanical ducts and exit stair box away from Bidwell Street; providing views through the amenity room with more glazing; and continuing the setback, planters and pavers from the building entry to the lane.

- 1.11 design development to relocate some family sized units (2 or 3 bedroom) to overlook the children's play area;

Note to Applicant: Intent is to better meet the High Density Housing Guidelines for Families with Children. This can be accomplished by exchanging the one-bedroom unit currently on the southeast corner with the two-bedroom unit on the southwest corner.

- 1.12 consideration to improve the sustainable design of the building envelope;

Note to Applicant: Intent is to reduce the energy required to heat and cool this building. This may be accomplished through the use of solar shading, triple glazing and the avoidance of thermal bridging at window frames and projecting concrete structures such as fins and balconies. Consider the use of thermally broken door and window frame, and either insulating the concrete projections or installing thermal breaks

- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• Technical Analysis:

	PERMITTED (MAXIMUM)	MINIMUM	PROPOSED
Site Size ¹	-	-	99.01 ft. x 130.99 ft.
Site Area ¹	-	-	12,970 sq.ft.
Height ²	209.97 ft. (Discretion by DPB) 60 ft. (Outright)		Top of Elevator/Stair/Mech. 218.31 ft. Top of Parapet 216.06 ft.
Floor Area ³	99,869 sq. ft. (H.D.T.) 90,790 sq. ft. (Section 5.2) 28,534 sq. ft. (Outright)	-	Commercial 5,030 sq.ft. Dwelling Units 90,996 sq.ft. Total 96,026 sq.ft.
FSR ³	7.70 - H.D.T. 7.00 - Section 5.1 2.20 - Outright	-	Commercial 0.39 Dwelling Units 7.01 Total 7.40
Balconies	11,523 sq.ft.		11,564 sq.ft.
Amenity	10,764 sq.ft.		2,436 sq.ft.
Rear Yard		14.94 ft. (Residential)	16.00 ft.
Frontage ⁴	25.3 ft.		Approx. 45.00 ft.
External Design ⁵		- specific design features as described in this regulation;	- see table on pages 9 and 10;
Parking ⁶	Commercial 4 Space	Commercial 3 Spaces Disability 0 Spaces Residential 60 Spaces Disability 4 Spaces	<u>Commercial</u> Standard 11 Small Car 5 Disability 3 Total 19 (6 of Commercial Parking spaces are for Visitors - Residential) <u>Residential</u> Stalls Incl. Bonus Standard 30 30 Small Car 12 12 Disability 4 8 Car Share 1 5 Total 47 55
Loading		2 Class B	2 Class B
Bicycle Parking ⁷		Class A Class B Total 135 6	Class A Class B Total 127 6
Use			- Retail Store - Dwelling Units in Conjunction

Unit Type			Secured Market Rental Housing Units:
			Studio 22
			One Bed 59
			Two Bed 23
			Three Bed 4
			Total: 108

¹ **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.

² **Note on Height:** The height of the building is above the maximum permitted in the C-5A District Schedule. Section 4.3.2 of the C-5A District Schedule allows the Development Permit Board to relax the regulation in Section 4.3.1. The Top of the parapet is considered to be the overall height of the building. The proposed height does not comply with the maximum permitted and Condition 1.1 seeks compliance (a reduction of 6.1 ft.). Section 10 exclusion of height does not apply to this proposal. There is no encroachment into View Cone 20.

³ **Note on Floor Area and FSR:** Section 5.2 of the C-5A District Schedule allows the Development Permit Board to relax the regulation in Section 4.7 allowing a greater Floor Area/FSR as long as (a) floor area is no greater than 7.0 FSR and (c) either a minimum of 20% of floor area is used for social housing or all dwelling units are secured market rental. The proposal does comply with Section 5.2 (a) and (c). Under Section 4.7.5 of the C-5A District Schedule, an additional 10 percent heritage density transfer [H.D.T] (maximum 7.7 FSR or 99,869.0 sq. ft.) may be considered by the DP Board.

⁴ **Note on Frontage:** The maximum frontage exceeds the maximum permitted in the C-5A district schedule, of the Zoning and Development Bylaw, which the Development Permit Board does not have authority to relax. The Director of Planning supports the frontage as proposed. See condition 1.3 and standard condition A.1.1.

⁵ **Note on External Design:** See External Design Table on Page 9;

⁶ **Note on Parking:** Standard Condition A.1.3 seeks compliance with Section 4.3.1 - Non-residential uses - Downtown and Section 4.3.6 - Residential uses - Downtown of the Parking By-Law.

⁷ **Note on Bicycle Parking:** Standard Condition A.1.4 seeks compliance with Section 6 of the Parking By-Law;

- **Legal Description**

Lot: 22 & W1/2 of Lot 23
Block: 61
District Lot: 185
Plan: 92

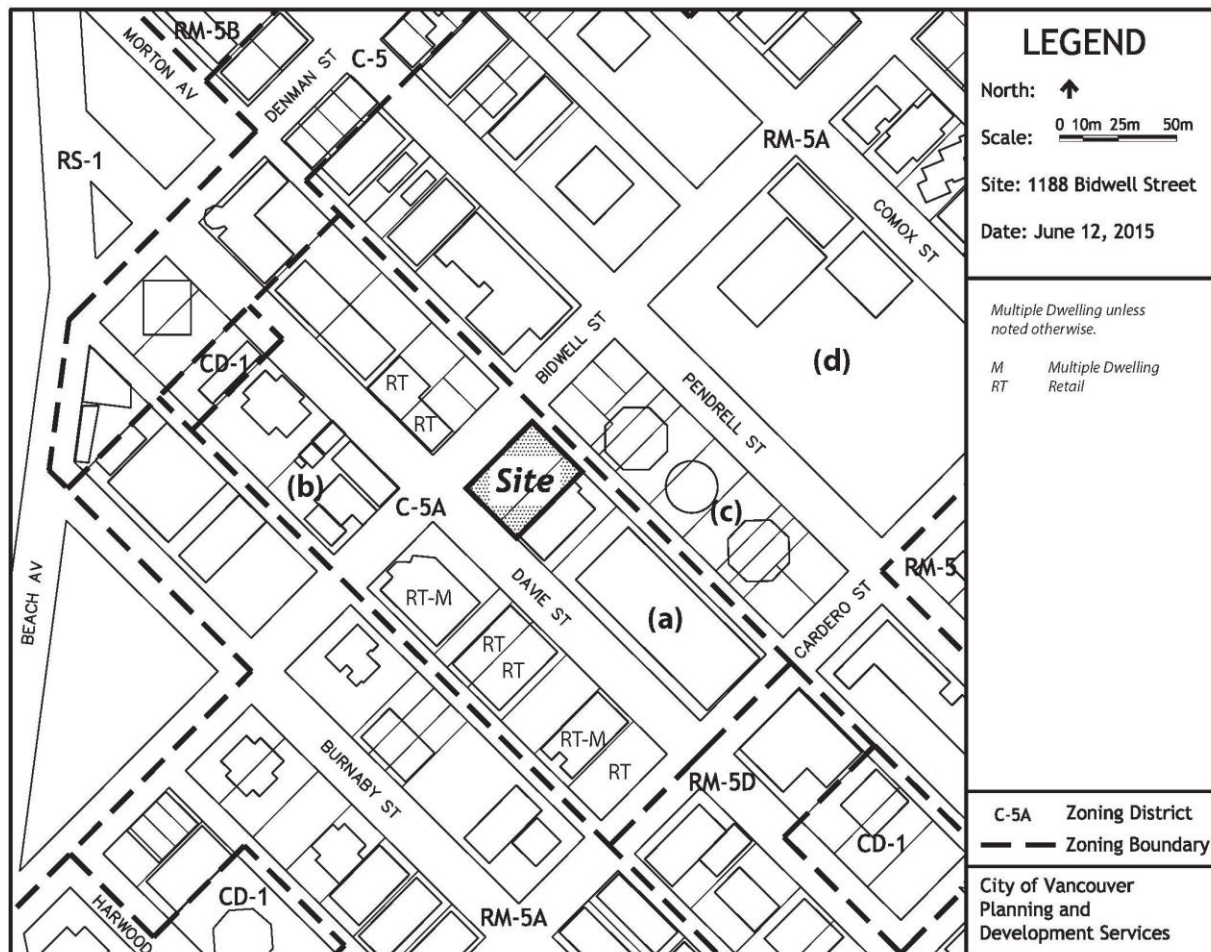
- **History of Application:**

05-05-15 Complete DE submitted
07-15-15 Urban Design Panel
08-12-15 Development Permit Staff Committee

- **Site:** The site is located at the northeast corner of Davie and Bidwell Streets, and is comprised of two lots totaling 99 ft. of frontage on Davie Street, extending 131 ft. north to the commercial lane. The site contains a one-storey commercial building and a two-storey mixed use building fronting onto Davie Street, and a three-storey apartment building on Bidwell Street.

- **Context:** Significant adjacent development includes:

- (a) 1641 Davie Street: Safeway - 1 storey retail building
- (b) 1221 Bidwell Street - 22 residential building with retail
- (c) 1616 Pendrell Street - two 19 storey residential buildings
- (d) 1100 Bidwell Street: Lord Roberts Elementary - 3 storey school building



- **Background:**

A development application was submitted on May 7th, 2015 following pre-application discussions with staff on potential forms of development on this small site under the provisions of the West End Community Plan and C-5A zoning. A public Open House was held on June 29th, 2015. The proposal was reviewed by the Urban Design Panel on July 15th, 2015 at which time it was supported.

The application is generally in line with the West End Community Plan, and all the residential units will be secured as market rentals.

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

West End Community Plan

The West End Community Plan provides a framework to guide positive change, development and public benefits in the West End. The Plan identifies the need for an increase in the supply of affordable housing for all household types, and has policy to achieve a variety of housing choices and community facilities to attract and retain a vibrant workforce, including families with children. The Plan provides for new rental housing opportunities through additional density and rezoning applications in the areas noted as Corridors. The plan notes that Corridors are 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 and which also provide additional opportunities to accommodate job space and housing that meet the needs of the community. 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, which should be located on the lower floors.

The Lower Davie Corridor extends between Denman Village and Davie Village and consists of two sub-areas. Area A, in which the application is located, runs between Denman and Cardero Streets and comprises two blocks of mixed use and commercial buildings. The permitted heights and densities in this area are described in the C-5A zoning. A set back of 7 ft. from Davie Street to improve pedestrian sidewalk space is also noted the Plan.

The West End Community Plan seeks to manage change within the rental stock and notes that in all cases where tenants will be displaced as a result of demolitions or renovations a tenant relocation plan as outlined in the City's Rate of Change Guidelines will be required.

C-5, C-5A and C-6 Districts Schedule (West End Commercial Districts)

The intent of this Schedule is to provide for retail and services uses and forms of development compatible with the primarily residential character of the West End and to provide for dwelling units in C-5A designed to be compatible with commercial uses. This schedule encourages external building design, the scale and function of which is oriented towards pedestrians. The C-5A district differs from the others in this schedule in that it provides density bonuses for social housing or secured market rental housing, unlike C-5; and has a lower density and scale than the C-6 district.

The Schedule supports the development of rental housing through Section 5.2, which allows the Development Permit Board to relax the floor space ratio (FSR) regulation in Section 4.7 up to 7.0 FSR for a project in which all dwelling units are secured as rental. Under Section 4.7.5 of the C-5A District Schedule, an additional 10 percent heritage density transfer may be also be considered by the Board, up to a total FSR of 7.7 or 99,869.0 sq. ft.

Section 4.3.2 of the C-5A District Schedule allows the Development Permit Board to relax the permitted height regulation in Section 4.3.1. to a maximum of 64 m (210 ft.).

Section 4.2.1 limits the frontage of any individual occupancy at grade to be no more than 25.3 ft. An evaluation of the regulations on external design, Section 4.17, is provided under the Response to Applicable By-laws and Guidelines section that follows.

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.

• Response to Applicable By-laws and Guidelines:

West End Community Plan

The application helps to fulfill a number of goals under the West End Community Plan, especially the delivery of new rental housing.

Density

The proposed increased density of 7.4 FSR is within the approvable ratio of 7.7 FSR that is intended to achieve rental housing on this site and to support heritage preservation on other sites. The application proposes that 27 of the 108 dwelling units are two bedrooms or more, which meets the requirement that 25% of the units have two and three bedrooms, which is suitable for families with children.

Tower and Podium Heights

The proposed 1-storey commercial podium height is acceptable under the West End Plan, which sets a maximum of 3 storeys. The height to the top of the proposed tower, which includes an amenity room that cannot be excluded from height calculations, exceeds the maximum height of 210 ft. that is noted in the West End Plan and in the C-5A regulations. Given the intent of the Plan to maintain established heights in this area of the West End and concerns expressed by residents, staff recommend reducing the building height to meet the zoning for this area (See Condition 1.1).

C-5, C-5A and C-6 Districts Schedule (West End Commercial Districts)

The application generally meets the intents and regulations of the C-5A zoning, except for height and the two areas noted below.

Frontage

The proposed commercial space occupied most of the 99 ft. wide frontage facing Davie Street, which exceeds the regulation. In the absence of an applicable relaxation provision in the zoning, the applicant may choose to appeal this requirement. Staff feel that the urban design intent of the regulation can be addressed by adjusting the exterior design slightly (see Condition 1.3).

External Design

4.17.1 All developments shall provide along all	Generally met. Some design development is
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abutting streets any one or a combination of display windows, individualized tenancy unit design, building articulation, pedestrian entrance definition via a recess or projecting canopy or any other architectural features which facilitate pedestrian interest to the satisfaction of the Director of Planning.	recommended in Conditions 1.4 and 1.3.
4.17.2 The first storey shall be built to the front and side property lines except as noted in sections 4.4.1 and 4.5.1 while the remaining storeys may terrace back from the property lines.	This regulation is met, except where the West End Plan recommends a 7 ft. setback from Davie Street to provide more pedestrian space as permitted in section 4.4.1.
4.17.3 Direct pedestrian access at the fronting street at or near grade level to each individual commercial occupancy which abuts the fronting street of a development site shall be provided.	This has been provided to the two CRUs abutting Davie Street via two doors onto Davie. An additional door is provided onto Bidwell for the corner CRU.
4.17.4 Continuous weather protection having a minimum depth of 1.5 m in the form of a retractable fabric awning, a canopy attached to the building face by bolts to facilitate easy removal, or other forms satisfactory to the Director of Planning and City Engineer shall be provided along the fronting street and flanking street where the adjoining site on the flanking street is in a C district.	A canopy meeting the minimum depth has been provided. Staff recommend providing a more generous dimension given the height of the proposed canopy above grade and the volume of pedestrian traffic in this area (see Condition 1.4).
4.17.5 That portion of building located at the intersection of a fronting and flanking street where the adjoining site on the flanking street is in a C district shall be rounded with a minimum radius of 1.8 m, indented or truncated with minimum dimensions of 1.8 m by 1.8 m, or architecturally treated by other means to facilitate pedestrian amenity to the satisfaction of the Director of Planning.	The adjoining site on the flanking street is an R district, and the regulation does not apply.
4.17.6 Building corners at the intersection of a fronting and flanking street where the adjoining site on the flanking street is in a C district shall be accentuated by variances of height, cupolas, domes, or other architectural appurtenances, or any proposals varying from the above, satisfactory to the Director of Planning.	The adjoining site on the flanking street is an R district, and the regulation does not apply.
4.17.7 A minimum of one pedestrian entrance to commercial uses shall be provided from the flanking street where the adjoining site on the flanking street is in a C district.	The adjoining site on the flanking street is an R district, and the regulation does not apply.
4.17.8 All garbage container storage areas shall be screened from view from nearby sidewalks and dwelling units.	Commercial garbage is inside a room; residential garbage is below grade.
4.17.9 Mechanical equipment shall be enclosed and set back so as not to be visible from street level or architecturally treated by other means satisfactory to the Director of Planning. Exposed duct work is not permitted.	Standard condition A.1.7 addresses this item.
4.17.10 Dwelling uses shall provide: (a) pedestrian access separate from access to other	Dwelling entries and bicycle storage have been addressed.

uses; (b) a minimum of one bicycle rack per four dwelling units in an enclosed storage room.	
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High Density Housing Guidelines for Families with Children

The application includes private open spaces for family units, as well as co-located internal and external amenity spaces for common access in fulfillment of the Guidelines. Relocation of some family units to overlook the common play space is recommended (see Condition 1.11).

• Conclusion:

This application has generally addressed the applicable policies, and will increase the stock of rental housing in the West End within a form of development anticipated by the new community plan. Staff support the application, subject to the conditions noted.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on July 15, 2015, and provided the following comments:

EVALUATION: SUPPORT (9-0)

• Introduction:

Colin King, Development Planner, introduced the proposal for a new mixed-use building under the provisions of the C-5A zoning and the West End Plan on the Davie Corridor. Since this is a complete development permit application there are specific staff questions but any comments on more fine grained design elements including materials and detailing are welcomed.

The site currently hosts a one-storey commercial building at the corner, and a two-storey mixed use building, both facing Davie. Around the corner also on the site is a three-storey apartment with its entrance on Bidwell. To the north is Pendrell Place, with Lord Roberts Elementary beyond. Existing development along the north side of Davie is generally low scale, offering water views from viewpoints up the hill to the east. On the other side of Davie is a four-storey mixed use building with TD Trust at the corner. Diagonally across the intersection is the recent Alexandra tower developed after rezoning, which includes a JJ Bean coffee shop in the restored façade of the heritage Maxine's building at 1209 Bidwell. This corner has an outdoor patio for JJ Bean.

Davie St is identified in the plan as a "Corridor" which is generally where the Plan aims to provide job space and meet the housing needs of the community, while allowing minimum disruption to the neighbourhoods. The West End Plan established the potential for up to 7.0 FSR for new buildings providing secured market rental units. Policy intents coming out of the Plan for the Lower Davie corridor include increased densities to help deepen housing affordability while maintaining existing height limits. Residential floor plates should be set back above the podium and should not exceed 5,500 sf. to maximize views and sunlight on sidewalks. Building materials should include a variety of materials, rather than consist primarily of glass façade, and reflect the architectural character of surrounding buildings. This is particularly important for the lower podium floors, Sculpt built form to maximize sunlight on the sidewalks and minimize private view impacts.

Broader built form guidelines coming out of the Plan include ensuring that new development does not adversely impact shadowing on recognized public open space and Village areas as a performance measure to ensure that these spaces have solar access when citizens are typically more active. New development should be responsive to adjacent and nearby private views by shaping built form to optimize performance.

The C-5A district schedule allows for 7.0 FSR; density may be increased 10% by the Development Permit Board through transfer of heritage density. The DP Board may also increase height 60 ft. to a maximum of 210 ft.

The Proposed Development includes a 22-storey residential tower with commercial space at grade with an FSR of 7.4, or 95,756 square feet. It also includes retail podium with continuous commercial ceiling heights of 16.5ft fronting Davie Street, and turning the corner to provide a double height residential access lobby on Bidwell Street.

Materials move from the more glazed residential frontage to substantially solid expression at the residential entry, which seems appropriate and in line with the guidance. Coming onto the lane we have loading, car-share and disability, and parking access with a projection at the lane edge housing stair and gas meters screening this.

High rise portion of tower is set back 40 ft. from the interior property line, to accommodate similar development on the adjacent site and achieve the 80ft separation between towers required. Achieving the 80ft separation from the tower at Pendrell and Bidwell derives the tower location. Floor plates are typically 4,396 sq. ft. which is narrower than guidance allows. There is also additional area below 60ft giving floor space between the tower and the podium.

A Residential Provision states that the building include 100% secured market residential of 108 units. 25% of units are two bedrooms or better to accommodate more families staying in the West End, and units typically have around a 9ft ceiling height. Three outdoor common spaces for residents are provided at levels 3, 7, and 22.

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

1. Can the Panel comment on the proposed element extending above 210 ft.?
2. Is the built form sculpted to maximize sunlight on the sidewalks?
3. Looking at all three pedestrian edges (lane, Bidwell, and Davie), would any specific elements benefit from further development?
4. Does the detailing of the building reflect the architectural character of surrounding buildings?
5. Does the Panel have any advice on the approach to sustainable design?

- **Applicant's Introductory Comments:**

The applicant team declined to give a presentation but took questions from the board and panel.

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

- Explore creating porosity and activation at the corner of the lane
- Have the landscape extend around the corner to the lane to allow for lane activation
- Design development of the top piece to add to the skyline
- The solar shade seems tacked on and should be redesigned
- The entry should be more prominent
- The driveway could be a drop-off location, and could make the laneway more connected to the building
- Suite-by-suite HRV and thermal balconies should be considered.

- **Related Commentary:**

The panel commended the applicant on their application package, and agreed that the proposal is strong and has produced a very handsome building which embodies West-End characteristics. The height, massing and density are all supportable, but the applicants should consider relocating the stair on the corner of the lane as the pop-out in massing seems to be a bit foreign in that location. Suite-by-suite HRVs would increase space in the units and be more sustainable. Triple glazing, insulate balconies, or thermal glaze would also be great. Overall the panel appreciates the attention to detail embodied in the project. With its interesting character and reflection of the neighbourhood, the building is both unique and fits in well with its surroundings.

The street edges seem to be well-handled with tapered posts and plated sidewalks. Sunlight on the sidewalks also seems to be maximized. The entrance should be stronger as it currently does not seem prominent enough. Overall there is good access to outdoor space and amenity space within the building.

Detail on the building has good articulation and makes an effort to relate to historical context. Motifs seem to be in-line and consistent with the West-End.

Although the roofline seems to be a bit heavy the flat-aligned roof makes sense. The smaller floor-plate allows for daylight on the sidewalks.

More thought should be given to Crime Prevention Through Environmental Design (CPTED) to enhance personal security for building residents with eyes on the lane. Extra windows may help to solve this issue as well as allow extra light into the building.

Consideration should be given to flipping the core so the corridor could be naturally lit and look up Davie Street.

Amenity spaces are generous both indoors and outdoors which contribute greatly to livability and community resilience.

- **Applicant's Response:**

The applicant team thanked the panel for their time and comments.

ENGINEERING SERVICES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

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

LANDSCAPE

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

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

West End Community Plan (WECP)

This site is subject to section 8.1.6 of the WECP which states: “In Area ‘4’ within Lower Davie and Lower Robson, additional density can be bonused up to 7 FSR for new developments that provide 20% of floor space as social housing or 100% secured market rental housing.” This requirement is reflected in the C-5A District Schedule, which states that: “The Director of Planning or the Development Permit Board may relax the regulations in the C-5A and C-6 districts regarding permitted floor space ratio for dwelling units in conjunction with other permitted uses, if the Director of Planning or the Development Permit Board first considers the intent of this schedule, and all applicable Council policies and guidelines, and:

- the floor space ratio does not exceed 7.0 in the C-5A district and 8.75 in the C-6 district;
- the floor space ratio for non-residential uses in the C-6 district must be no less than 1.2; and
- either a minimum of 20% of the floor area included in the calculation of floor space ratio must be used for social housing, or all dwelling units must be secured market rental housing.

The existing 12 rental units on the site are proposed to be replaced and augmented with 108 market rental unit which is a net gain of 96 rental units on the site, and is therefore consistent with the West End Community Plan and District Schedule. The chart below provides a summary of the changes in rental and social housing units under the West End Community Plan, including this application.

DE Application	Status	Stream	Existing Rental	New Rental	New Social Housing	New Condo
DE418742 (1171 Jervis St)	Approved	Min 20% Social Housing	27	0	28	63
DE419087 (1188 Bidwell St)	Application in process	100% Secured Market Rental	12	108	0	0
Total			39	108	28	63
Net change in rental			+69			

The site is also subject to section 8.1.11 of the West End Community Plan which states: “In all cases where tenants will be displaced as a result of demolition or renovations, a tenant relocation plan as outlined in the Rate of Change Guidelines will be required.”

Rate of Change Guidelines

The Rate of Change Guidelines are intended to protect and assist tenants and set out the terms of the required minimum tenant relocation plan. A minimum two months free rent, moving expenses and first right of refusal for the replacement housing are required as is assistance finding and relocating tenants to alternate accommodation affordable to them. The applicant has provided a tenant relocation plan to address the guidelines, however only the Rental Tenancy Act is referenced. Further refinement of the plan is required to meet the requirements of the Rate of Change Guidelines, as follows (see recommended conditions 1.5 through 1.8):

- Provision of a Tenant Relocation Plan which includes two months free rent; reimbursement of receipted moving expenses; and the right of first refusal to move back into the development upon completion as per Section 2 of the Rate of Change Guidelines;
- Provision of a letter stating the property address and legal description of the site, and providing the names and mailing addresses of all tenants;

- Provision of a notarized declaration which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes information on posting of notice regarding the intent to redevelop as per Section 3 of the Rate of Change Guidelines; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant;
- Provision of a final Tenant Relocation Report which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent, any other compensation); and includes a summary of all communication provided to the tenants prior to issuance of occupancy permit, with an interim Relocation Report prior to issuance of Building Permit.
- Entering into a Housing Agreement and/or section 219 Covenant securing all 108 residential units as rental housing for 60 years or the life of the building, whichever is greater and subject to the following additional conditions in respect of those units:
 - i) That such units may not be subdivided by deposit of a strata plan;
 - ii) That none of such units may be separately sold;
 - iii) That none of such units will be rented for less than one month at a time;
 - iv) That at initial occupancy, returning Eligible Tenants will be entitled to rent with a discount of 20% off starting rents
 - v) That discounted Starting Rents are applicable only to Eligible Tenants who exercise their right of first refusal and occupy a unit in the new development.

High Density Housing for Families with Children

The proposed 22 storey multiple dwelling includes 23 two bedroom and 4 three bedroom units (a total of 27 units or 25% of the total number of units) which may be suitable for families with children. A majority of these are below the 6th floor. This generally meets the requirement of Section 8.2.3 of the WECP which states: In market housing require 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.

Consistent with the High Density Housing for Families with Children Guidelines, an indoor amenity room with accessible washroom is proposed adjacent to and with access to common outdoor amenity space on level 3. Design development is needed to add a kitchenette and storage closet and to confirm that the proposed washroom is wheelchair accessible and to add a baby change table to that washroom (see condition A.1.19).

Also consistent with the guidelines, an outdoor amenity area is proposed adjacent to the level 3 indoor amenity room with a children's play area, including play equipment and natural landscape elements, which provide a range of motor skills developing and creative play opportunities for children.

Also consistent with the guidelines, an additional multi-purpose indoor amenity room with kitchenette and storage is adjacent to and with access to common outdoor amenity space on level 22. Design development is needed to confirm that the proposed washroom is wheelchair accessible and to add a baby change table to that washroom (see condition A.1.20). Also consistent with the guidelines, the proposed level 22 outdoor amenity area includes an outdoor kitchen and dining amenity area for family or other social gatherings.

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. Consistent with these guidelines the common outdoor area on level 7 includes

accessible garden plots which can support urban agriculture activity. Design development is needed to include a compost bins for yard waste and a hose bib location (see condition A.1.11).

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 Bidwell and one facing Davie Street. On June 12, 2015, 1,149 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. The postcard and the development application materials were posted online at vancouver.ca/devapps. In addition, a public open house was advertised on the signs, postcard, and online. The Open House was held on the evening of Monday, June 29, 2015. 53 people attended the open house and 27 written comment forms were submitted that evening. The Development Permit Board date was also advertised in the summer edition of the West End Community Plan Implementation Newsletter.

In addition to the comment forms received from the open house, another 11 written responses were received via email. Of all of the responses, two requested additional information about the rental tenure; seven expressed support for the project; and 29 were either directly opposed or expressed significant concerns as outlined below.

Housing Affordability: There was concern that because the units will be secured as market rental units, the rents will not be affordable. Generally speaking, several comments related to the lack of affordable housing in the west end.

Staff Response: This development will increase the net supply of secured market rental housing in the west end by 96 units. A Housing Agreement will also secure rents, at initial occupancy, for returning Eligible Tenants to be rented with a discount of 20% off starting rents. Refer to comments from the Housing Policy and Projects group and to upfront conditions 1.5 through 1.8 for further information.

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 some concerns about how the proposed building would limit light and overshadow residents living in surrounding buildings.

Staff Response: Staff acknowledge the concern over this change, and note that this application is the first proposal under the West End Community Plan for Area A of the Lower Davie corridor. In addition, existing buildings on the north side of Davie Street Area in Area A are very low in scale. Staff also note that the general massing of occupied space has been shaped within the intended development capacity of the new West End Plan, and feel that the overall massing avoids view impacts in excess of the Plan. However, staff recommend reducing the height to meet the C-5A limit, and revising the exterior decorative and open air elements to reduce view and shadow impacts from these elements (see Conditions 1.1 and 1.2).

Parking: Comments ranged from there being inadequate parking provided to those who believed the project provided too many parking spaces and therefore is encouraging more cars to come into the already congested West End.

Staff Response: The proposal will need to meet condition A.1.3 to satisfy the requirements of the Parking By-law as they apply in the Downtown area, including the West End.

Street Trees on Bidwell: One respondent requested that the existing trees along the Bidwell frontage be retained.

Staff Response: The application includes protection of the street trees on both sides.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires a decision by the Development Permit Board.

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

It also requires the Board to consider a By-law relaxation, per Section 5.2 of the C-5A District Schedule. The Staff Committee supports the relaxations proposed.

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



J. Greer
Chair, Development Permit Staff Committee



S. Black, Architect AIBC
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 The applicant can and does obtain a relaxation from the Board of Variance to allow an occupancy with a frontage in excess of 7.7 m on a floor within 2 m of grade;
- A.1.2 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;
- A.1.3 compliance with Section 4.3.1 - Non-residential Uses - Downtown and 4.3.6 - Residential uses - Downtown, in accordance with the Parking By-law;

Note to Applicant: A maximum of four non-residential parking spaces is permitted for this proposal. Also a minimum of 60 parking spaces is required for the residential portion (current proposal shows 55 spaces with bonuses included);

- A.1.4 compliance with Section 6 - Bicycle Parking of the Parking By-law;

Note to Applicant: A total of 135 Class A spaces are required.

- A.1.5 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.1.6 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.1.7 provision of drawings showing Mechanical equipment shall be enclosed behind open topped screens and set back so as not to be visible from street level or architecturally treated by other means satisfactory to the Director of Planning;

Note to Applicant: Exposed duct work is not permitted.

- A.1.8 update the Statistics drawing on Page A-001;

Note to Applicant: FSR numbers are to show a net FSR.

- A.1.9 delete 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.

Standard Landscape Conditions

A.1.10 provision of additional planters and shade trees, as follows;

- at level 3, provide enlarged planters of a sufficient size (4 foot square planter width) to accommodate shade trees at the four corners of the child play area;
- at level 3, provide an enlarged planter of a sufficient size (4 foot square planter width) to accommodate one tree at the north east corner of the private patio;
- at level 7, provide an enlarged planter of a sufficient size (4 foot square planter width) to accommodate one tree at the north east corner of the private patio.

A.1.11 provision of a compost bin for garden waste and hose bib to the level 7 amenity deck;

A.1.12 provision of enlarged architectural and landscape sections to clearly indicate and dimension the relationship between the slab, soil volumes, trees and planters on slab to verify that sufficient soil volumes are provided;

Note to Applicant: sections should be accurate, labeled and dimensioned including all common areas/ decks. Planting conditions should meet or exceed the latest BCLNA Landscape Standard.

A.1.13 provision of dimensions (inside and outside) of all planters and illustrated on the architectural and landscape plans;

A.1.14 provision of a partial irrigation plan with notations to indicate hose bib and irrigation connection locations;

Note to Applicant: See also condition A.1.11. Permanent high efficiency irrigation to be provided for all planted areas and individual hose bibs for all patios sized at 100 square feet or greater.

A.1.15 provision of large scale detailed elevations of exterior structures (playground, gates, privacy screens, railings, urban agriculture potting table/ storage, compost bin);

A.1.16 delete any notes regarding removal of street trees;

Note to Applicant: Per drawings, all trees on Bidwell Street and Davie Street are to be retained.

Crime Prevention Through Environmental Design (CPTED)

A.1.17 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: Niches that may impede surveillance should be revised to be open to wide view, or avoided entirely. See Condition 1.6, which is related. Enclosures should be provided around service areas that face the lane. Lighting should be noted as full cutoff fixtures to provide glare-free safety illumination.

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

- A.1.18 provision of a letter stating the property address and legal description of the site, and providing the names and mailing addresses of all tenants.
- A.1.19 design development to the level 3 indoor amenity room to add a kitchenette and storage closet and to confirm the washroom is wheelchair accessible and to add a baby change table to the washroom.
- A.1.20 design development to the level 22 indoor amenity room to confirm the washroom is wheelchair accessible and to add a baby change.

A.2 Standard Engineering Conditions

- A.2.1 make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lot 22 and the West ½ of Lot 23, Block 61, 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 is required for an SRW for expanded sidewalk use over the “7’ Hardscape setback” on Davie Street;

Note to Applicant: The SRW agreement must accommodate the underground parking under the SRW area.

- A.2.3 enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of 1 Shared Vehicle and the provision and maintenance of 1 Shared Vehicle Parking Space for use exclusively by such Shared Vehicle, [with such parking spaces to be in addition to the minimum parking spaces required by the Parking Bylaw], on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
 - a) provide 1 Shared Vehicle(s) to the development for a minimum period of 3 years;
 - b) enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle;
 - c) provide and maintain the Shared Vehicle Parking Space for use exclusively by such shared vehicles;
 - d) make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space;
 - e) provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle; and
 - f) registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions.
 - g) provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy.
-

Note to Applicant: Shared vehicle spaces are required to be a minimum width of 2.9m.

- A.2.4 clarification of garbage pick-up operations.

Note to Applicant: 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.2.5 provision of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements is required.

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

- A.2.6 provision of benches along Bidwell generally as shown on the drawings complete with concrete foundations;

Note to Applicant: Final location of benches to be to the satisfaction of the General Manager of Engineering Services, determined through the landscape review process (see Condition A.2.5).

- A.2.7 a canopy application is required;

Note to Applicant: Canopies must be fully demountable and meet the requirements of the Building By-law;

- A.2.8 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 design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, surface parking and at all entrances.
- b) modification of the parking ramp design to improve visibility for two-way vehicle movement at turns (Section I.B & I.C).
- c) provision of measures to address conflicts between vehicles on the ramp. A parabolic mirror, signal system or view slot is recommended.
- d) consideration of providing corner cuts through the inside radius of all parking ramps where separation between the parking ramp and the adjacent space exists.
- e) modification of the design of the overhead gate to provide a minimum 20' drive aisle width through the gate.

Note to Applicant: The overhead gate has an opening width of 19'.

- f) provide separation of the visitor and residential parking by means of an overhead security gate.
 - g) clarify and provide unobstructed access from the residential loading space to the residential lobby.
Note to Applicant: There appears to be a wall blocking access into the residential lobby from the main service corridor between the loading spaces and the CRU's.
 - h) provide automatic door openers on the doors providing access to the bicycle room(s).
 - i) clarify and note on submitted drawings the intended route to be used by residents from the Class A bicycle room to the building exterior.
-

Please contact Rob Waite of the Neighbourhood Parking and Transportation Branch at 604-873-7217 for more information or refer to the Parking and Loading Design Guidelines at the following link: (<http://former.vancouver.ca/engsvcs/parking/admin/developers.htm>):

- A.2.9 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. At this time there seems to be no allocation of such plant shown on the detailed Site Plan A100. 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.2.10 identification on the plans of the location of the Energy Transfer Station (ETS) room;

Note to Applicant: The ETS room should comply with the Neighbourhood Energy Connectivity Design Guidelines.

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 August 12, 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 **March 08, 2016** this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 Detailed design of the building HVAC and mechanical heating and cooling system must be submitted to and approved by the General Manager of Engineering Services prior to issuance of building permit.
 - B.2.2 Confirmation, prior to issuance of building permit, that all heating equipment for all buildings comprising the development shall be centralized within one common mechanical room at parkade level, and that a dedicated space not less than 225 ft² shall be allocated within the central mechanical room, or other dedicated space connected to the central mechanical room, to serve as the development’s future Energy Transfer Station (ETS) connecting buildings to the Neighbourhood Energy System. The dedicated ETS space should be clearly labelled.
 - B.2.3 Completion of the Confirmation of Neighbourhood Energy Connectivity Requirements letter of assurance by the design engineer of record, prior to issuance of building permit, certifying that the mechanical design of all buildings within the development adheres to the Neighbourhood Energy Connectivity Standards - Design Guidelines.
 - B.2.4 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.2.5 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.2.6 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.2.7 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.8 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.
-

PROJECT TEAM

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RELiance
PROPERTIES

ISSUED FOR

A 55/15 Development Permit Application

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DRAWING LIST

ARCHITECTURAL

- A000 Cover Sheet & Drawing List
- A001 Project Data
- A002 Design Rationale
- A003 Design Rationale
- A004 Design Rationale
- A101 Context Plan
- A102 Shadow Analysis
- A103 Shadow Analysis
- A104 Base Surface Plan/Building Height
- A105 Site Plan
- A106 Streetscape Elevations
- A107 Streetscape Elevations
- A108 View Studies
- A201 Level P4 Plan
- A202 Level P3 Plan
- A203 Level P2 Plan
- A204 Level P1 Plan
- A205 Level 01 Plan
- A206 Level 02 Plan
- A207 Level 03 Plan
- A208 Level 04 Plan
- A209 Level 05 Plan
- A210 Level 06 Plan
- A211 Level 07-09 Plan
- A212 Level 10-20 Plan
- A213 Level 21 Plan
- A214 Level 22 Plan
- A401 Building Sections
- A402 Building Sections
- A501 Elevations
- A502 Elevations



LANDSCAPE

- L0.01 Tree Management
- L0.02 Image Board
- L0.03 Illustrative Site Plan
- L1.00 Landscape Plan Ground Level
- L1.01 Landscape Plan L1
- L1.02 Landscape Plan L2
- L1.03 Landscape Plan L3
- L1.04 Landscape Plan L4
- L1.05 Landscape Plan L5
- L1.06 Landscape Plan L6
- L1.07 Landscape Plan L7
- L1.08 Landscape Plan L8
- L1.09 Landscape Plan L9
- L1.10 Landscape Plan L10
- L1.11 Landscape Plan L11
- L1.12 Landscape Plan L12
- L1.13 Landscape Plan L13
- L1.14 Landscape Plan L14
- L1.15 Landscape Plan L15
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- L1.17 Landscape Plan L17
- L1.18 Landscape Plan L18
- L1.19 Landscape Plan L19
- L1.20 Landscape Plan L20
- L1.21 Landscape Plan L21
- L1.22 Landscape Plan L22
- L1.23 Landscape Plan L23
- L1.24 Landscape Plan L24
- L1.25 Landscape Plan L25
- L1.26 Landscape Plan L26
- L1.27 Landscape Plan L27
- L1.28 Landscape Plan L28
- L1.29 Landscape Plan L29
- L1.30 Landscape Plan L30

FSR COMPLIANCE DRAWINGS

(BOUND SEPARATELY)

- FSR00 Area Summary
- FSR01 Level 01
- FSR02 Level 02
- FSR03 Level 03
- FSR04 Level 04-05
- FSR05 Level 06
- FSR06 Level 07-09
- FSR07 Level 10-20
- FSR08 Level 21
- FSR09 Level 22
- FSR10 Wall Types

DAVIE AND BIDWELL TOWER

1170 BIDWELL STREET + 1675 DAVIE STREET

ISSUED FOR DEVELOPMENT PERMIT APPLICATION

MAY 05, 2015

1170 Bidwell-1675 Davie

Cover Sheet &
Drawing List

DRAWN: 54/15
PLOT DATE: 54/15

CHECKED:

A000

0427840100



ISSUED FOR

A 5515 Development Permit Application

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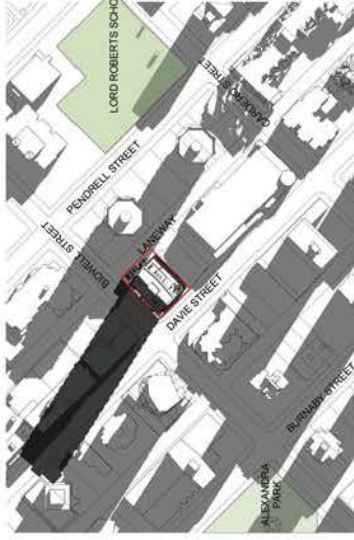
Shadow Analysis

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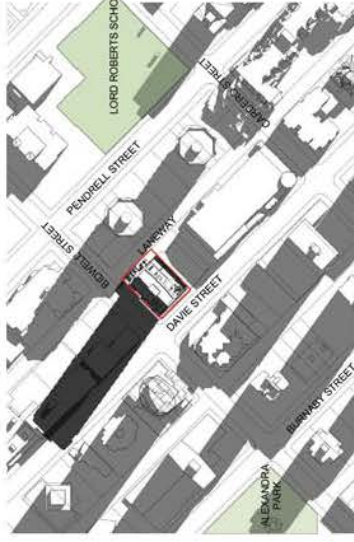
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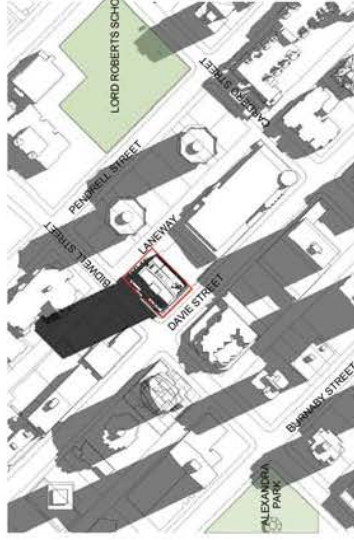
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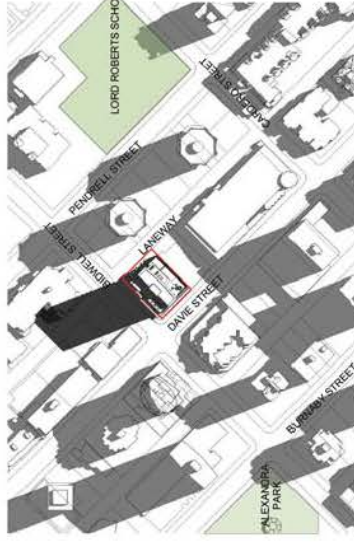
MARCH 21 - 10:00 AM



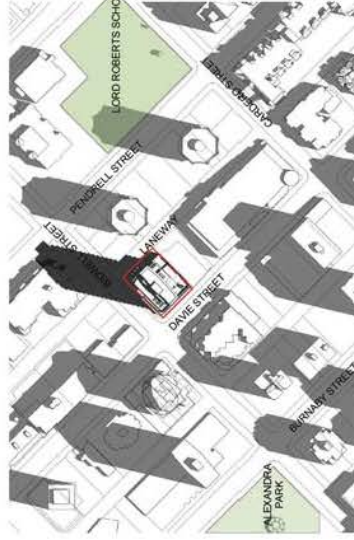
SEPT 21 - 10:00 AM



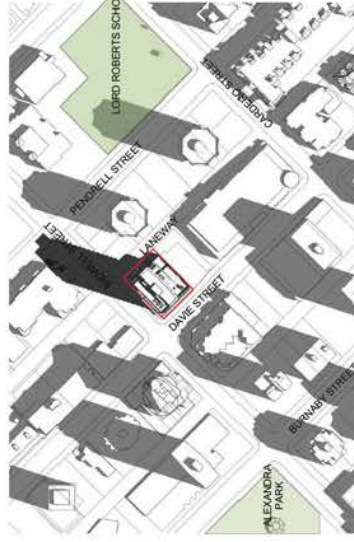
MARCH 21 - 12:00 PM



SEPT 21 - 12:00 PM



MARCH 21 - 2:00 PM



SEPT 21 - 2:00 PM



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FAX: 604-275-1101
WWW.A&P.CONSULTANTS.COM

SEAL

Dave & Bidwell Tower

1170 BROADVIEW AVE. SUITE 100

Base Surface Plan/
Building Height

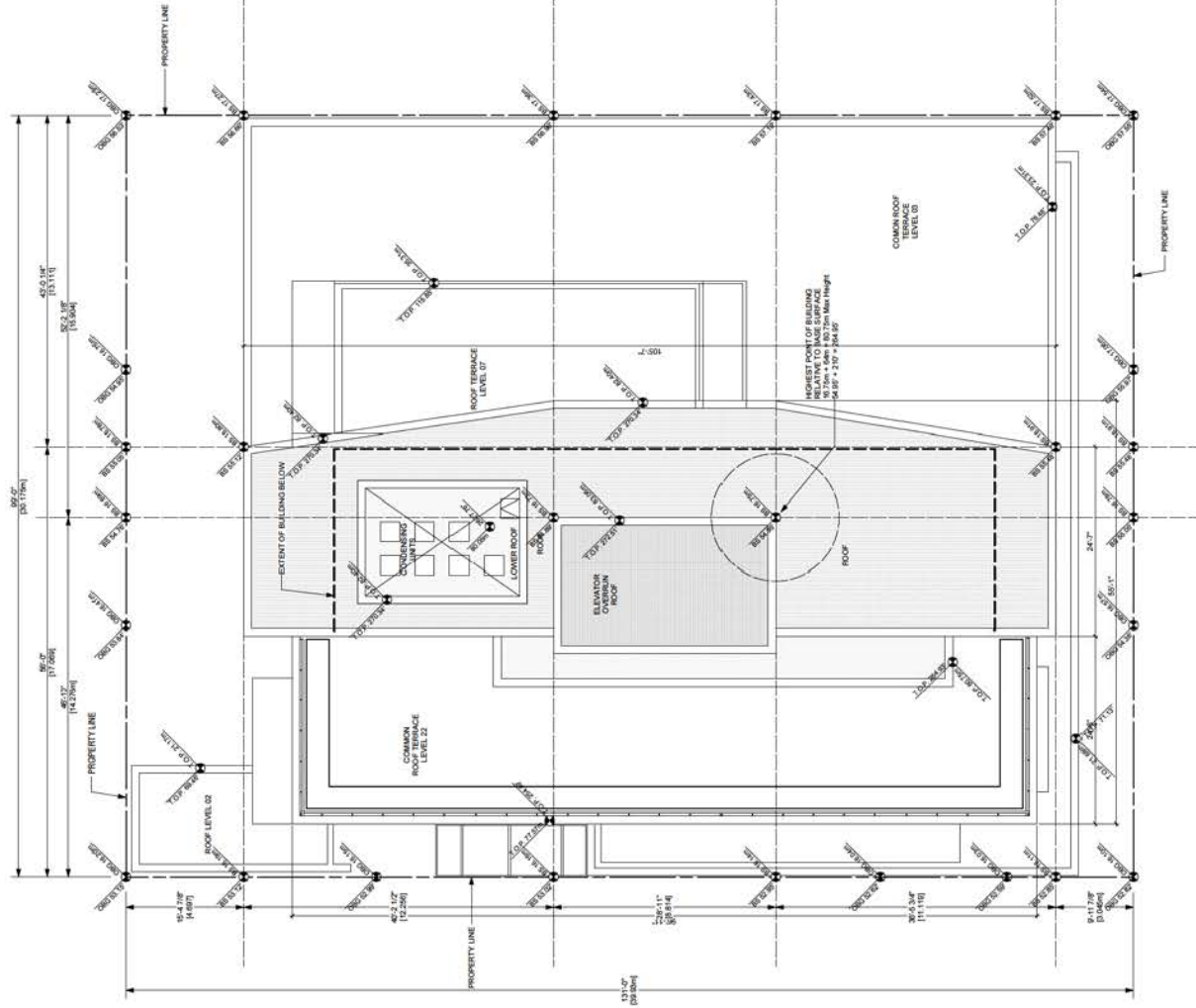
DRAWN: 5/2/15

CHECKED:

A104

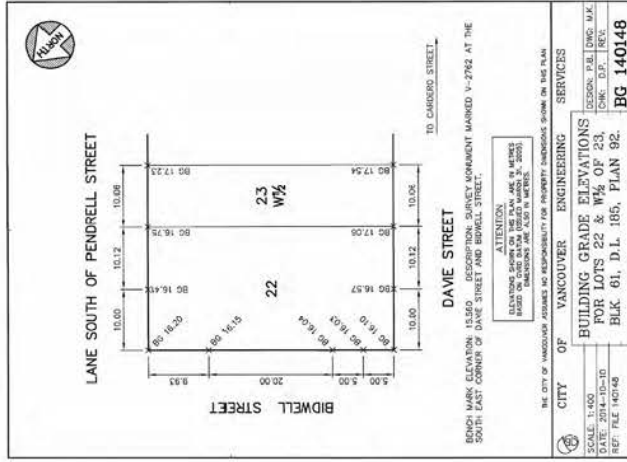
04/28/2010

4/27/2010



BASE SURFACE PLAN
SCALE: 1/8"=1'-0"

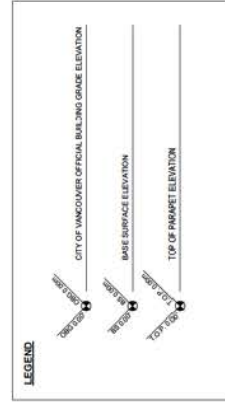
1



CITY OF VANCOUVER BUILDING GRADE ELEVATIONS

SCALE: NTS

2





ISSUED FOR

A 5515 Development Permit Application

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TEL: 604.255.2555 FAX: 604.255.1190
WWW.A&P.CANADA.COM

SEAL

Davie & Bidwell Tower

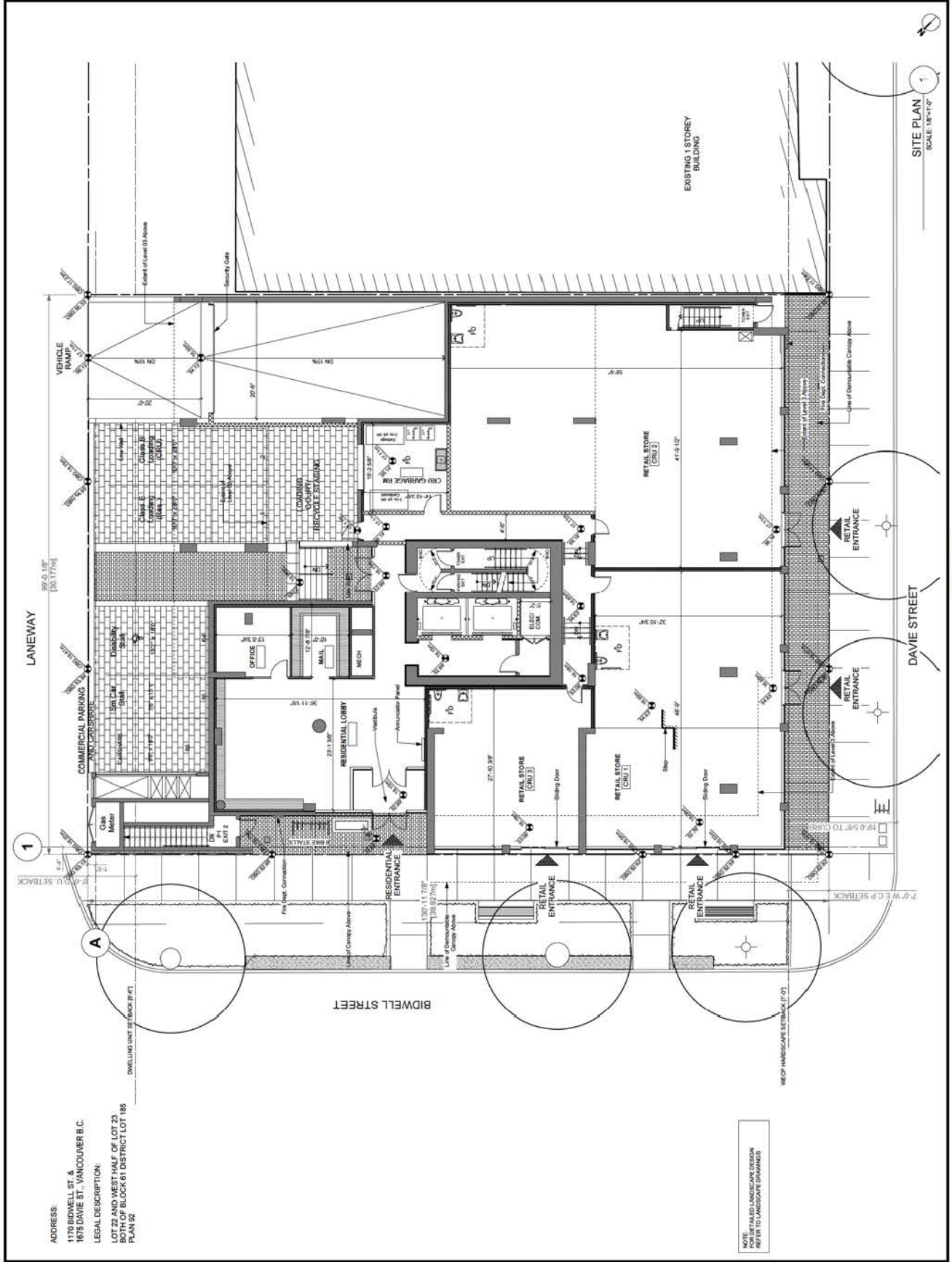
1100 Bowen St. + 1875 Davie

Site Plan

DRAWN: PLOT DATE: 5/4/15 CHECKED:

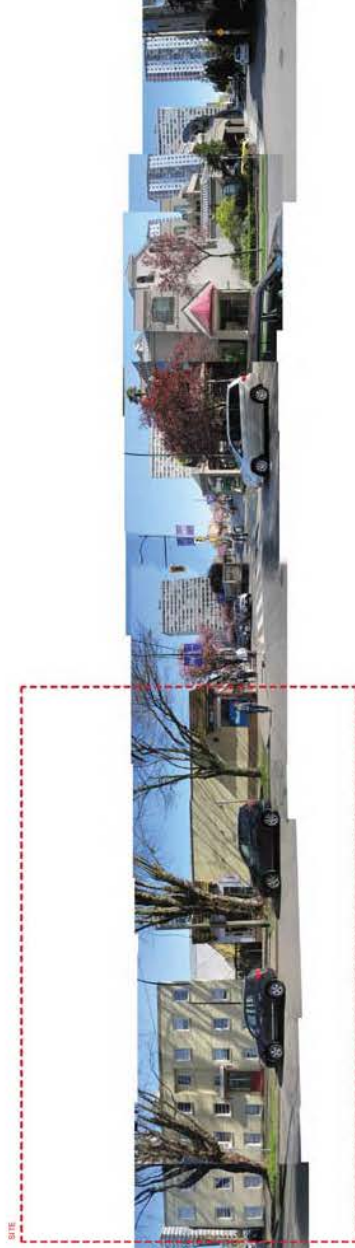
A105

04/78/0100
4/17/2015





CORNER OF LANEWAY AND BIDWELL LOOKING SOUTHEAST



SITE



BIDWELL STREET 1

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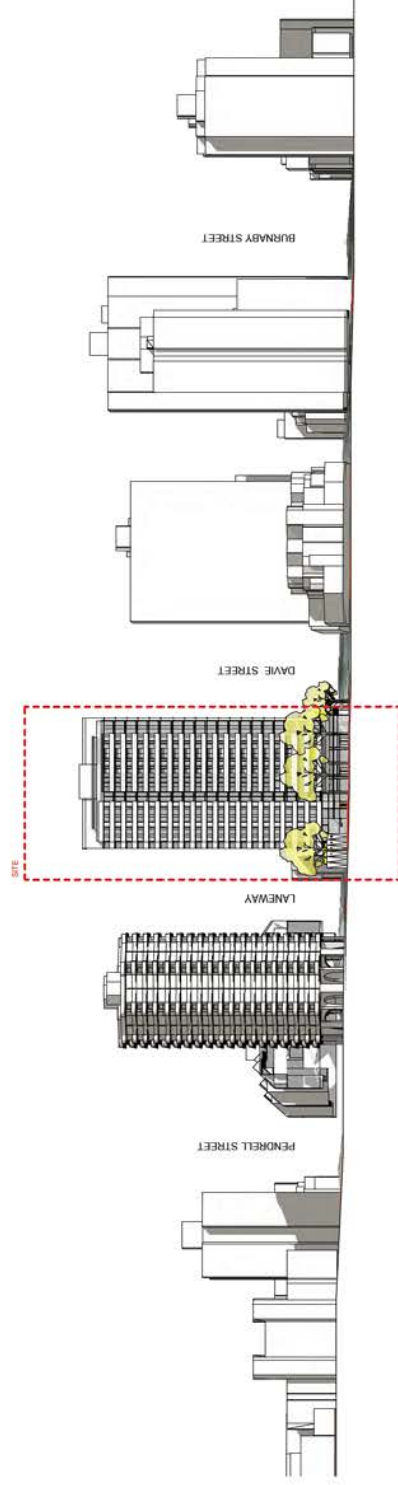
1170 Bidwell + 1875 Davie

Streetscape
Elevations

DRAWN:
PLOT DATE: 5/29/15
CHECKED:

A106

0427840100



BIDWELL STREET ELEVATION 2
SCALE: 1"=40'



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SEAL

Davie & Bidwell Tower

1170 Bidwell + 1975 Davie

Streetscape

DRAWN: PLOT DATE: 5/2/15 CHECKED:

A107

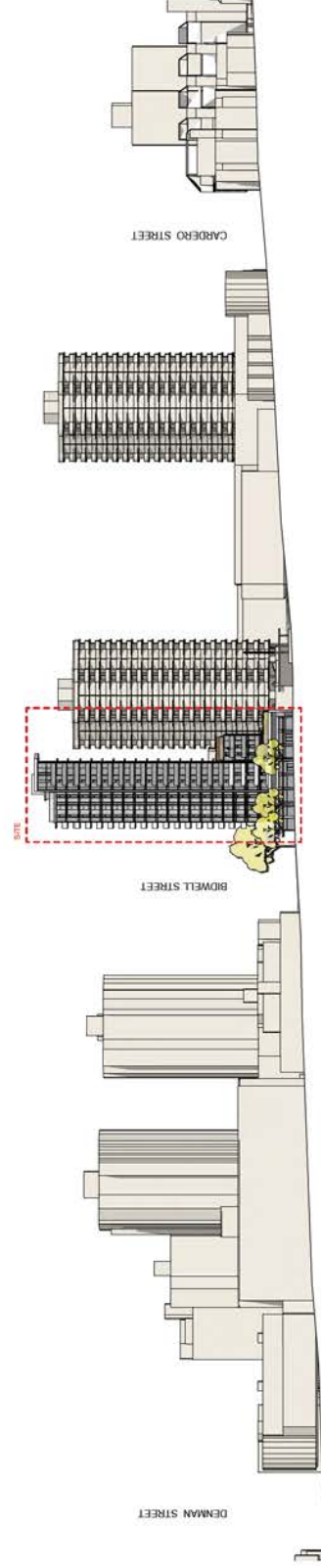
0427840100



CORNER OF DAVIE AND BIDWELL LOOKING NORTHEAST



DAVIE STREET 1



DAVIE STREET ELEVATION 1

SCALE: 1"=40'



ISSUED FOR

A 55/15 Development Permit Application

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SEAL

Dave & Bidwell Tower

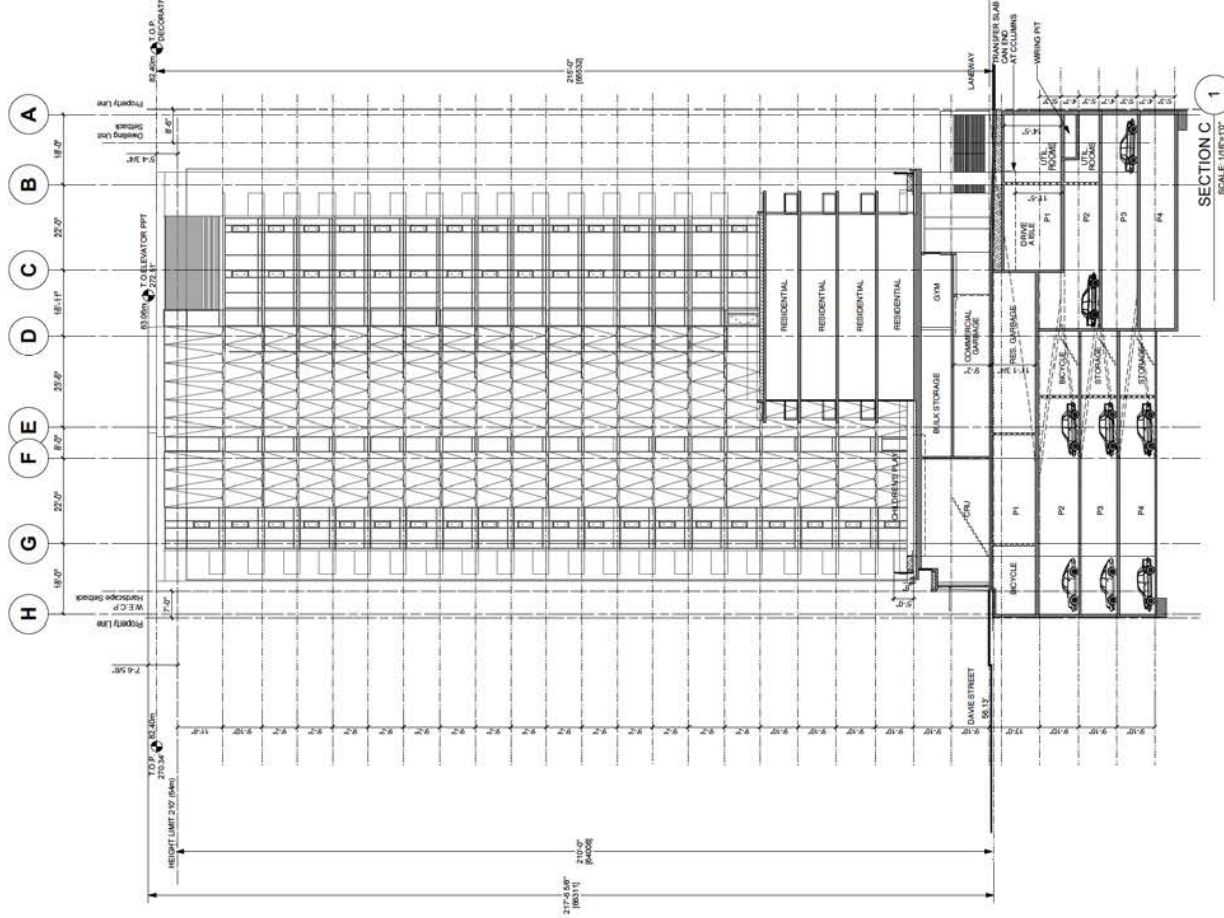
1170 Bilswick Rd. Suite 100

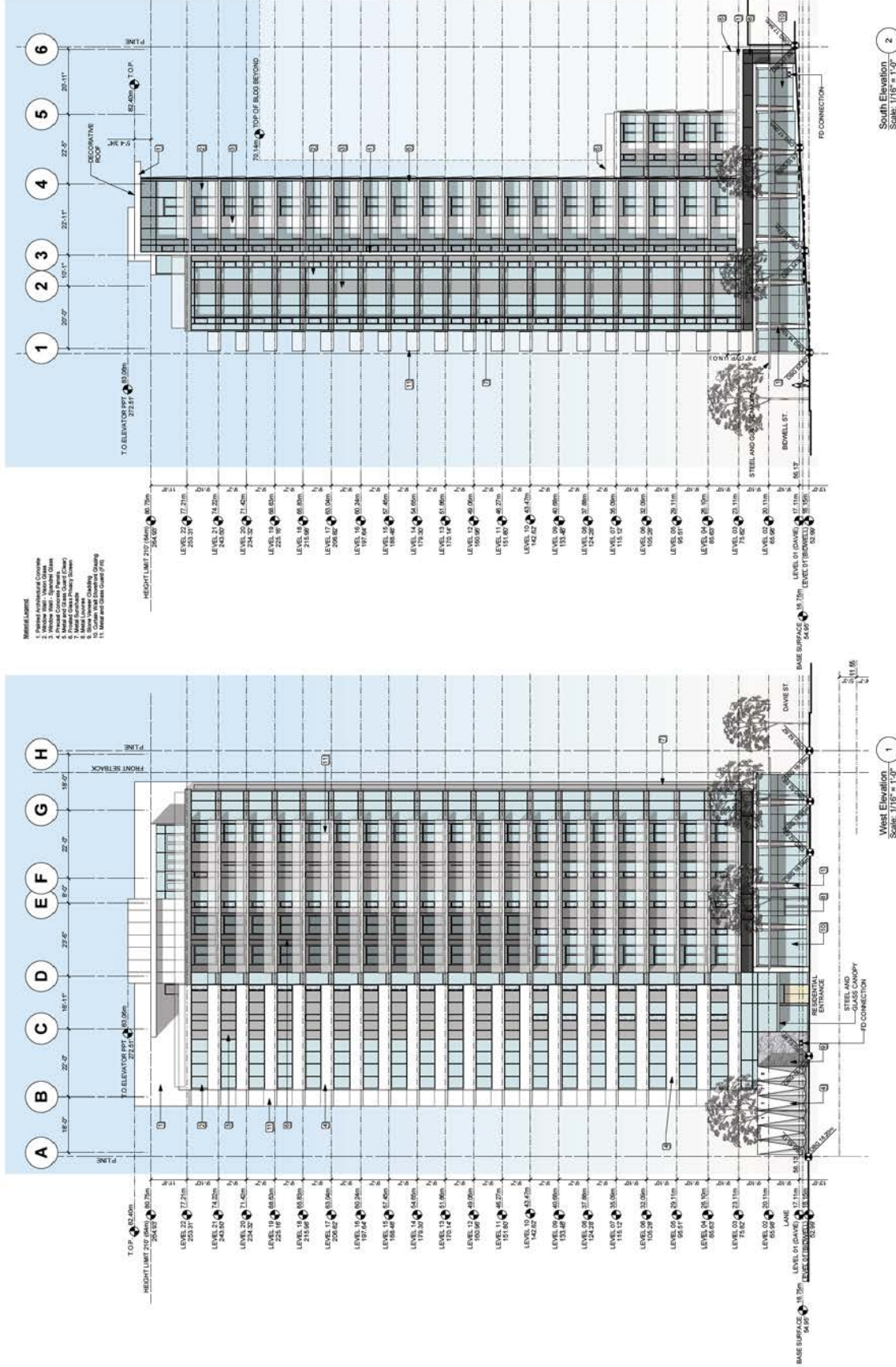
Building Sections

DRAWN: PLOT DATE: 5/2/15 CHECKED:

A402

047840100





NOTES:

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 approval. The owner(s) assumes responsibility to achieve compliance with the Sign By-Law and obtain required sign permits.



ISSUED FOR

A. 55015 Development Permit Application

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SEAL

DAVIE & BIDWELL TOWER

1170 BLOWER STREET

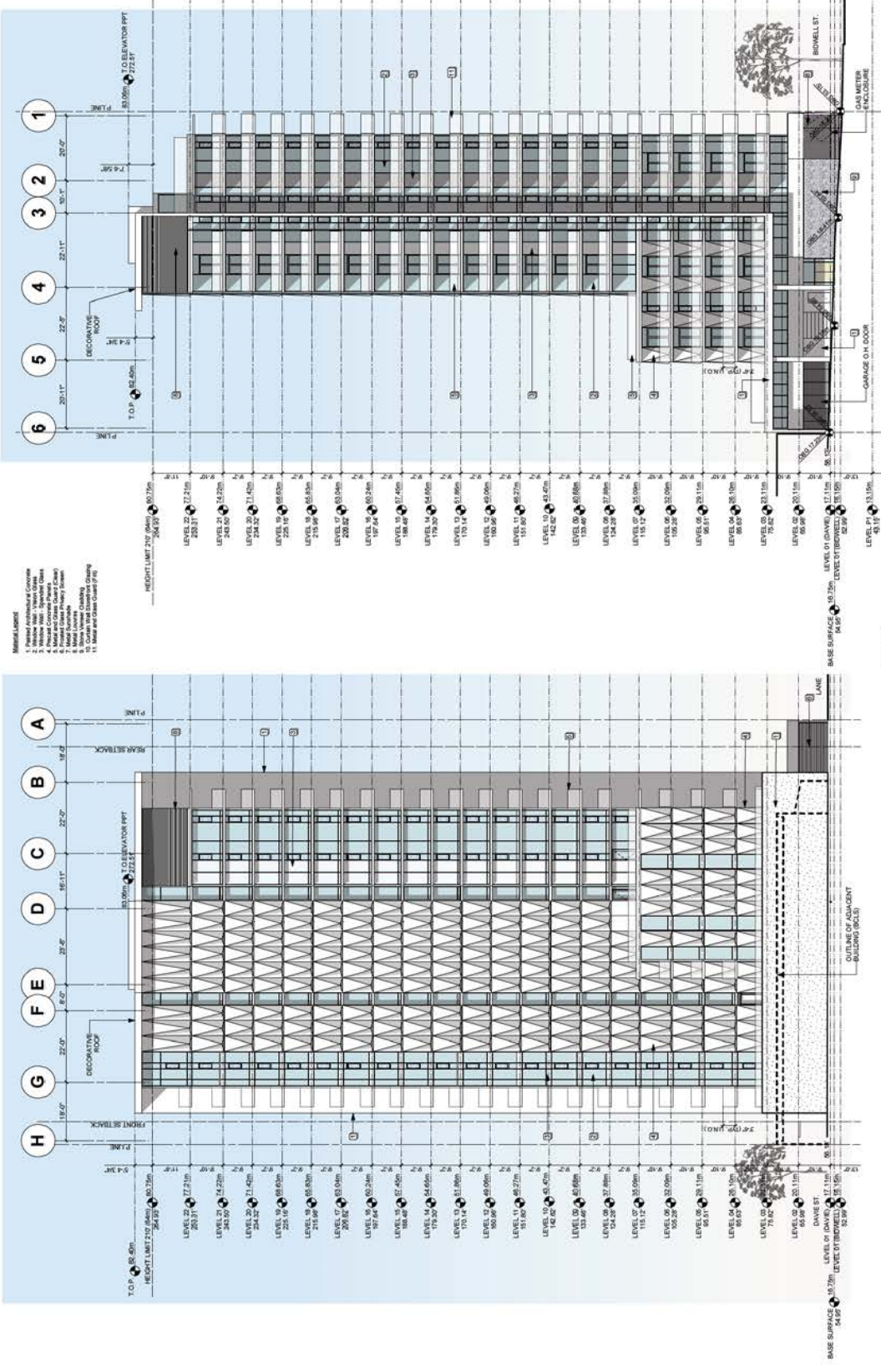
Elevations

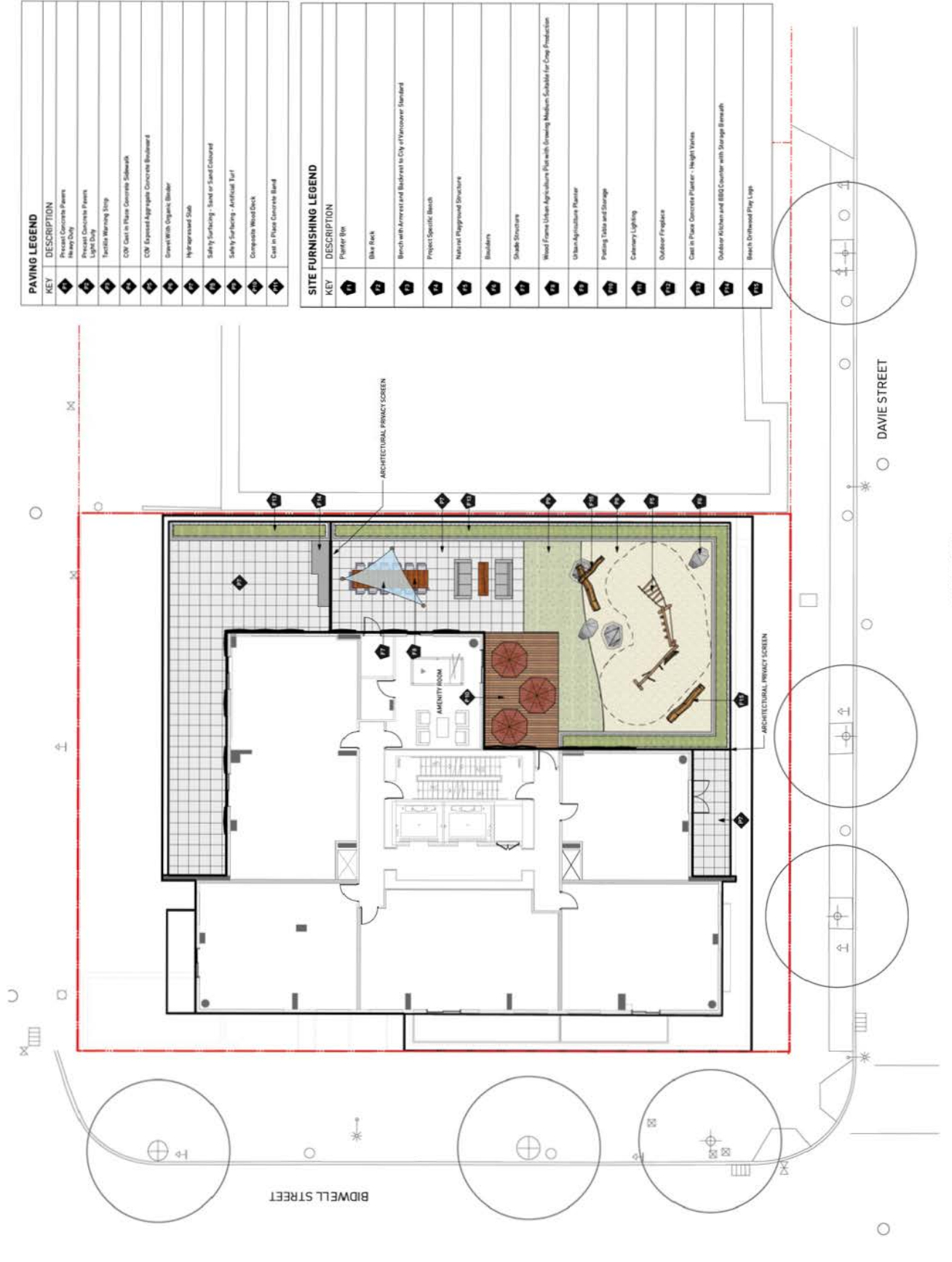
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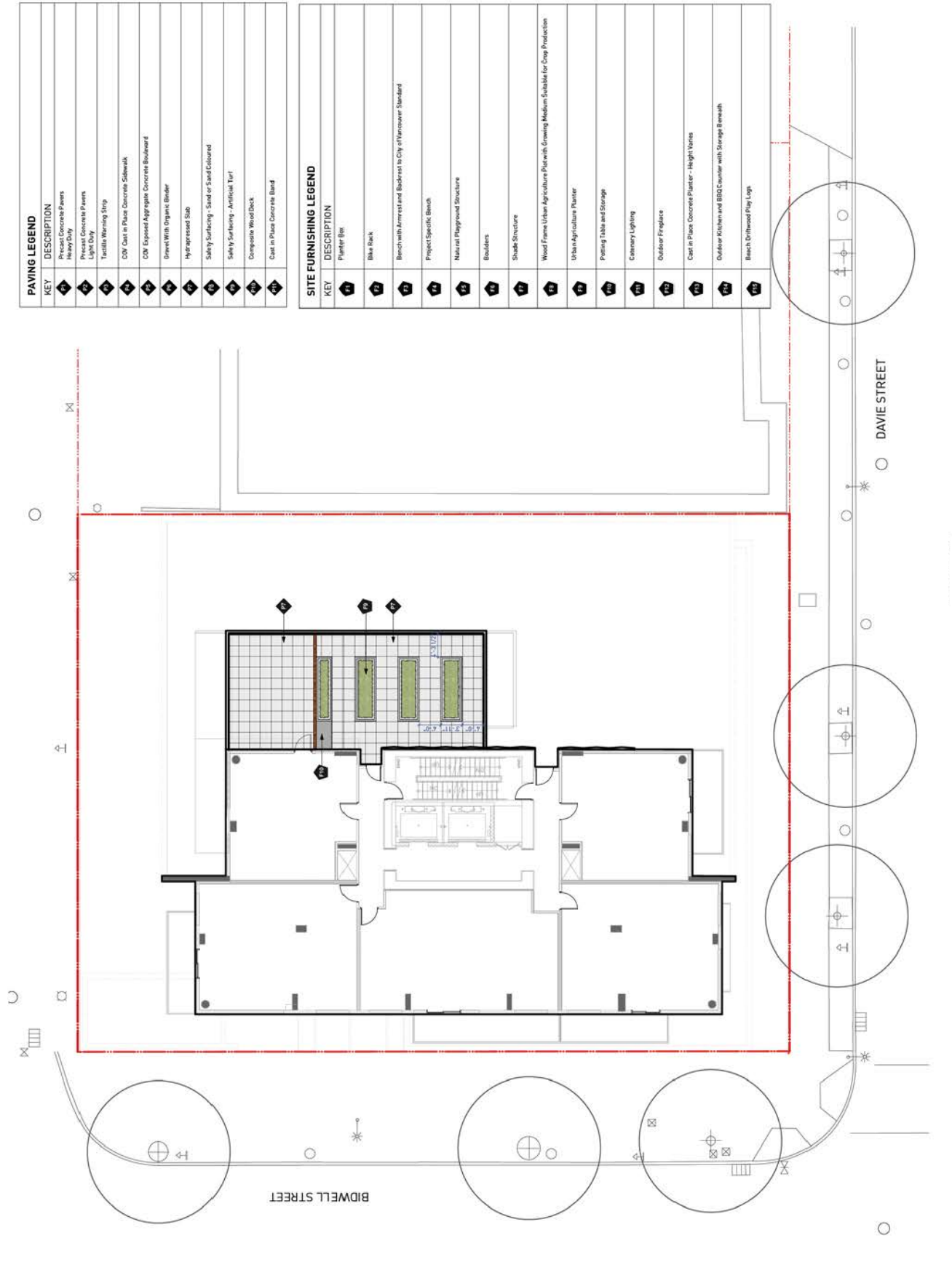
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PAVING LEGEND	
KEY	DESCRIPTION
1	Precast Concrete Pavers
2	Interlocking Concrete Pavers
3	Grass
4	Grass
5	Grass
6	Grass
7	Grass
8	Grass
9	Grass
10	Grass
11	Grass
12	Grass
13	Grass
14	Grass
15	Grass
16	Grass
17	Grass
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98	Grass
99	Grass
100	Grass

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
1	Flower Box
2	Flower Box
3	Flower Box
4	Flower Box
5	Flower Box
6	Flower Box
7	Flower Box
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10	Flower Box
11	Flower Box
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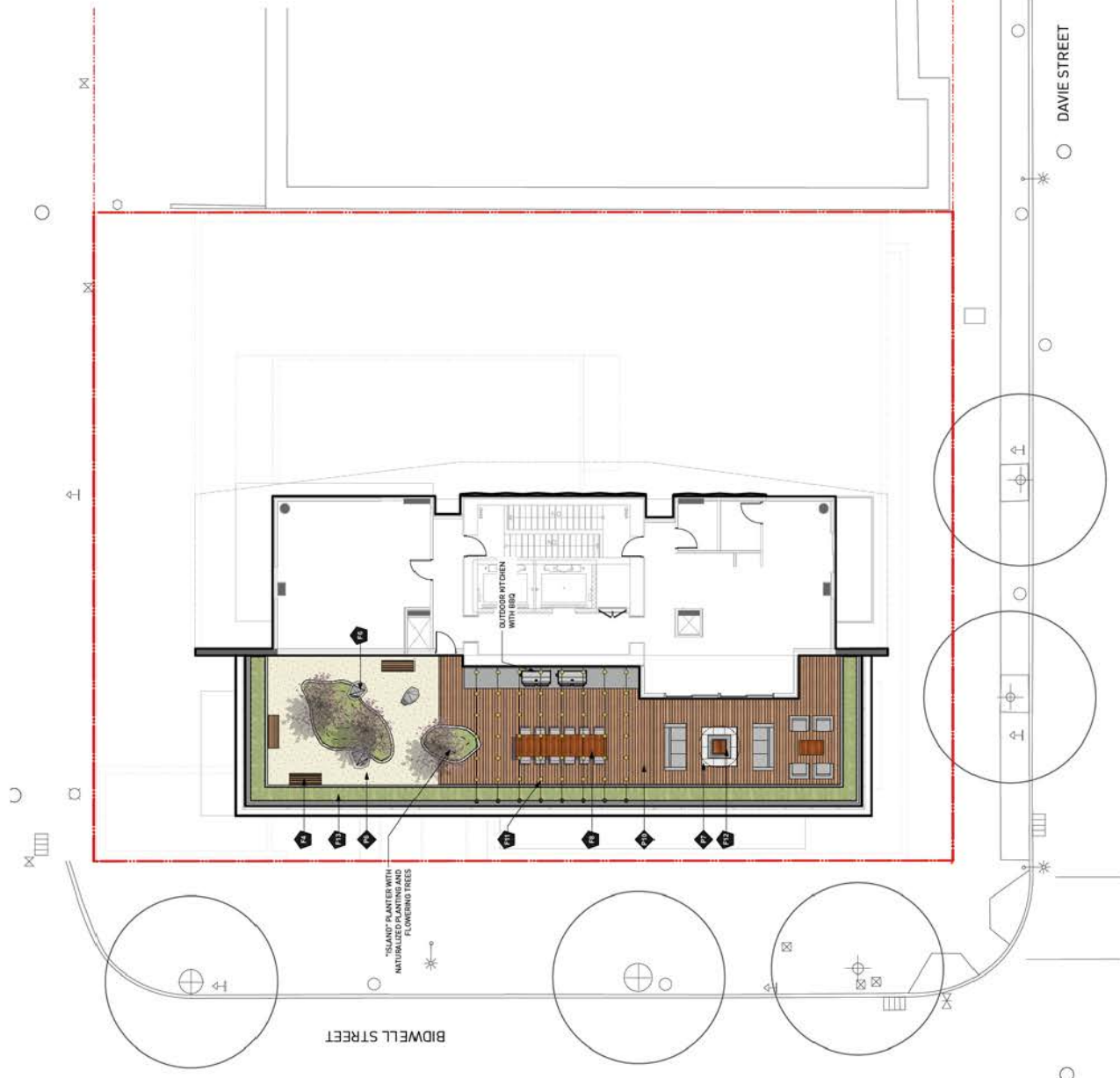


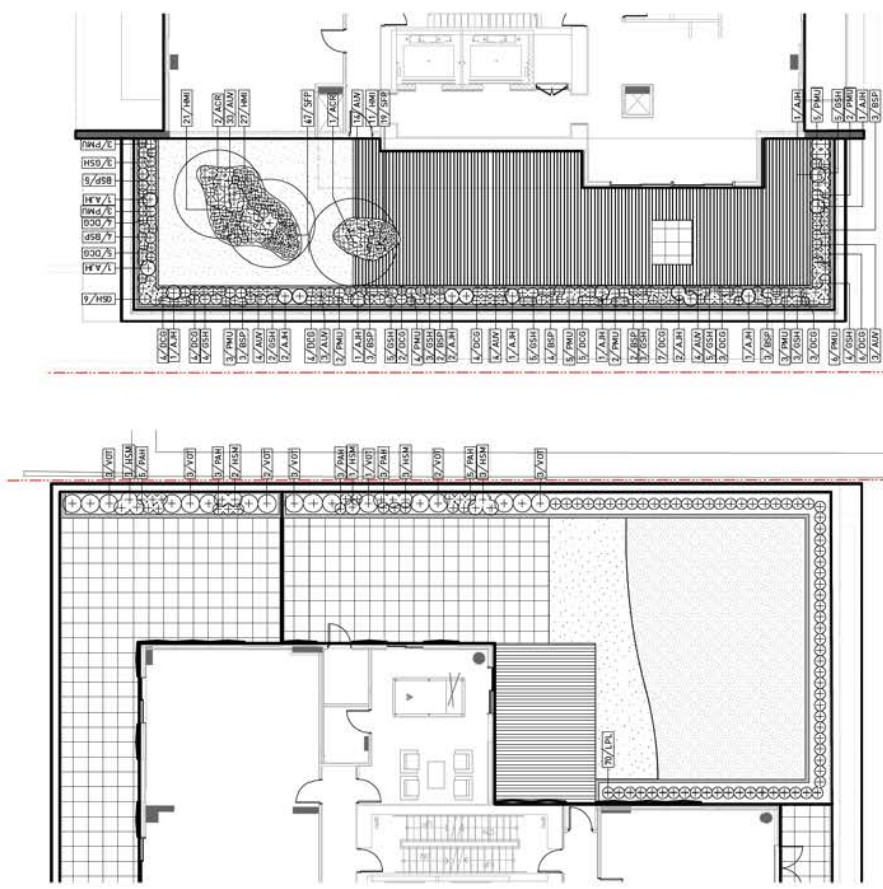
PAVING LEGEND	
KEY	DESCRIPTION
1	Precast Concrete Pavers
2	Heavy Duty
3	Precast Concrete Pavers
4	Light Duty
5	Tactile Warning Strip
6	C&G Cast in Place Concrete Sidewalk
7	C&G Exposed Aggregate Concrete Boulevard
8	Gravel With Organic Binder
9	Hydroseeded Slab
10	Safety Surfacing - Sand or Sand Coloured
11	Safety Surfacing - Artificial Turf
12	Composite Wood Deck
13	Cast in Place Concrete Band

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
14	Planter Box
15	Bike Rack
16	Bench with Armrest and Backrest to City of Vancouver Standard
17	Project Specific Bench
18	Native Playground Structure
19	Boulders
20	Shade Structure
21	Wood Frame Urban Agriculture Plan with Growing Medium Suitable for Crop Production
22	Urban Agriculture Planter
23	Planting Table and Storage
24	Citrusery Lighting
25	Outdoor Fireplace
26	Cast in Place Concrete Planter - Height Varies
27	Outdoor Kitchen and BBQ Counter with Storage Beneath
28	Bleach Driftwood Play Logs

PAVING LEGEND	
KEY	DESCRIPTION
	Precast Concrete Pavers
	Heavy Duty
	Precast Concrete Pavers
	Light Duty
	Tactile Warning Strip
	C&G Cast in Place Concrete Sidewalk
	C&G Exposed Aggregate Concrete Boulevard
	Gravel With Organic Binder
	Hydroseeded Slab
	Safety Surfacing - Sand or Sand Coloured
	Safety Surfacing - Artificial Turf
	Composite Wood Deck
	Cast in Place Concrete Band

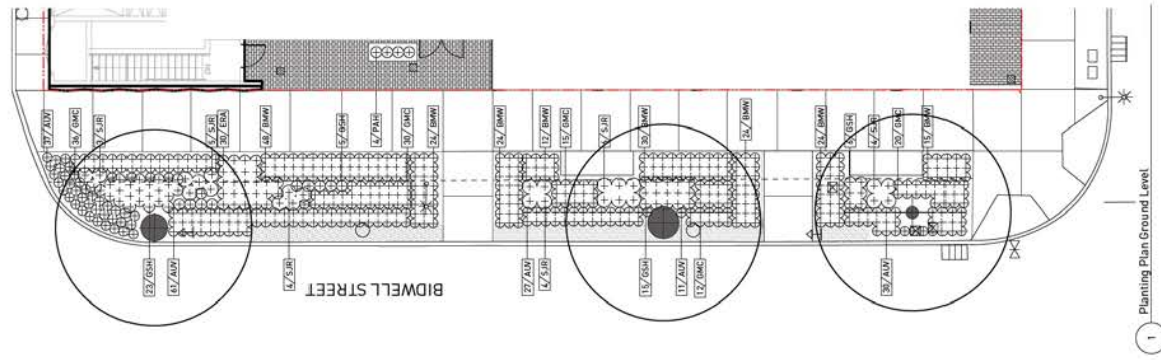
SITE FURNISHING LEGEND	
KEY	DESCRIPTION
	Planter Box
	Bike Rack
	Bench with Armrest and Backrest to City of Vancouver Standard
	Project Specific Bench
	Native Planting Structure
	Boulders
	Shade Structure
	Wood Frame Urban Agriculture Plan with Growing Medium Suitable for Crop Production
	Urban Agriculture Planter
	Potting Table and Storage
	Citrusery Lighting
	Outdoor Fireplace
	Cast in Place Concrete Planter - Height Varies
	Outdoor Kitchen and BBQ Counter with Storage Beneath
	Bleach Driftwood Play Logs



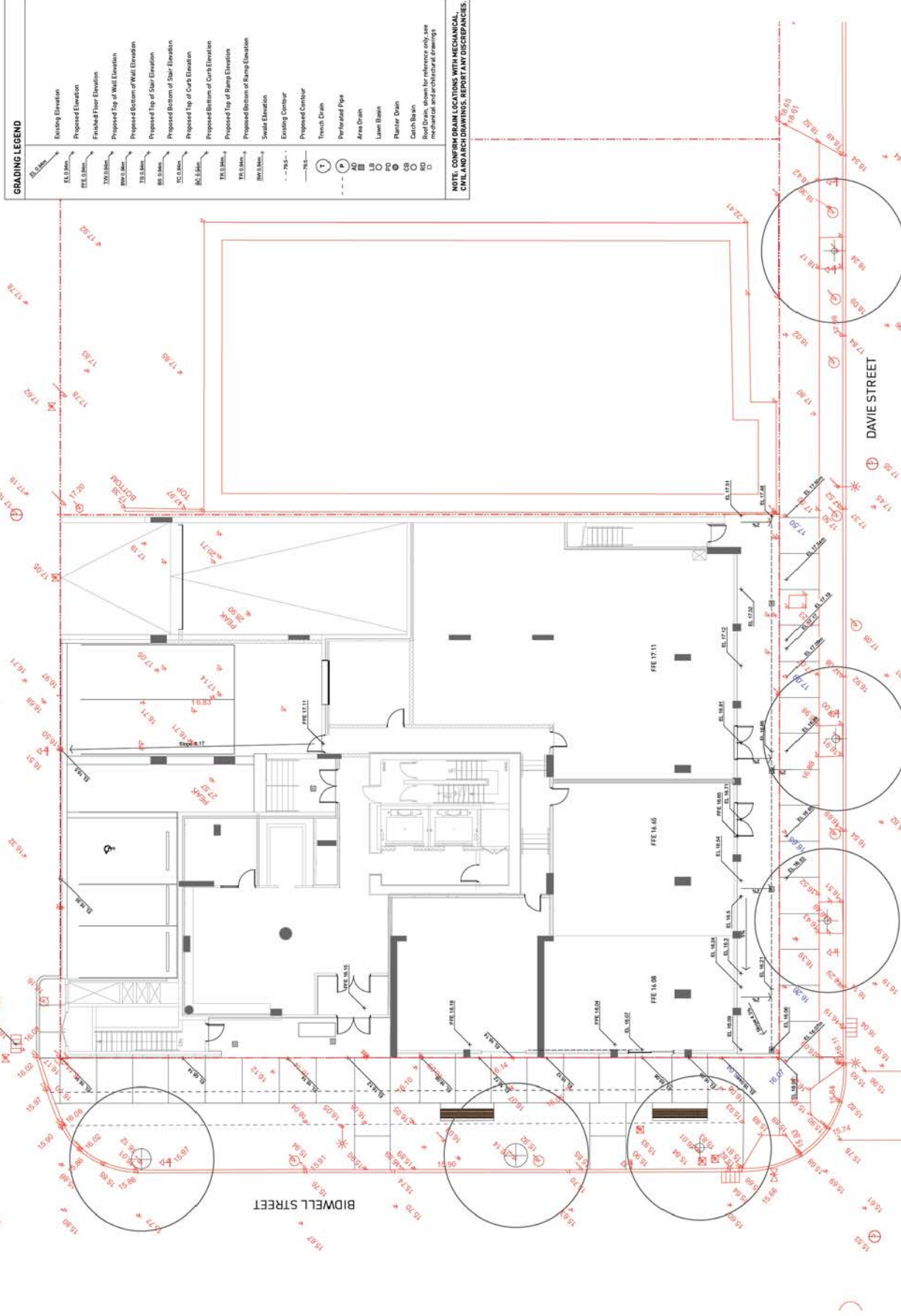


2 Planting Plan Level 3

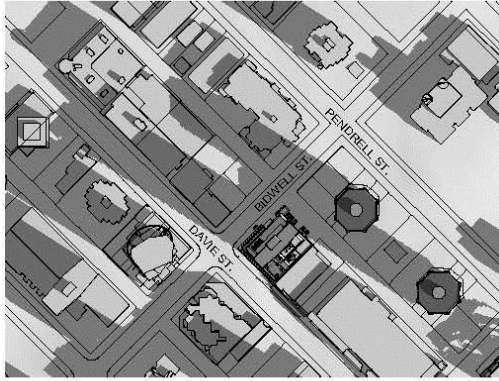
3 Planting Plan Level 22

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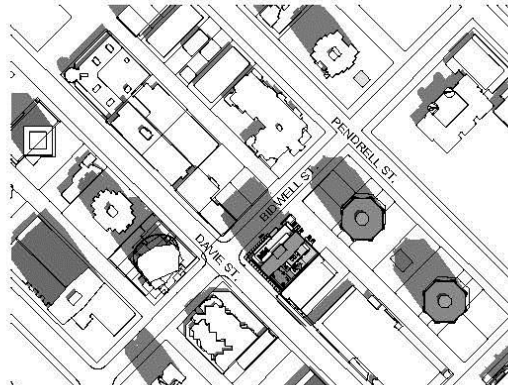
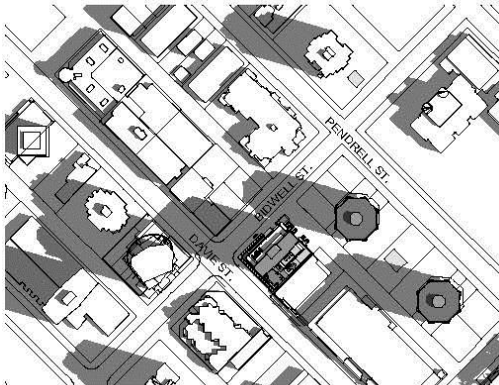
1 Planting Plan Ground Level



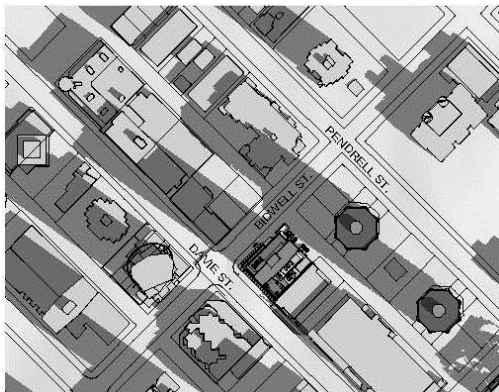
MARCH



JUNE



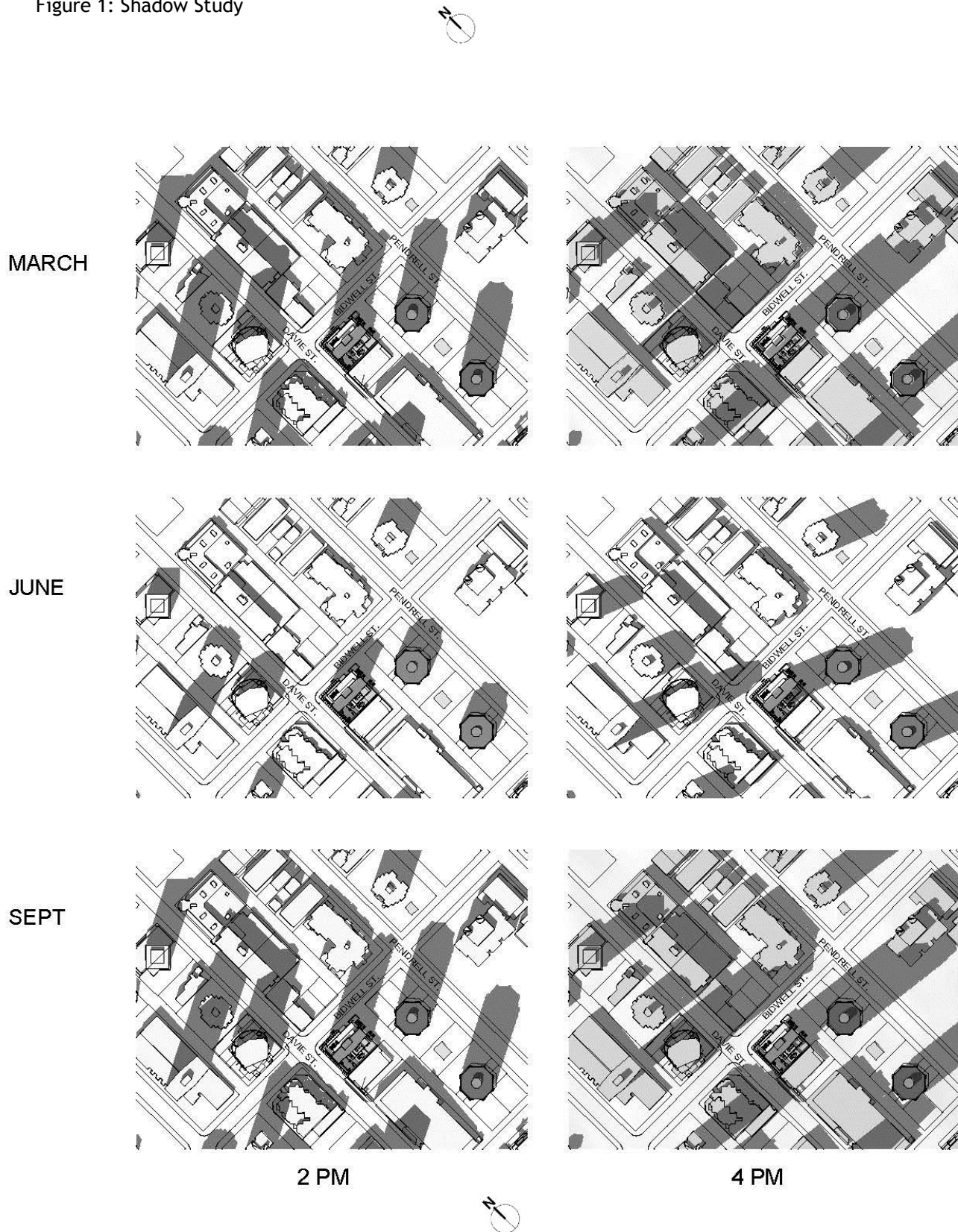
SEPT



10 AM

12 PM

Figure 1: Shadow Study

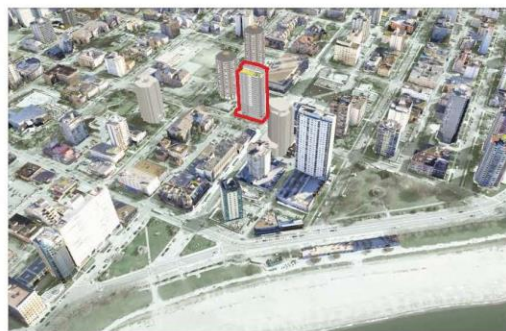




VIEW IMPACT STUDY 1

1616 PENDRELL STREET
TOWER 1

VIEW SHED: 120°
VIEW HEIGHT: 19th STOREY (Top Floor)
INCREMENTAL VIEW IMPACT: 19%; 16%





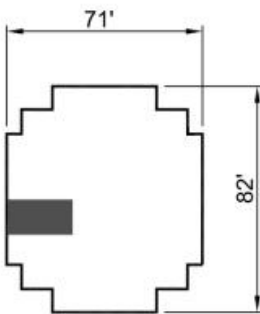
VIEW IMPACT STUDY 2

1616 PENDRELL STREET
TOWER 2

VIEW SHED: 120°
VIEW HEIGHT: 19th STOREY (Top Floor)
INCREMENTAL VIEW IMPACT: 14', 12%



View Angles from Tower at 1175 Broughton Street (Millennium Tower)



-  View Blockage
-  Existing View Blockage
-  View Shed
-  Proposed Building

Floor Plate Area*: 474 m² (5100ft²)

*May include extensions not indicated in drawings

Stories: 9

VIEW BLOCKAGE

Observation height:	8 Storey
Current view	96 degrees
Current View blockage	65.6%
Proposed view blockage:	<u>71.9%</u>
Incremental difference	6.3 %

