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CITY OF VANCOUVER  
COMMUNITY SERVICES GROUP

DEVELOPMENT PERMIT STAFF COMMITTEE REPORT  
JUNE 21, 2006

FOR THE DEVELOPMENT PERMIT BOARD  
JULY 17, 2006

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1068 WEST BROADWAY (COMPLETE  
APPLICATION)  
DE410287 - ZONE C-3A

DM/MS/JG/DK

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

B. Boons (Chair), Development Services  
M. Thomson, Engineering Services  
L. Gayman, Real Estate Services  
V. Morris, Social Planning  
R. Whitlock, Housing Centre

**Also Present:**

D. Morgan, Urban Design & Development Planning  
M. So, Development Services  
J. Greer, Development Services

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**APPLICANT:**

Amela Brudar  
GBL Architects Group Inc.  
140-2034 West 11<sup>th</sup> Avenue  
Vancouver, BC  
V6J 2C9

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**PROPERTY OWNER:**

83838 Investments Ltd.  
202 - 2112 West Broadway  
Vancouver, BC  
V6K 2C8

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**EXECUTIVE SUMMARY**

- **Proposal:** To develop this site with a mixed-use building containing retail on the ground floor plus 12 storeys of residential all over 2 levels of underground parking. Further, the project includes a transfer of heritage density of 5,619 sq. ft. (10 %) to this site, from a donor site at 42-46 Water St., for a total FSR of 3.3.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

● **Issues:**

No Significant Issues

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

THAT the Board APPROVE Development Application No. DE410287 submitted, the plans and information forming a part thereof, thereby permitting the development of this site with a mixed-use building containing retail on the ground floor plus 12 storeys of residential all over 2 levels of underground parking. Further, the project includes a transfer of heritage density of 5,619 sq. ft. (10 %) to this site, from a donor site at 42-46 Water St., for a total FSR of 3.3., subject to the following conditions:

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

**1.1** design development to improve the commercial presence on West Broadway by extending the retail frontage and canopy;

**Note to Applicant:** This can be achieved by reducing the width of the residential entry at the street and the adjacent retail setbacks by approximately five feet (1.5 m) See also Condition 1.5 and Engineering Condition A.2.10.

**1.2** design development to the architectural expression of the two storey base to enhance the residential character of the second floor, along West Broadway;

**Note to Applicant:** This can be achieved by changes to window pattern, size and detail to better express the residential character.

**1.3** design development to provide a response to building orientation and solar heat gain;

**Note to Applicant:** Develop a strategy to respond to changing solar conditions such as through the use of solar shading, balconies, screens, and more solid wall surface on affected facades. Building extensions should not project beyond the property lines.

**1.4** design development to improve layout and livability in dwelling units identified;

**Note to Applicant:** See units 'C', 'N', 'PH1' and 'PH2'. Storage rooms should not be located on exterior walls. All sleeping areas require clothes closet storage. Open and enclosed balconies should have a minimum clear dimension of 6 feet and be accessible directly from an adjacent room. Small increases to building width to accommodate improvements to the unit layouts and livability are supported.

**1.5** design development to improve the detailed treatment of the residential entry courtyard;

**Note to Applicant:** The detailed interface of this space with the public realm should be considered. Provide large scale elevations, sections and landscape details. See also condition 1.1.

**1.6** design development to the loading bay area to provide screening between outdoor amenity space and dwelling units above; and

**1.7** design development to the amenity room at the south-west corner of the second floor to provide direct exterior access to the outdoor amenity area.

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

• Technical Analysis:

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size	-	-	149.88 ft. x 124.98 ft.
Site Area	-	-	18,732.0 sq. ft.
Floor Area <sup>1</sup>	Overall 56,196.0 sq. ft. Heritage Transfer <u>5,619.6 sq. ft.</u> Total 61,815.6 sq. ft.	-	Retail 4,705.6 sq. ft. Residential <u>51,619.8 sq. ft.</u> Sub-total 56,325.4 sq. ft. Heritage Transfer <u>5,619.6 sq. ft.</u> Total 61,945.0 sq. ft.
FSR <sup>1</sup>	Outright 1.0 FSR  Conditional 3.0 FSR Heritage Transfer <u>0.3 FSR</u> Total 3.3 FSR	-	Retail 0.3 FSR Residential <u>2.8 FSR</u> Sub-total 3.1 FSR Heritage Transfer <u>0.3 FSR</u> Total 3.4 FSR
Balconies	Enclosed 2,096.5 sq. ft. Overall 4,568.8 sq. ft.	-	Open 2,173.3 sq. ft. Enclosed <u>2,019.7 sq. ft.</u> Total 4,193.0 sq. ft.
Height <sup>2</sup>	Outright 30.18 ft. Conditional unspecified	-	Top of Parapet Wall 123.8 ft. Top of Elevator Machine Rm 128.7 ft.
Parking <sup>3</sup>	Small Car Commercial 2 sp Residential <u>19 sp</u> Total 21 sp (25% max)	Retail 6 sp Residential <u>76 sp</u> Total 82 sp  Disability Spaces 3 sp	Retail Standard 6 spaces Small Car 0 spaces Disability 0 spaces  Residential Standard 54 spaces Small Car (33%) 28 spaces Disability <u>3 spaces</u> Total 91 spaces  Small car spaces (33%) 28 spaces Disability spaces 3 spaces
Bicycle Parking <sup>4</sup>	-	Class A Class B Retail 2 sp 0 sp Residential <u>110 sp</u> <u>6 sp</u> Total 112 sp 6 sp	Class A Class B Retail 0 sp 6 sp Residential <u>113 sp</u> <u>6 sp</u> Total 113 sp 12 sp
Loading	-	Cl. A Cl. B Retail 0 sp 1 sp Residential <u>0 sp</u> <u>0 sp</u> Total 0 sp 1 sp	Class A Class B Retail 0 sp 1 sp Residential <u>0 sp</u> <u>0 sp</u> Total 0 sp 1 sp
Amenity	10,000 sq. ft. (max.)	-	1,183.5 sq. ft.
Unit Type	-	-	Studio 21 units One-bedroom 25 units One-bedroom + den 36 units Two-bedroom 3 units Two-bedroom + den <u>3 units</u> Total 88 units

<sup>1</sup> **Note on Floor Area and FSR:** This proposal includes a 10% heritage density transfer which is calculated based on the maximum conditional permitted 3.0 FSR. The retail and residential floor areas, including the heritage transfer bonus, are beyond the maximum permitted floor area and FSR. Improper exclusion of proposed in-suite storage spaces contributes to the proposed floor area overage. Standard condition A.1.3 seeks a reduction in the total floor area to a maximum 3.3 FSR.

<sup>2</sup> **Note on Height:** The Development Permit Board may permit an increase in the height of the building beyond 30.2 ft. Pursuant to the Central Broadway C-3A Guidelines, the suggested height maximum is 120 ft. Staff supports the extra height for a slimmer massing to improve views through the site, to reduce shadowing impacts as well as responding to the high geographical point along the Central Broadway corridor. Refer to the height discussion on page 9.

<sup>3</sup> **Note on Parking:** The proposed number of small car parking spaces for the residential use exceeds the maximum permitted. Standard condition A.1.7 seeks a reduction of the number of small car parking designated for residential use.

<sup>4</sup> **Note on Bicycle Parking:** Two (2) Class A Bicycle parking spaces are required to be designated and accessed for commercial use. Standard condition A.1.8 seeks compliance to this Bicycle parking requirement.

• **Guideline Analysis-** Central Broadway C-3A Urban Design Guidelines (Fairview Slopes Sub-Area)

	RECOMMENDED	PROPOSED
Sect. 2.7 Street Trees	Tree characteristics should include one type of deciduous tree, two inch caliper minimum planted every twenty feet.	3 street trees are provided as per City of Vancouver Standards. Sidewalk treatment to conform to standard public realm treatment for commercial streets. See Standard Condition A.2.9
Sect. 2.8 Parking & Servicing	Lanes should be retained for access and truck parking.	Parking and servicing is accessed from the lane. The lane is 17 ft higher than West Broadway. Staff recognizes the grade challenges this presents and consider it a significant part of the conditional earning. Staff recommends improved screening of the loading bay from the residential units. See Condition 1.6
Sect. 2.10 Rain Protection	Buildings on both north and south sides of West Broadway should offer rain protection to pedestrians.	A canopy along the West Broadway frontage is provided for 70% of street frontage. Staff recommends the canopy be extended. See Condition 1.1. and Engineering Condition A.2.10.
Sect. 3.1 Street Wall Length & Height	<p>A low-rise element (1-2 storeys) may occupy 100% of the street frontage with a maximum height of 30 ft.</p> <p>A mid-rise element (3-6 storeys) should occupy no more than 67% of the street frontage with a maximum height of 70 ft.</p> <p>Tower elements should have a maximum height of 120 ft. and occupy no more than 50% of the street frontage. Higher buildings should be oriented to maximize sun penetration and views to the north.</p>	<p>The low-rise element occupies 80% of the frontage. Staff recommends this be increased to improve street continuity. See Condition 1.1</p> <p>The mid-rise/tower element occupies 40% of the frontage. This is significantly less than the Guidelines suggest and provides benefits to views and shadowing impacts. Staff supports this slimmer massing.</p> <p>The proposed height is 123.8 ft. and 40% of the street frontage, which meets the intent of the more prominent building height for the geographical high point on the Central Broadway corridor and provides for a slimmer massing form.</p>
Sect 3.4 Tallest Building	The tallest buildings in the sub area best located between Alder & Birch to accentuate topography.	The site is one block east of the highest West Broadway elevation. Staff considers the proposed building height of 123.8 ft appropriate for this part of West Broadway. See height discussion on page 9.

• **Legal Description**

Lot: 3 to 5  
Block: 355  
Plan: 590  
District Lot: 526

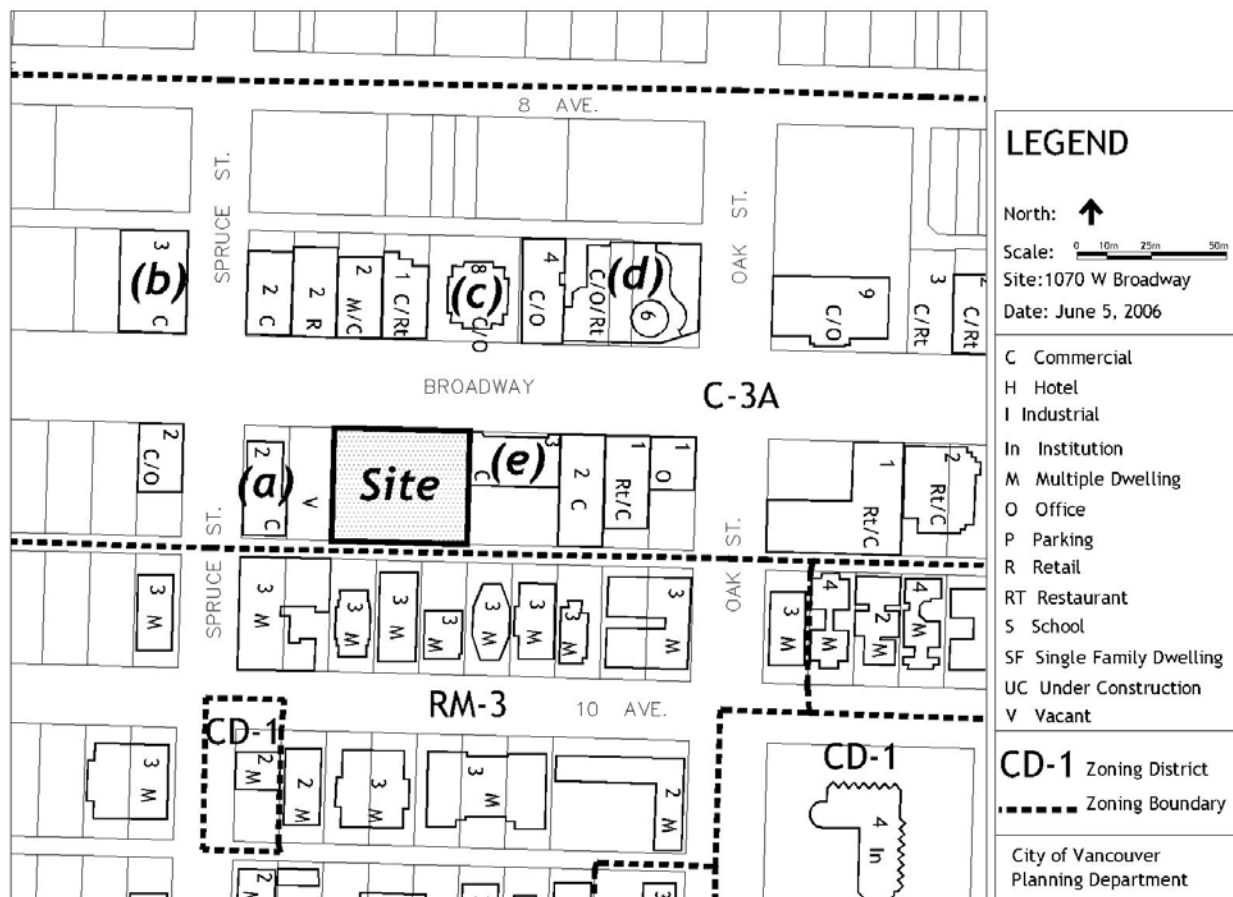
• **History of Application:**

06 04 24 Complete DE submitted  
06 06 07 Urban Design Panel: Support  
06 06 21 Development Permit Staff Committee

- **Site:** The site is located on the south side of West Broadway, mid block between Oak and Spruce Streets, and has a 150 ft. frontage and a depth of 125 feet. There is an existing curb cut with driveway access off of West Broadway and at grade parking at the rear. There is a substantial grade difference between the lane and West Broadway (approximately 17 ft.), making vehicle access from the lane a significant challenge. An older, three storey office building is proposed to be demolished.

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

- 1090 W Broadway, Funeral Home
- 1111 W Broadway, 9 storey mixed use, under construction.
- 1055 W Broadway, 8 storey office building
- 1000 W Broadway, 6 storey office building
- 1030 W Broadway, 12 storey mixed use, under construction



- **Background:** At the initial development enquiry stage, staff supported a building height of 124 feet to encourage a taller slimmer building form to address the prominent location on West Broadway. Staff also supported vehicular access to this site from the lane and recognized the significant challenge of achieving this.

This proposal constitutes the second tower form considered on the south side of the 1000 block of West Broadway. Presently there is a 12 storey building under construction to the immediate east of the site at 1030 West Broadway, with a height of 115 feet. (See discussion on height, page 9) The property to the west of the subject site at 1090 West Broadway, the funeral home site, has had recent development enquiries, but did not proceed. Staff has requested from the applicant to test possible development scenarios for the westerly funeral home site to assess its development potential. See discussion on livability, page 10 and response to notification, page 15.

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

1. C-3A District Schedule
2. Central Broadway C-3A Urban Design Guidelines
3. Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway

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

**Use:** Retail use is an outright approval use and residential use 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 percent of the maximum permitted density is 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 effect 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.

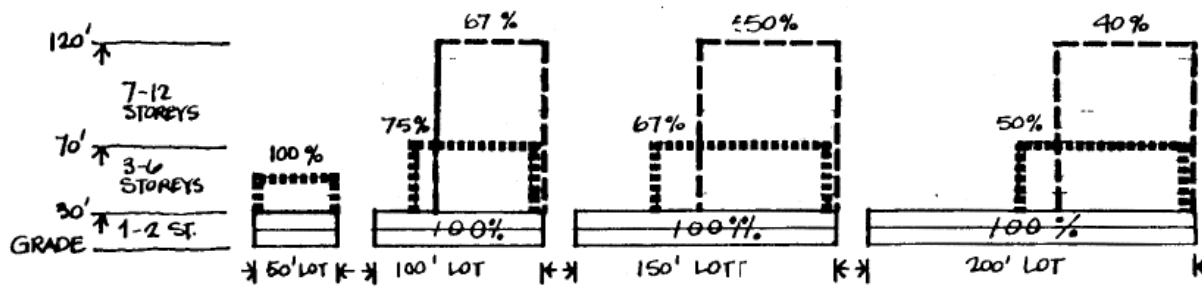
2. **Central Broadway C-3A Urban Design Guidelines**

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

- to encourage residential uses above street-level retail uses;
- to locate higher buildings on West Broadway in such a way as to emphasize the Alder Street high point, with heights up to 120 ft.;
- to allow private views through slimmer mid-rise and tower massing;
- to ensure that parking, loading and services are accessed from the lane system; and
- to provide street trees and continuous pedestrian weather protection on West Broadway.



The suggested Guideline massing is illustrated below:



### 3. Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway

This policy encourages residential use as the dominant use in this area.

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

**Use:** A mix of retail use with residential use above is highly supportable in this location of Central Broadway.

**Height, Density and Massing:** The requested increase in height from 30.2 ft. to 123.8 ft. and in density from 1.0 FSR to 3.3 FSR, is supported, but must be earned. The proposed height of 123.8 ft. is slightly more than the maximum which the Guidelines suggest (120 ft.). Staff supports the requested height on the basis that it will achieve the intent of the Guidelines for this portion of Central Broadway, which is to give prominence of building form to this high geographic point along the Central Broadway corridor. The requested increase in density has been well handled and fits within the suggested massing of the Guidelines.

Figure 2, below, shows a comparison between the proposed building and a Guideline massing. This illustrates that the proposed building is significantly slimmer in both the mid-rise and high-rise portions of the building, than the Guideline form. This has the positive effect of both reducing shadows on the street and improving sun access and views through the site. See Figure 3.

Figure 2

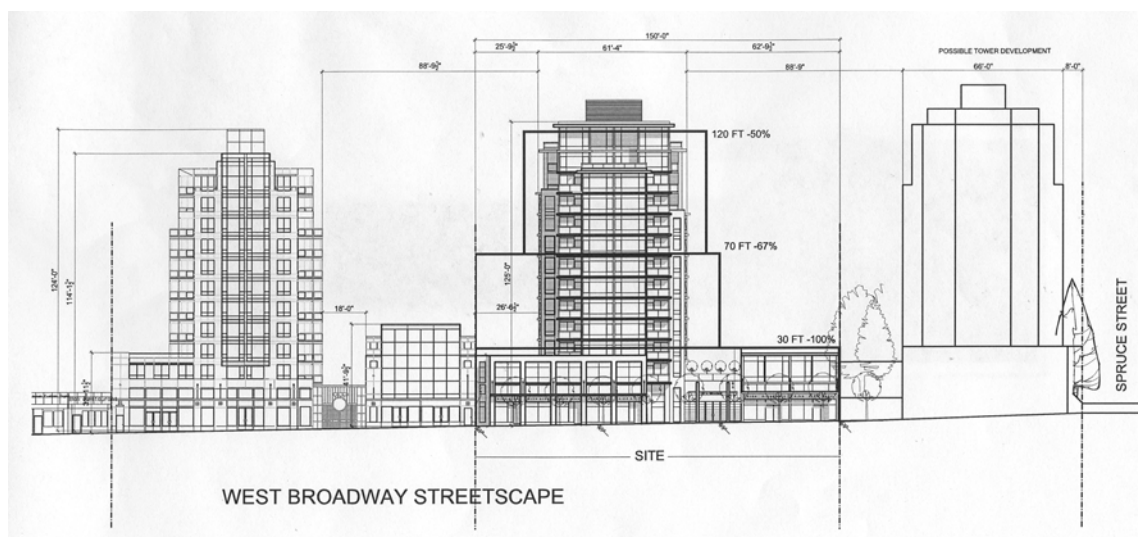


Figure 3



March /September 21 2:00 PM

For the low rise massing, the Guidelines suggest a continuous 30 ft. height across the street frontage. A gap in this continuous frontage is proposed at the residential entry courtyard. Staff supports this request, on the basis that it will not negatively affect the retail continuity, provided that the street frontage is slightly improved by reducing the width of the residential entry courtyard and the adjacent retail setbacks and extending the canopy along the West Broadway frontage, as advised by the Urban Design Panel (see Condition 1.1). On that basis, staff supports the variation from the Guideline massing.

**Heritage Density Transfer:** Massing associated with the transfer of heritage density to this site has been reviewed with respect to the built form impacts. Staff considers that there are no negative impacts from the additional density. The applicant has provided confirmation that an agreement for purchase and sale of 5,619.6 sq. ft. of heritage density has been made with Blood Alley Holdings, the owner of the heritage site at 42 - 46 Water Street. Confirmation that the purchase has been completed will be required prior to permit issuance (see Standard Condition A.1.2).

**Architectural Treatment and Materials:** High quality materials are proposed for the building include a painted, poured in place concrete for the tower, painted black aluminum window framing and guardrails and coloured spandrel glass. Stone cladding is proposed for the two storey base along West Broadway. The canopy along the commercial street frontage is glass in a painted steel frame.

The Urban Design Panel advised that the second storey of the base treatment along West Broadway appeared too commercial in appearance and needed to better express the residential character of the dwelling units. This issue has been addressed in Condition 1.2. The Urban Design Panel also suggested the architectural treatment and materials better respond to the building orientation, on the southern and western elevations. These improvements are recommended under Condition 1.3.

**Livability:** The proposed separation between the tower of the subject site and the 12 storey tower on the adjacent property to the east is 89.75 feet, exceeding the standard practice of a minimum of 80 ft. distance between towers. The siting of the proposed tower would also allow a minimum 80 ft. separation on its western flank, if and when the adjacent funeral home site to the west is developed.

The narrow width of the proposed floor plate and articulated building form allows for dual orientation of almost all dwelling units, with the benefits of cross ventilation, enhanced day lighting, and views out. The units are however small in size, with over 90 percent ranging between 450 to 575 sq. ft. This has affected the livability of some of the dwelling units (Unit type C in particular), as commented on by the Urban Design Panel. Condition 1.4 addresses this issue.

**Landscape and Open Space:** No significant open space is sought on this site and staff supports this, given the mid-block location on the south side of the street. The Urban Design Panel suggested that the residential entry courtyard needed further detail development and that the width of the residential entry be reduced at the street to strengthen the retail frontage. Conditions 1.1 and 1.5 address these issues.

There are two semi-private outdoor amenity spaces located on the second level patio and adjacent to indoor amenity spaces. The landscaping includes 2 hard surface gathering/seating areas, a common lawn and a children's play area. To improve functionality and access between the indoor and the outdoor space, staff recommends an exterior door be provided from the media room/amenity room, second floor, to provide direct access to the outdoor amenity area (see Condition 1.7). There are several mature trees, on the adjacent side property line, just inside the funeral home site. To ensure these trees are protected during construction staff has requested this be confirmed by an arborist's report (see Condition A.1.11 and A.1.12).

To improve overlook and lessen heat gain, a green roof treatment is proposed for part of the roof area on the third storey and top floor roofs. A four foot in-ground landscape strip with trees has been proposed along the lane. Street trees and sidewalk upgrading will be provided to City Standards. The loading area is at the same level and adjacent to the outdoor amenity area and paved with scored cast in place concrete and enclosed by landscape planters and concrete bollards. The Urban Design Panel supported the integration of the loading bay with the second level courtyard; however they advised the loading bay required further screening to reduce privacy impact from the adjacent outdoor amenity space and the dwelling units directly above, Condition 1.6 addresses this issue. Subject to the conditions listed above, staff considers the landscaping and open space well resolved.

**Conclusion:** This proposal meets the intent of the Guidelines with regard to building form, and surpasses them in terms of providing benefits beyond the Guidelines through slimmer building massing. Earning the requested increases in density and height has been provided primarily through:

- a slimmer massing at both the mid-rise and tower sections, to allow views and sunlight access through the site, reducing shadow impact on the street;
- high quality retail frontage and street trees;
- taking vehicular access from the lane (approx. 17 ft. higher than the street); and
- the use of high quality materials, including natural stone cladding, architectural concrete and glass
- shared loading between residential and retail users.

As noted in the conditions put forward in this report, staff suggest improvements to the retail frontage and related residential entry courtyard, a more residential expression at the second floor, a building treatment that is more responsive to site orientation and improvements to unit layouts to enhance livability. On that basis, staff considers that the requested increases to density and height have been earned and recommend approval of this application.

## URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on June 7, 2006, and provided the following comments:

### EVALUATION: SUPPORT (8-1)

- **Introduction:** Dale Morgan, Development Planner, presented this complete application in the C-3A Central Broadway district. Mr. Morgan advised that the application proposes a conditional density of 3 FSR plus a 10% transfer of heritage density for a total of 3.3 FSR. Mr. Morgan described the surrounding site context, noting that the 1000 block of west Broadway is a mix of older low-rise commercial buildings with recent approvals of mid-rise structures.

Mr. Morgan reviewed the Central Broadway C-3A guidelines with respect to massing and height. He noted that the proposal meets the 80 ft. separation objective and staff supports the proposed tower height, which exceeds the maximum in the guidelines, in order to achieve thinner massing for less impact on the street and to reduce shadowing on Broadway. Mr. Morgan described the proposed massing and materials and also described the landscaping treatments.

The Panel advice is sought on the following:

- Comments on the height considering that at 125 ft. it exceeds the guidelines;
  - Overall massing and architectural treatment of the building;
  - Comments on the base expression and treatment;
  - Whether the retail should be more continuous and the residential entry less wide;
  - Comments on the interface between the loading bay and the adjacent amenity space.
- **Applicant's Introductory Comments:** Amelia Brudar, Architect, referred to the model noting that the design attempts to minimize the impacts of views from 10<sup>th</sup> Avenue and also the overshadowing of Broadway. Ms. Brudar advised that the commercial component is broken up by the residential courtyard and water feature in order to minimize the sound of traffic. Ms. Brudar described the materials that are proposed and also some of the sustainable features that will be incorporated.

Peter Kreuk, Landscape Architect, briefly reviewed the landscape plan. The Applicant team responded to questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Concerns about the continuity of the retail frontage and providing continuous rain protection;
  - Concerns about the expression of the second floor of residential above the retail component;
  - Concerns about the lack of response to building orientation;
  - Concern about the detail and treatment of the residential entry courtyard;
  - Concerns about the livability of some of the units;
  - Consider introducing some screening or a trellis element between the loading and amenity room and suites;

- **Related Commentary:**

The Panel supported the massing, height and position of the proposed tower. The Panel felt the application was well put together and would benefit from further details on the retail and tower interface on the upper base and a sense of richness in details that are missing from the drawings; particularly the appearance of the second floor residential units.

Several Panel members expressed concern about the width of the residential opening into the courtyard. It was suggested that a more consistent street wall and expression on Broadway might be more successful with a smaller residential courtyard entry and a minimal setback from the street. It was also suggested that the back edge of the courtyard could use some form of stepping or landscaping to soften the edge. One Panel member suggested making the residential courtyard a public space.

With respect to sustainability, the Panel felt that the sustainable contributions were minimal. The original scheme to reduce west and east façade areas was supported as well as creating opportunities for cross ventilation. A Panel member expressed concern about the amount of glazing on the building and lack of shading opportunities on the south facing glass.

Due to the absence of a detailed planting plan in the review packages it was requested that the two Landscape Architects on the Panel be sent plans and then after review they would forward their issues as an amendment to the minutes. *(Note: The planting plan was distributed to panel members at the subsequent Urban Design Panel meeting, June 21. There were no subsequent questions or comments)*

**Applicant's Response:** Ms. Brudar thanked the Panel for their comments.

## **ENGINEERING SERVICES**

This project is located on the south side of West Broadway where the lane elevation is much higher than that on Broadway. The application proposes a parking entry adjacent a loading space on the easterly side of the property. The slope of sections of the ramp, at 15%, is greater than the normal 12.5% slope (see Condition A.2.2). The applicant's design requires some additional work to achieve two-way vehicle flow between the P1 and P2 parking levels and from the upper P2 to lower P2 level (see Condition A.2.5). The design of the parking entrance facilitates good vehicle flow toward Oak Street to the east, but requires some modification to ensure that a 10% slope for the first 20' of parking ramp is achieved (see Condition A.2.2). Given the changes needed, the applicant should consider relocating the vehicle entry along the lane to the westerly side of the property, taking advantage of a near half-metre difference in elevation. The loading appears well designed, with good access to the on-site CRU's fronting West Broadway and the residential units as well. The loading is required for the retail use, but not the residential use per the Parking By-law. Given that the residential scale is approaching the number of units which would require a separate loading bay, the applicant should confirm that the loading bay will be made available to service both retail and residential needs (see Condition A.2.6).

The applicant should note that all utility services are to be underground and all services and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network in the lane. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch of Engineering Services. Early contact with the Utilities Management Branch is encouraged. Resolution of these matters prior-to application for a building permit is recommended.

## LANDSCAPE

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

## HOUSING CENTRE/SOCIAL PLANNING/CULTURAL AFFAIRS

Social Planning staff note that the proposed development includes a well designed outdoor play area for children, complete with seating, adjacent to the indoor amenity room, and that the amenity room includes a wheelchair accessible washroom. The applicant is to be congratulated on the thoughtful integration of these elements.

## ENVIRONMENTAL PROTECTION BRANCH

An erosion sediment control plan is required at the BU application stage for our review and approval.

## 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.

Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.

## VANCOUVER COASTAL HEALTH AUTHORITY

The VCHA advises the applicant to take note of the following:

- (i) Detailed drawings of food/retail spaces are to be submitted for review by the Environmental Health Division for compliance with Health By-law #6580 and the Food Premises Regulation prior to construction;
- (ii) The garbage storage area is to be designed to minimize nuisances;
- (iii) The underground parking is to be adequately ventilated to prevent the build-up of noxious gases;
- (iv) All fresh-air intake portals are to be located away from driveways and parking/loading areas in order to prevent vehicle exhaust from being drawn into the building.

## NOTIFICATION

One sign was erected on the site on May 11, 2006. On May 15, 2006, 866 letters were sent to neighbouring property owners advising them of the application. The applicant has confirmed that they do not have any pre-purchasers in the notification area. To date 2 responses has been received. Their comments are as follows:

- objection to the proposed height which will block views;
- the proposed development does not provide economic or social value to the neighbourhood;
- the development will increase traffic congestion and parking problems in the neighbourhood; and
- the separation of the proposed residential tower and the residential tower under construction to the east is insufficient.

### Staff Response

Concern about view obstruction was limited to a single resident located on the 1100 block of W 10<sup>th</sup>, one block to the west of the subject site. Based on discussions with the resident, staff concluded that views from this location are not directly affected by the proposed development.

The subject site has an existing three storey office building with a roof height of 25 ft ( 7.6 m) measured from the lane. Directly south of the subject site on W 10<sup>th</sup> are three storey multi unit residential buildings whose views are presently partially obstructed by the existing building and by the existing towers on the north side of West Broadway.

Staff support a taller slimmer massing than what the guidelines suggest to improve views and sun access to the Broadway corridor. The tower form occupies 40 percent of the site width as opposed to the recommended guideline of 50 percent of the site width.

Ninety one parking spaces have been provided underground satisfying the parking requirements and are accessed off of the lane. Staff consider that the existing streets and lanes network can handle the anticipated traffic increases. The site is served by numerous transit services such that it constitutes good transit orientated development; however, buses may run at capacity during peak periods such that increases in services along the Broadway Corridor are increasingly needed. The city is pursuing increased transit service along Broadway.

The proposed tower is separated by the neighbouring tower (currently under construction) by 88.75 ft, meeting city standards for tower separation. During the enquiry stage, staff requested the applicant to test the development viability of the neighbouring funeral home site to the west. It was concluded the neighbouring funeral home site could support a development consistent with C3-A discretionary density and height including a minimum tower separation of 80 feet between the proposed tower of the subject site.

**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 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 does not seek a relaxation of the By-law provisions

Staff Committee supports the better than expected response to the Guidelines with respect to the massing.

Staff Committee recognizes that the liveability of certain dwelling units are compromised by storage rooms being located on the exterior walls of the building.

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B. Boons  
Chair, Development Permit Staff Committee

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D. Morgan  
Development Planner

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M. So  
Project Coordinator

Project Facilitator: J. Greer



## 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 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 impact on the building's open space and the Public Realm;
- A.1.2 Submission of a letter (sample Letter B attached), completed by the owner of the "donor" site, confirming that an agreement has been reached to sell 5,619.6 sq. ft. (10 %) sq. ft. of heritage density to the developer of the "receiver" site, and also confirming the balance of transferable heritage density remaining on the donor site.
- A.1.3 Compliance with Section 4.7.1 - Floor Space Ratio, of the C3-A District Schedule of the Zoning and Development By-law;

**Note to Applicant:** The retail and residential floor areas, including the bonus, are beyond the maximum permitted floor area and FSR. Improper exclusion of proposed in-suite storage spaces contributes to the proposed floor area overage. Proposed storage space per dwelling unit is permitted to exclude up to 40 sq. ft. If the storage space is less than the maximum permitted, only the amount proposed will be excluded. If storage rooms exceed 40 sq. ft., the total area is included in the residential floor area calculation. For further storage exclusion requirements, refer to the Bulk Storage - Residential Developments Planning By-law Administration Bulletins.

- A.1.4 Complete and fully dimensioned floor plans;

**Note to Applicant:** Dimensions indicated on submitted overlays should correspond to the dimensions indicated on the plans. Separate retail and residential floor areas should be clearly indicated on FSR overlays.

- A.1.5 Provision of a detailed cross-section through the elevator shaft located on the south-east corner of the third floor;

**Note to Applicant:** Since this elevator shaft does not provide access for the elevator to the third floor, a detailed cross-section is required to determine if a portion of this area is to be included in the floor area calculations.

- A.1.6 Details of balcony enclosures;

**Note to Applicant:** To qualify for an exclusion from floor space calculations (FSR), 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 [tiles], 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 not more than one enclosed balcony, and all balconies, both open and enclosed should be clearly identified on the floor plans. Notations 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." Tiled flooring should be clearly drawn on plans. Limitations on the amount of exclusions and enclosures permitted are described within

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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 City Council-approved Balcony Enclosure Guidelines.

- A.1.7 Compliance with Section 4.1.7 - Number of Small Car Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services; and

**Note to Applicant:** The 28 spaces (33%) of proposed small car spaces designated for residential use exceeds the maximum permitted 19 small car spaces designated for residential use and 21 small car spaces (25%) for the entire site.

- A.1.8 Provision of a minimum of two (2) Class A Bicycle spaces designated for Commercial use in accordance with the Parking By-law, to the satisfaction of the General Manager of Engineering Services

**Note to Applicant:** In order for bicycle and storage lockers to be excluded from floor area calculations grade elevation should be noted on plans clearly indicating the proposed bicycle and storage lockers on the ground floor are located at or below base surface.

### Standard Landscape Conditions

- A.1.9 Provide additional information on the legal survey illustrating the following;

- a. existing trees 20 cm caliper or greater on the development site and on the site to the west property line; and
- b. public realm (property line to curb) including; existing street trees, street utilities such as lamp posts, fire hydrants, etc. adjacent to the development site.

- A.1.10 Provision of a report, by an ISA Certified Arborist, outlining the method of safe retention of the neighbouring trees adjacent the west property line, which are in close proximity to the new building;

**Note to Applicant:** The report should confirm that the proposed development will not have a negative impact on the neighbouring trees bordering the west property line. If the trees bordering the west property line cannot be safely retained, then an alternate design will be required. Recommend discussing tree retention with the neighbours. The neighbouring property owners' written permission is required for a tree removal permit of the neighbour's trees.

- A.1.11 Provision of written confirmation that a Certified Arborist will be retained for site supervision during the excavation along the west property line, adjacent to the row of neighbouring trees;

- A.1.12 Provision of an irrigation system in all common areas, including the entry and upper terrace areas;

**Note to Applicant:** Hose bibs should be provided in private areas such as patios and courtyards. Notations to this effect should be added to the drawings.

- A.1.13 Provision of elevation and section details at a minimum of 1/4"=1'0" scale to clarify the materials and dimensions of the proposed benches, sitting walls, water features, planters, fences and screens, in all landscaped areas;
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**Note to Applicant:** Include specifications and a large scale section of the proposed green roof system.

A.1.14 Confirmation of the location of any parking exhaust vents on the landscape plan;

A.1.15 Clarification on the landscape plans for the following;

- a. the quantity and botanical name for the symbol "es" shown on the Landscape Plan but not listed on the Plant list;
- b. the paving material of the child play area proposed on the second floor as shown on pages A-2.02 and L1; and
- c. the barrier device to separate the proposed walkway and loading area located in the southeast corner of the site at the lane.

A.1.16 Provision of a large scale detail section showing planting depths on the 2<sup>nd</sup> floor amenity deck.

**Note to Applicant:** This could include increasing the green roof panels or deck edge planters.

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

A.1.17 Design development to reduce opportunities for theft in the underground parking;

**Note to Applicant:** This can be achieved by fully enclosing or relocating the open exit stair at the loading area.

A.1.18 Design development to reduce opportunities for mail theft by locating mail boxes within full view of the elevators; and

A.1.19 Design development to reduce opportunities for mischief and graffiti in the alcove on Broadway Street by adding a window to the sidewall of the retail unit along the east property line, in coordination with Building Code requirements.

#### A.2 Standard Engineering Conditions

A.2.1 Arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for the release of Easement and Indemnity (Crossing) Agreement 474956M prior to occupancy;

A.2.2 Provision of standard ramp slopes, which are not to exceed 10 percent for the first 20 ft. and 12.5 percent thereafter, to the satisfaction of the General Manager of Engineering Services;

A.2.3 Compliance with Section 4.8.1 - Size of Parking Spaces and Section 4.8.5 - Internal Circulation, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** Parking stalls #75 and #76 require additional width due to excessive column setback, stall #23 has an insufficient maneuvering aisle due to position of the adjacent stall #22, and stall #84 must show a wheel stop within the space to prevent a standard length car from parking.

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- A.2.4 Provision of measures, such as mirrors, cut outs and / or view portals, to improve driver visibility of oncoming vehicles on the one way ramp to the upper parking level;
- A.2.5 Provision of a parking ramp design to eliminate the vehicle interlock at bottom of the main parking ramp, at the top and bottom of the easterly parking ramp between the P1 and P2 parking levels and to improve two-way flow on the westerly parking ramp from the upper P2 to lower P2 parking level;
- A.2.6 Confirmation to the satisfaction of the General Manager of Engineering Services that the Class B loading space shall be made available for use by both the retail and residential uses on the site;

**Note to Applicant:** please note clearly on the application drawings at the second floor lane level that the loading bay is to be shared between retail and residential users.

- A.2.7 All building grades and design elevations at entrances, ramps and parking / loading areas, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** Adjust the 2 IBG's on the ramp at the lane. Elevations 252.53 ft. should be 252.63 ft. and 252.49 ft. should be 252.56 ft on page A-2.02.

- A.2.8 Provision of three 5 ft. x 8 ft. x 8 in. (1.5 m x 2.4 m x 0.2 m) concrete slabs adjacent to the lane for residential garbage containers and increase the space for recycling totes;
- A.2.9 Provision of a new City Sidewalk for the entire length of the site including the provision of street trees where space permits. Notation on Landscape Plan to read "New trees should be noted Final Species, quantity and spacing to the approval of the City Engineer and Park Board";

**Note to Applicant:** Please revise the landscape plan accordingly and submit a copy to Engineering Services for review. Trees should show the standard 4 piece aggregate tree surrounds. Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Bill Stephen (604-257-8587) of Park Board regarding tree species.

- A.2.10 A canopy application is required; and

**Note to Applicant:** Canopies must be drained to the building internal drainage systems and be fully demountable.

### A.3 Standard Vancouver Coastal Health Authority Conditions

- A.3.1 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.3.2 A letter from an acoustical consultant shall be submitted confirming that the development permit drawings show a minimum STC 55 construction between the commercial and residential components of the building, or a minimum 6" solid concrete slab shall be specified on the drawings. Where music, recorded or live may be a major activity in the commercial premises, submit a report from an acoustical consultant recommending minimum STC 60 construction between the commercial and residential components and advising the required control of music levels to satisfy the requirements of the City of Vancouver Noise Control By-law No. 6555;
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- A.3.3 Notation required on plans that the acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with or amended by the Medical Health Officer (Senior Environmental Health Officer);
  - A.3.4 Notation required on plans that mechanical equipment (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.
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**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 June 21, 2006. 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 **January 17, 2007**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

**B.2 Conditions of Development Permit:**

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law within 60 days of the date of 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 within six (6) months of the date of 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 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.2.5 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

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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 complex.

- B.2.6 In accordance with the Private Property Tree By-law No. 7347, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
  - B.2.7 The site shall be maintained in a neat and tidy condition.
  - B.2.8 This site is affected by the Development Cost Levy By-law No.8149. Levies will be required to be paid prior to issuance of Building Permits.
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## Processing Centre - Building Comments

The following comments have been provided by Processing Centre - Building and are based on the architectural drawings received on April 24, 2006 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with requirements of the Vancouver Building By-law.

### 1. Provisions for the Disabled

#### a) Refuge Areas

Refuge areas are required wherever disabled access is provided. Areas of refuge are required for all stairs in the underground parking.

#### b) Parking Spaces

The provisions of 4.8.4 (Parking By-law No.6059) relating to the required number of disability parking spaces is applicable.

#### c) Accessibility Requirements

The 12.5% ramp provides access to exits for occupants at the P1 Level. It is therefore required to have pathway designation as well as handrails in conformance with provisions for the disabled.

#### d) Enhanced Accessibility Requirements

The Enhanced Accessibility Requirements for the residential levels are applicable. (See 3.8.2.27)

### 2. Storage Garage Security

Provisions for visual security in underground parking garages (3.3.6.7) require that maximum unobstructed visual access possible by means of clear wired glass in steel frames be provided in elevator vestibules, exit vestibules and exit shafts. This appears non-existent or minimal on all underground parking levels.

### 3. Exits \*\*\*:

#### a) Number of Required Exits.

The main floor public corridor serving storage and service rooms is required to be served by 2 exits on that floor level, only one is provided. It is also considered a dead end corridor.

Note: the stairwell located on the east side of the building is considered an access stair.

#### b) Lobby used as Exit

The provisions of 3.4.4.2 are applicable for all lobbies used for exiting purposes.

#### c) Access to Exit

-The interior access stairs serving the Penthouse units have winder treads that are required to comply with 9.8.5.3.

-The parking ramp at grids D & 4 should be designed for disabled/pedestrian use as it appears to be required for access to exit. This applies to Parkade Levels 1 & 2.

-The employee's parking area located on Parkade Level 3 is required to have access to 2 remote exits.

-The residential parking area located at Parkade Level 3 appears to be "dead ended" as well as having excessive travel distance to the nearest exit.

#### d) Handrails (including extensions) & guards

-Which are required for stairs and ramps have not been indicated.

### 4. High Rise Measures

-The provisions of 3.2.6 in the Building Bylaw for Additional Measures for High Buildings are applicable for the entire project.

-The smoke venting provisions by natural means may be difficult to achieve for the stairs opening into the Lobby on the Main Floor.

-Cross over floors complying with the provisions of 3.4.6.17 should be designated.

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## 5. Other Comments

- There may be privacy issues related to the exterior balconies at the Penthouse level which appear to be shared by adjoining units.
- The private roof patio Penthouse level does not appear to be protected with guard rails.

## Building Permit Issuance Requirements \*\*\*

The issuance of a building permit for construction is contingent on all legal covenants and equivalents (if necessary) being accepted and in place. Notwithstanding the foregoing; code conforming (including Planning, Engineering regulations etc.) back-up solutions shown on the building application drawings is also acceptable for the issuance of building permits.

Projects submitted under the Certified Professional Program are also required to demonstrate conformance with the Building Bylaw. In the case of phased construction, the comments above regarding equivalents/covenant approval would apply to each phase of the work proposed.

### Notes:

1. Items marked with asterisks have been identified as important non-conforming Building By-law issues.
2. All code references unless noted otherwise refer to Vancouver Building Bylaw #8057.
3. Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response.
4. The applicant may wish to retain the services of a Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

## Processing Centre - Fire comments

The following comments have been provided by Processing Centre - Fire and are based on the architectural drawings received on April 24, 2006 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with requirements of the Vancouver Building By-law.

### 1. Roof Access

- Direct roof access is required from the floor areas immediately below (preferably by a stairway) as required by the provisions of 3.2.5.3.

### 2. Standpipe requirements.

- A standpipe system meeting the requirements of 3.2.5.9 is required for this building.

### 3. Fire Department Connections

- Fire department Connections meeting the requirements of 3.2.5.16 are required.

### 4. Co-ordination of Building Safety Facilities

The provisions of 3.2.5.20 Coordination of Building Safety Facilities require that the location of fire fighting installations and building safety facilities within buildings including central control facility, fire fighters' elevator and stairwells equipped with standpipes shall be coordinated with the location of the fighter' entrance. Clarification is required.

## 5. Building Permit Issuance Requirements \*\*\*

- The issuance of a building permit for construction is contingent on all legal covenants and equivalents (if necessary) being accepted and in place.

For this reason, a code conforming back up solution should be shown on the drawings submitted for construction otherwise delays in approval or refusals may disrupt the construction approval process.

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Notwithstanding the above, code conforming (including Planning, Engineering regulations etc.) back-up solutions shown on the building application drawings are also acceptable for the issuance of building permits.

-Projects submitted under the Certified Professional Program are also required to demonstrate conformance with the Building Bylaw. In the case of phased construction, the comments above regarding equivalents/covenant approval would apply to each phase of the work proposed.

Notes:

1. Items marked with asterisks have been identified as serious non-conforming Building By-law issues.
  2. All code references unless noted otherwise refer to Vancouver Building Bylaw #8057.
  3. Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response.
  4. The applicant may wish to retain the services of a Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.
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