
CITY OF VANCOUVER
COMMUNITY SERVICES GROUP

DEVELOPMENT PERMIT STAFF COMMITTEE REPORT
MARCH 12, 2014

FOR THE DEVELOPMENT PERMIT BOARD
APRIL 7, 2014

1545 WEST 8TH AVENUE (COMPLETE APPLICATION)
DE417504 - ZONE C-3A

AWM/JMB/LK/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
M. Holm, Engineering Services
A. Thompson, Real Estate Services
D. Naundorf, Social Infrastructure

Also Present:

A. Moorey, Urban Design & Development Planning
J. Bosnjak, Development Services
L. King, Development Services

APPLICANT:

Office Of Mcfarlane Biggar
Attention: Jean Philippe Delage
15B Chesterfield Place
North Vancouver, BC
V7M 3K3

PROPERTY OWNER:

Kenstone Properties Ltd
201-1926 West Broadway
Vancouver, BC
V6J 1Z2

EXECUTIVE SUMMARY

- **Proposal:** To develop an eight storey multiple dwelling unit building containing 20 dwelling units over one level of underground parking having vehicular access from the lane, and also requesting an increase in the Floor Space Ratio using a Heritage Density Transfer from a donor site at 163 West Hastings Street (providing 306 m²).

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations

Appendix D Applicant's Design Rationale

Appendix E Adjacent Site Feasibility

Appendix F Heritage Density Transfer Letter A

- **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. DE417504 submitted, the plans and information forming a part thereof, thereby permitting the development of an eight storey multiple dwelling unit building containing 20 dwelling units over one level of underground parking having vehicle access from the lane, and also requesting an increase in the Floor Space Ratio using a Heritage Density Transfer from donor a site at 163 West Hastings Street (providing 306 m²), 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 material expression of the eight storey wall, east property line and podium level walls, side and rear property line;

Note to Applicant: The exposed wall on the east property line at 23.8 m (78 ft.) in height will be highly visible from the street and points east of the site. While the selected masonry unit is of high quality and finish, consider an additional layer of texture potentially found in varied bonding patterns.

1.2 design development to improve the pedestrian scale at the lane and improve visual interest for neighboring residential development to the north;

Note to Applicant: Though the planting strip/swedish poplars along the north property line, moderate the scale of the parking structure. Consider reducing the perceived wall height with the introduction of a tempered glass guard. Transparent and consistent with other guard treatments, this effort may contribute to the visual interest found in sharing a view of the landscaped courtyard behind with neighbouring residential to the north.

1.3 design development to improve livability by the provision of the following:

- introduce a planting screen to avert overlook at the common access courtyard entry and Unit F Patio/Dining and Bedroom beyond;

Note to Applicant: Consider reorienting Unit F patio stair access to the courtyard to achieve a planting strip at the common courtyard entrance.

- introduce a planting screen to avert overlook at the building lobby entry and bedroom Unit E;

Note to Applicant: Consider a planting screen against the angled building face from entry to top of stair Gridline D to enhance bedroom privacy;

1.4 design development of enclosed balconies to conform with the City of Vancouver bulletin *Balcony Enclosure for New Buildings*; and

Note to Applicant: Balcony enclosures should be designed to be distinct but integrated within the overall architecture of the building.

1.5 clarification of the proposed sustainable features on the drawings.

Note to Applicant: The intent is to define on the final approved permit drawings those features referred to on the LEED™ checklist to attain minimum Silver level or equivalency. Consideration to include providing; a cistern, water efficient landscaping, additional solar

shading panels, heat recovery systems and energy modeling studies prior to further design development.

- 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			30.48 m x 33.50 m
Site Area			1021 m ²
Floor Area ¹	Outright: 1021 m ² Conditional: 3063 m ² 10% H.D.T.: 3369 m ²		3474 m ²
FSR ¹	Outright: 1.0 Conditional: 3.0 10% H.D.T.: 3.3		3.40
Balconies ²	270 m ²		Open 154 m ² Enclosed 98 m ² Total (Open + Enclosed) 252 m ²
Height ³	Outright: 9.2 m Conditional: Discretionary to D.P.B.		Top of Slab 26.19 m Top of Parapet 26.49 m Top of Guard 27.50 m Top of Elevator/Stair 27.29 m
Rear Yard		4.5 m	4.5 m
Parking ⁴		Residential: 29 Disability Spaces: 1	Standard 20 Disability 1 Lift(s) 19 Total 40 spaces *41 Spaces (Including Disability Bonus)
Bicycle Parking		Class A 25 Class B 6	Class A 25 Class B 0
Horizontal Angle of Daylight ⁵		50°/78.7 ft. or 2 angles with sum of 70°/78.7 ft.	-relaxation of habitable rooms facing courtyard to 3.7 m;
Use ⁶			Multiple Dwelling
Unit Type			Two-bedroom: 1 Three-bedroom: 19 Total: 20

¹ **Note on Floor Area/FSR:** As per Section 4.7.1- Floor Space Ratio of the C-3A District Schedule, the Development Permit Board may permit an increase to the maximum floor space ratio to any figure up to and including 3.00. Under Section 4.7.5 an additional 10 percent heritage density transfer [noted as H.D.T. in Technical Table above - maximum 3.3 FSR or 3369 m²] may be considered by the Development Permit Board. See discussion on Page 9. Standard Condition A.1.1 seeks compliance (a reduction of 105 m²) with Section 4.7.1 - Floor Space Ratio of the C-3A District Schedule of the Zoning and Development Bylaw.

² **Note on Balconies:** Enclosed Balconies on the first floor do not meet the Enclosed Balcony guidelines and therefore will be include in the computation of FSR. Standard Condition A.1.1 seeks compliance (a reduction of 105 m²) with Section 4.7.1 - Floor Space Ratio of the C-3A District Schedule of the Zoning and Development Bylaw.

- ³ **Note on Height:** The height of the building is above the maximum permitted in the C-3A District Schedule. The Development Permit Board may permit an increase in the maximum height of a building with respect to any development as per Section 4.3.2 of the C-3A District Schedule. Top of guard is considered to be the overall height of the building.
- ⁴ **Note on Parking:** Provision of lifts is necessary to meet the minimum required parking. Standard Condition A.2.4 seeks a letter confirming that the lifts will be in good repair. Standard Condition A.2.5 requires that lifts be designed to be independently accessed.
- ⁵ **Note on Horizontal Angle of Daylight:** Pursuant to Section 5.2 of the C-3A District Schedule - The Development Permit Board or the Director of Planning, as the case may be, may relax the horizontal angle of daylight requirement of Section 4.10.1, having regard to the livability of the resulting dwelling units and providing that a minimum distance of 3.7 m of unobstructed view is maintained. Staff recommend approval of relaxing the horizontal angle of daylight to provide a minimum distance of 3.7 m of unobstructed views to the courtyard.
- ⁶ **Note on Use:** Staff recommend the site is suitable for Multiple Dwelling Use. See discussion on Page 9.

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

SECTION	RECOMMENDED	PROPOSED
2.4 Views	Public View Cones Private Views	Site is not affected by View Cones. View analysis suggests private view loss is not significant at mid and higher heights. See discussion page 10.
2.6 Light & Ventilation	Minimizing shadowing on open space & ensuring good livability.	'Flow through' planning front to back optimizes daylighting and ventilation potential for each unit. All units have multiple orientations. The common access courtyard is well sited for mid-day and afternoon sun. See discussion page 10.
2.7 Weather	Entries to have weather protection. Mitigate downward wind drafts at grade.	Complies.
2.9 Privacy	As it relates to livability, consider unit orientation, window placement, screening & proximity to street.	Proximity of Unit 'F' BR/Dining to common access courtyard circulation. See discussion on page 10 and Condition 1.3.
2.10 Safety	Secure parking & pedestrian paths & activities at grade. Ensure good lighting.	Complies.
4.3 - Height and Site Length	As a mid-block site of less than 38 m (125 ft.) the site frontage is not sufficient to qualify as a tower site for buildings higher than 22 m (72 ft.) Mid-rise building between 12 m (40 ft.) and 22 m (72 ft.) should occupy no more than 60% of the street frontage. Up to 40 ft. as much frontage as desired. New developments should respect scale of older adjacent developments.	Complies. Some extra height is supported because of sloping grades and for architectural emphasis. See discussion on Height, page 9. Complies.
4.4-6 Yard Setbacks	Front yard 3.6 m (12 ft.) min. required Side yard: none required Rear yard: 3.1 m (10 ft.) min./7.6 m (25 ft.) from CL of lane	3.6 m mean provided. Complies Complies 7.6 m from CL of lane provided
4.9 Off-Street Parking	Parking should be underground.	1 level below grade provided. Number of stalls supplemented by car lifts. Parking entry is off the lane
5.4 Balconies	Each unit to have access to private open space min. 4.5 m ² (49 sq. ft.)/min. depth of 2 m (6.5 ft.)	Balconies exceed min. area but less than min. depth. Staff considers this acceptable. See discussion on Livability, page 10.
5.5 Exterior Walls & Finishing	Differentiate low rise from mid & upper massing. Provide pedestrian scale near grade with well detailed material & form to enhance interest as seen from street, including at the lane edge. Avoid high blank walls.	Staff recommended improvement be made to the blank wall on the east elevation. See discussion on Material Treatment and Expression, page 10 and Condition 1.1
6.2 Amenity Areas	Provide indoor common amenity area with connections to the outside	No indoor common amenity space has been provided. Given the generous size of the units staff consider this acceptable. See Discussion on Livability page 10.

• **Legal Description**

Lot: A
Block: 310
District Lot: 526
Plan: EPP21009

• **History of Application:**

13 12 12 Complete DE submitted
14 02 12 Urban Design Panel
14 03 12 Development Permit Staff Committee

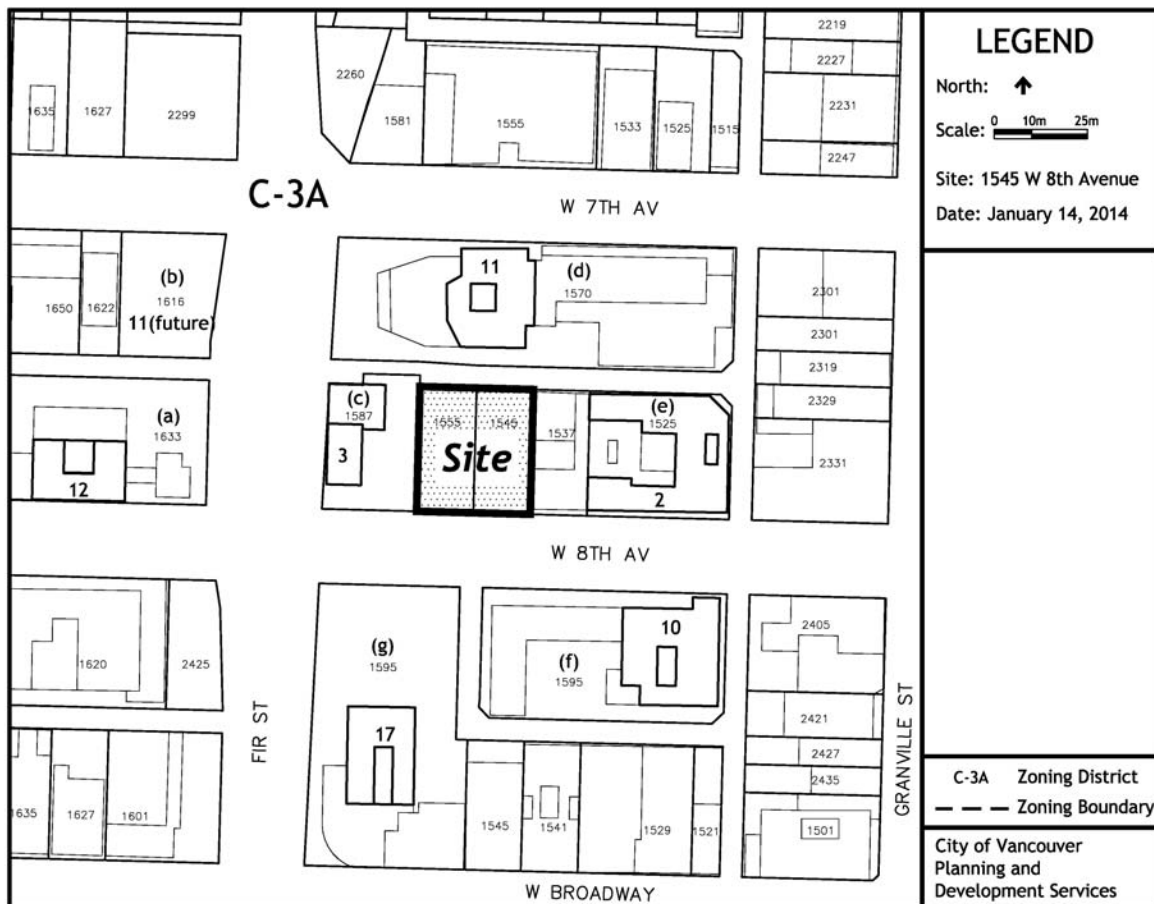
Previous Application:

12 03 12 Complete DE submitted
12 05 23 Urban Design Panel
12 06 20 Development Permit Staff Committee
12 07 03 Development Permit Board
12 09 27 Development Permit Issued

• **Site:** The site is located mid-block on the north side of the 1500 Block of West 8th Avenue. The lot frontage is 30.48 m (100 ft.) and lot depth is 33.5 m (109.91 ft.). The site slopes down to the north approximately 3.4 m (10 ft.) along the east property line and 2.4 m (8 ft.) along the west property line with a cross fall slope down east to west along West 8th Avenue. At present, the site use is low rise commercial.

• **Context:** Adjacent to the east and west of the subject site are aging low rise commercial structures. To the south is a recent high density residential development, in low, mid-rise and tower forms. Across the lane within proximity to the site is a residential tower. Recent development in the area is predominately residential. Significant adjacent development includes:

- (a) Fircrest Gardens: 1633 West 8th Avenue - 12 storey residential building
- (b) Italia: 1616 West 7th Avenue - 11 storey residential building (future)
- (c) 1587 West 8th Avenue, 3 storey commercial building
- (d) Terraces on 7th: 1570 West 7th Ave, 11 storey residential building
- (e) 1525 West 8th Avenue, 2 storey commercial building
- (f) Pintura: 1530 West 8th Avenue, 10 storey residential building
- (g) Manhattan West: 1590 West 8th Avenue/1595 West Broadway, 17 storey mixed use building



● **Background:** The mid-block location and site size precludes a tower form of development, that being higher than 22 m (72 ft.). During the enquiry stage staff summarized policy objectives to recommend ground oriented residential at grade and a building sited to achieve a neighbourly relationship. Emphasis was given to the potential form of development on adjacent sites. Staff requested the applicant test out future development scenarios of the adjacent sites to best understand optimum building siting (See Adjacent Site Feasibility study, Appendix E). The proximity of the existing residential tower across the lane was also a concern. Staff would consider some relaxation of the maximum mid-rise height recommended in the guidelines of 22 m (72 ft.), subject to consideration given notification response, private view impacts, and policies.

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

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

1. C-3A District Schedule

Use: Residential use is a conditional approval use in the C-3A District.

Density and Height: The outright density permitted is 1.0 FSR with a maximum conditional density of 3.0 FSR in accordance with Section 4.7 of the C-3A District Schedule. A transfer of heritage density

up to 10 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 area, 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: Burrard Slopes Sub-area:

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

- assist in the creation of an attractive, cohesive, and primarily residential neighbourhood;
- ensure a high standard of livability; and
- integrate existing and future non-residential uses into the neighbourhood.

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

- create neighbourhoods outside the Broadway office uptown area where housing is the dominant use; and
- allow choice of use in limited areas in order to permit a mix of housing and office development.

• Response to Applicable By-laws and Guidelines:

Use: Residential use meets the guideline objectives to create a predominately multiple dwelling residential neighbourhood and is consistent with the current pattern of development in Burrard Slopes.

Density: The proposed increase in density from 1.0 FSR to 3.3 is supported for having achieved the desired urban form, subject to "earning" of these increases according to the C-3A By-law and Guidelines and with a transfer of heritage density up to 10 percent permitted under Section 4.7.5 of the C-3A District Schedule.

Height: Height as measured from base surface varies as much as 3.4 m (10 ft.) from West 8th Avenue to the lane. Height calculated to the roof parapet is 26.49 m (86'-10"). Height calculated to the top of guard is 27.5 m (90'-2"). Staff would consider this height to be acceptable and within the recommended guideline range of 22 m (72 ft.) given the sloping grade of the site and the proximity of adjacent taller buildings that are 30.5 m (100 ft.) and higher in height.

The elevator/mechanical penthouse parapet is at a height of 27.29 m (89'-6"). The penthouse configuration conforms to the prescribed maximum length and area exclusion provisions of Section 10.11 of the Zoning Development By-law. The low overhead elevator profile is a relatively narrow volume set in a north south orientation. This minimizes surrounding private view impacts and serves as a key compositional element to the proposed massing. In addition, the elevator penthouse is screened by an aluminum louvre assembly and rooftop planting.

Massing: The proposed development meets the intent of the massing and siting requirements outlined in the Burrard Slopes C-3A Guidelines and is supported by staff for achieving a desirable street wall and neighbourly fit. The form of development responds to existing and anticipated potential development east/west of the subject site, where a ten storey and an eight storey tower at either end of the block face are possible. (See Adjacent Site Feasibility study in Appendix E)

Material Treatment and Expression: The building massing is characterized by the minimalist composition of a four storey low-rise frame set against that of an eight storey mid-rise frame. Each cubic form is punctuated by a continuous glazing wall internal to and set back from the surrounding frame element. Aspect areas of glazing are angled from the perpendicular to differentiate enclosed balcony areas and express exterior balconies. The introduction of a lightwell, dividing the eight storey wall plane of the east elevation, allows both daylighting and ventilation opportunities for adjacent units and relief from the scale of the east wall area. Translucent glass with clerestory above mitigates the overlook potential between units against the lightwell and will provide a glow of light from within at evening, further adding visual interest to the east wall surface. The primary cladding material is an iron-grey glazed brick having an iridescent quality which imparts interest and sheen to exterior walls. Secondary materials include aluminum glazing system with metal spandrel panels, tempered glass guards, wood finished balcony/entry soffits, and architectural concrete. The result is a very calm expression of form and materiality.

Less well resolved is the impact and scale of the concrete building base at the lane. Given the 3.4 m (11 ft.) change in grade between West 8th Avenue and the lane and with the additional guard height required, the expansive face of the concrete parking structure impacts the lane. Efforts should be made to improve visual interest and pedestrian scale as experienced from the lane and adjacent residential development to the north. These concerns are covered under Condition 1.2.

Shadow Studies: Aside from the lane itself, there is no shadowing of the public realm by the proposed development taken during midday at the equinox. (See Shadow Analysis, Appendix C, page 26) There is partial shadowing of the western neighbour at 10:00 AM and staff would consider this acceptable, noting its fall is mostly on surface parking and that possible future redevelopment of the adjacent site would effectively neutralize these shadow reaches. The shadow line of the higher massing at 12:00 PM extends onto the neighbouring tower across the lane, however its relatively narrow profile results in this being of a relatively short duration, as observed in the 2:00 PM reading and staff consider this acceptable.

View Impacts: There are no public view cones crossing the subject site. In regards to private views, preserving view amenity where possible is a consideration for all C-3A development. Ideally, the preferred urban development pattern to enable views and sun access is a staggered checkerboard fashion, although as further build out in the city occurs, some private view loss may occur, particularly at the low to mid-rise levels where outright heights within the 9.2 m (30.2 ft.) range would obscure views.

The higher mid-rise portion of the building is well sited between the two tower forms southward across the street, enabling good lookouts to the downtown, Burrard Inlet and beyond to the North Shore. Staff conclude the siting and massing of the building is optimum for view preservation from adjacent development for mid-rise heights and higher.

Livability: A unique aspect of this application is that all proposed units are large 2 and 3 bedroom units ranging in size from 120 m² (1290 sq. ft.) to 165 m² (1780 sq. ft.). All units have multiple orientations and employ flow through planning, front to back, to enhance daylighting and ventilation opportunities. Private outdoor space, though somewhat less than the depth recommended in the guidelines, exceed the minimum area requirement and thereby conform to the intent of the guidelines. No common indoor amenity space has been provided but given the large size of the units and the generous amount of common access outdoor space (landscaped courtyard), staff consider this to be acceptable. Suggested

minor improvements concern landscape screening and unit proximity to the courtyard access (See Condition 1.3).

Landscape and Public Realm Treatment: The applicant is proposing a number of landscape features that significantly improve the overall pedestrian experience and the overlook for adjacent residences across the lane. At grade, the public realm will feature new street trees, layered planting along the West 8th Avenue interface and raised planters at the lane, including a row of narrow trees. Where utility location is to be determined, care must be taken not to displace or reduce the quality of landscaping at the front and rear edges. The common landscape feature is a contemplative garden design with trees and boulders in the raised courtyard on Level 1 facing adjacent residences, framed by the "L" shaped building. It is sited at the southwest corner of the site to maximize sun exposure. Further design development will need to occur to improve views to and from the courtyard garden and for neighbors as a visual amenity (refer to Condition 1.2). At the roof level, there are a number of private patios with perimeter planter boxes.

• **Conclusion:**

Staff consider this application to be of a high standard and recommend support of the discretionary increases in height and density, subject to satisfying the Conditions as identified in this report. The criteria below afford the performance based 3.0 FSR and a 10 percent (.3) Heritage Density Transfer completes the proposed 3.3 FSR:

- well resolved building that provides high density living in conformance with the C-3A policy objectives;
- building massing and expression that provides a good neighbourly fit and is a positive contribution to the streetscape, subject to Recommended Condition 1.1 and 1.2;
- meeting Silver LEED Equivalency, subject to Design Condition 1.4; and
- excellent livability of units.

On that basis staff would recommend approval of this application.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on February 12, 2014, and provided the following comments:

EVALUATION: SUPPORT (6-0)

- **Introduction:** Allan Moorey, Development Planner, introduced the proposal for a mid-block site on Burrard Slopes. Mr. Moorey noted that the Panel had previously reviewed the proposal in 2012. The proposal has now been changed to include a 10 percent heritage density transfer. The applicant is seeking a relaxation for the proposed elevator over-run. The proposal has a courtyard and includes 19 three bedroom units and 1 two bedroom unit with through unit planning that enhances daylighting and cross ventilation opportunities. There is a central light well and the overlook to adjacent units is mitigated with the use of translucent glazing and a clerestory of vision glass above. Mr. Moorey described the proposed material palette noting the use of window wall, masonry, architectural concrete and tempered glass guards.

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

1. Considering the adjacent existing low-rise development or the potential for redevelopment of those site(s) to the east with a potential massing height of up to 100 ft., comments were requested on the scale and materiality of the east wall along the property line.
2. Given the proximity of those units adjacent to the common access courtyard, comments were requested on the privacy separation provided and possible impact on livability.

Mr. Moorey took questions from the Panel.

- **Applicant's Introductory Comments:** Steve McFarlane, Architect, further described the proposal and highlighted some of the key aspects. He said they wanted to create a building that would blend with the future development of the adjacent sites. In terms of the massing, he said they wanted to keep it simple with a quiet interplay of solid and void elements. Mr. McFarlane described the material palette noting the brick which has a bit of a sheen to help in animating the large simple surfaces of the building. They are proposing wood soffits on the underside of the balconies. The building will have three units per level. He noted that one of the challenges was the size of the site so they introduced a deep and generous light well for ventilation and additional daylighting to the suites.

Sarah Siegel, Landscape Architect, described the proposed landscaping and mentioned that at the entrance some low planting is proposed. There are two units that have entrances at the front of the building with one walkway. In the courtyard they wanted to make it available for multiple uses. There are different levels for sitting and the planting is ornamental with some edible planting choices. The separation between the private patios and the courtyard is through plantings.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve the blank wall condition;
 - Design development to improve the privacy of the private patios on the ground floor to the courtyard;
 - Design development to mitigate solar gain on the west façade.
- **Related Commentary:** The Panel supported the proposal and thought it was a sophisticated design.

The Panel liked the look of the building and thought it offered a contrast to the other buildings in the neighbourhood. The Panel had no concerns regarding the party wall treatments.

Some Panel members thought there were opportunities to take advantage of the views that had not been fully explored especially on the upper floors.

A number of Panel members thought the concrete wall on the lane was imposing and wondered if there could be some glazing adding above the landscaping. As well they thought the applicant should consider the finishing in relationship with the other proposed materials. Several Panel members suggested the applicant revisit the use of the dark brick although they liked the use of wood soffits.

The Panel thought the courtyard was well handled but thought there could be some concerns if the site to the east was ever redeveloped as the light access could be blocked. As well they thought it was more of a visual garden as they thought people would feel uncomfortable using it as there is little privacy. They also thought there needed to be a stronger barrier between the ground floor unit and the courtyard space. However the Panel liked the generosity of the roof top amenity spaces.

Regarding sustainability, several Panel members has some concerns regarding solar gain on the south facade. They noted that this needed to be improved otherwise the residents would be running air conditioning most of the day.

- **Applicant's Response:** Mr. McFarlane thanked the Panel and said he thought their comments were well-considered and would help to improve their design.

ENGINEERING SERVICES

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

SOCIAL INFRASTRUCTURE

HIGH DENSITY HOUSING FOR FAMILIES WITH CHILDREN

Since all 20 units have 2 or more bedrooms and may be suitable for families with children, the High Density Housing for Families with Children Guidelines apply. However, since all units are large and have a private outdoor patio/ balcony, and since many of the residential livability features outlined in the Guidelines are achieved within the units an indoor amenity space is not required.

The outdoor courtyard on Level 1 includes a landscape plan of lawns, paths and boulders, which may be suitable for a range of informal, imaginative and motor skills developing children's play activity.

URBAN AGRICULTURE GUIDELINES FOR THE PRIVATE REALM

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The Guidelines encourage edible landscaping and shared gardening opportunities in private developments.

Design Development is needed to the outdoor courtyard on Level 1 to include edible landscaping such as fruit trees, edible shrubs and/or groundcovers (see Standard Condition A.1.19). In addition, the necessary supporting infrastructure such as hose bibs, composter and tool storage closet or bin should be included (see Standard Condition A.1.20).

NOTIFICATION

On February 3, 2014, 874 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website.

There have been six responses received, the comments are summarized below:

- The proposed development fits well within the area guidelines and will increase residential density in the neighbourhood.
- Concern the proposed development will impact views from units in adjacent residential buildings.
- Concern that the proposed height is too high.
- Concern the proposed development will negatively affect property values of units in adjacent residential buildings.
- Concern about impacts to privacy and sunlight on units in adjacent residential buildings.
- Concern about lack of open space in the area.

- Concern there is poor visibility for pedestrians and vehicles where the lane intersects Fir Street and that the proposed development will result in increased traffic accessing the lane. Suggest a concave mirror be mounted on the intersection to improve visibility.

Staff Response:

The view analysis indicated some but not significant view impacts. Staff would consider the proposed height to be acceptable and within the recommended guideline range of 22 m (72 ft.) given the sloping grade of the site and the proximity of adjacent taller buildings that are 30.5 m (100 ft.) and higher in height. There is no indication the proposed development would negatively affect the property values of adjacent buildings. On the contrary, the Urban Design Panel cited the high quality of materials and design 'sophistication' of the proposal. These are aspects that suggest the project will enhance the greater emerging residential context found in the Burrard Slopes neighbourhood. Building massing and siting were carefully considered to minimize shadowing. Aside from the lane itself, there is no shadowing of the public realm by the proposed development taken during midday at the equinox (See Shadow Analysis, Appendix C, page 26). Civic strategies aimed at increasing public open space in the Burrard Slopes have not identified this site as a desired location to do so.

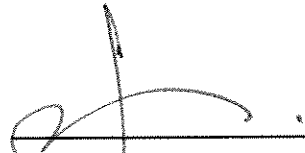
The condition at the west end of the lane is not ideal due to the limited sightlines and steep grade approaching Fir Street. Staff are requesting the applicant help address this through the installation of speed humps and signage encouraging drivers to slow down when approaching Fir Street (see Standard Condition A.2.7).

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to consider a Zoning and Development By-law relaxation per Section 4.10 [Horizontal Angle of Daylight] of the By-law. The Staff Committee supports the relaxation proposed.

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



J. Greer
Chair, Development Permit Staff Committee



A. Moorey
Development Planner



J. Bosnjak
Project Coordinator

Project Facilitator: L. King

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Conditions

- A.1.1 compliance with Section 4.7.1 - Floor Space Ratio of the C-3A District Schedule of the Zoning and Development Bylaw;

Note to Applicant: A reduction of 105 m² is required to meet the maximum residential FSR allowed.

- A.1.2 detailed floor and roof elevations for each floor and roof level in the building, as related to the existing grades on site;

Note to Applicant: Top of guard, top of roof slab elevations to be provided.

- A.1.3 clarification of roof top stairwell/elevator shaft and whether they are open or enclosed;

- A.1.4 provision of a cross-section of the roof hatch access;

Note to Applicant: Roof hatch to be no greater than 1.2 m in height, measure from top of slab to top of hatch. If greater it will be counted in FSR and height.

- A.1.5 revisions to the site plan to include the following:

- i. labelling of setbacks (from property line to building face);
- ii. labelling property line; and
- iii. north arrow;

- A.1.6 compliance with Section 4.8.1(c) of the Parking By-law;

Note to Applicant: The disability space is incorrectly sized.

- A.1.7 provision of bicycle parking in accordance with the Parking By-law;

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

- A.1.8 provision of details of bicycle rooms, in accordance with Section 6 of the Parking By-law, which demonstrates the following:

- a minimum of 20 percent of the bicycle spaces to be secured via lockers;
 - a maximum of 30 percent of the bicycle spaces to be vertical spaces;
 - a provision of one electrical receptacle per two bicycle spaces for the charging of electric bicycles; and
 - notation (on the plans) that "construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law";
-

A.1.9 provision of City Building Grades, existing and finished grades on the site plan and elevation plan including around the perimeter of all principal buildings;

A.1.10 provision of details of balcony enclosures;

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

A.1.11 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

A.1.12 written confirmation shall be submitted by the applicant that:

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

Standard Landscape Conditions

A.1.13 design development to the cast in place planter design at the lane to allow for roots to extend into the continuous soil area outside the building;

Note to Applicant: there is an opportunity to improve the long term viability of tree health by allowing the roots to gain access to continuous soils adjacent the building envelope and not become "rootbound" within a planter. A revision will be needed to sheet A301. Provide a large scale landscape section (minimum 1/4"-1'), through lane planting, including the planter, the root ball and approximate shrub/tree size.

A.1.14 clarification of the location of utilities and intake/exhaust vents;

Note to Applicant: attention will needed to ensure that utilities and vents do not reduce the quality of the planting at the lane or the pedestrian experience in front of the building. Any air venting near trees and plants should be reviewed by a certified arborist. Avoid the awkward placement of utilities (pad mounted transformers, "Vista" junctions, underground venting) visible to the public realm. Where utilities must be located near a street or sidewalk, a secondary circulation route is the preferred location. Every effort should be made to integrate

utility access into structures and behind lockable, decorative gates or screened with landscaping.

- A.1.15 provision of permanent high efficiency irrigation for all planted areas and hose bibs for all patios having an area of 100 sq. ft. or greater;

Note to Applicant: provide a notation on the drawings and indicate hose bib locations on the landscape plans.

- A.1.16 illustration on the plan(s) of location, height and materials of all exterior railings (for example, the rooftop perimeter glass railing), gates and fences;

- A.1.17 new street trees to be provided adjacent to the development site, to be confirmed prior to the issuance of the building permit;

Note to Applicant: there is a note on the file from the Park Board street tree inspection (2012) indicating a species choice as Acer Platanoides Columnare for new street trees. Contact Eileen Curran, Streets, Engineering, ph: 604.871.6131 to confirm tree planting locations and Park Board, Street Trees Division (ph: "311") to confirm tree species selection and planting requirements. Provide a notation on the plan, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 inches in deep. Planting depth of root ball must be below sidewalk grade. Call Park Board, Street Trees Division, for inspection after tree planting completion" (See Standard Condition A.2.9).

- A.1.18 illustration on the landscape plan of a dimensioned tree protection barrier to protect one street tree;

Social Infrastructure

- A.1.19 design development to the courtyard on Level 1 to include edible landscaping; and

Note to applicant: Refer to Urban Agriculture for the Private Realm Guidelines for a list of edible landscaping plants.

- A.1.20 design development to the courtyard to include supporting infrastructure for urban agriculture activities.

Note to applicant: Infrastructure which supports urban agricultural activity such as a composter, tool storage closet /chest, potting bench and hosebibs should be provided as per the Urban Agriculture for the Private Realm Guidelines.

A.2 Standard Engineering Conditions

- A.2.1 arrangements to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of the following charges:

- a) Easement & Indemnity Agreement 299702M (commercial crossing);
 - b) Easement & Indemnity Agreement C7463 (retaining wall encroachment into City lane);
 - c) Easement & indemnity Agreement BF135920 (canopy over City street);
 - d) Statutory Right of Way BF135921;
 - e) Equitable Charge BF135922;
 - f) Annexed Easement C4331 (building encroachment onto adjacent Lot 23);
-

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

- A.2.2 ensure the proposed building signage wall is wholly contained within the property line on West 8th Avenue;
- A.2.3 provision of a letter from the BC Safety Authority agreeing in principle to the proposed use of the Klaus Single Car Lift vehicle elevating device on-site;
- A.2.4 provision of a letter confirming the proposed Klaus Single Car Lift vehicle elevating devices will be maintained for the life of the building;
- A.2.5 provision of confirmation of the ability to achieve independent access to all parking spaces;

Note to Applicant: the Klaus Single Car Lift vehicle elevating devices are proposed in order to meet the minimum parking demand. The lifts must be designed such that all cars can be accessed at any time, without moving other vehicles.

- A.2.6 provision of a minimum of 2.0 m vertical clearance for all vehicle stacking parking spaces proposed;

Note to Applicant: Any vehicle that can be accommodated in a standard underground parking garage must be able to be accommodated here in all locations on the vehicle stacker - below grade, at grade and above grade. Section drawing A301 demonstrates a provision of only 1.5 m clearance between the floor of a raised car lift and the structure above, and only 1.8 m between the raised platform holding a car and the underside of the car platform above.

- A.2.7 provision of traffic calming measures in the laneway including speed humps and signage at the west end;
 - A.2.8 provision of the correct imperial building grade conversions and corresponding design elevations in the lane at both sides of the driveway and adjacent to all entrances;
 - A.2.9 provision of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements is required. Please submit a copy of the landscape plan directly to Engineering for review (See Standard Condition A.1.17); and
 - A.2.10 the General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. 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.
-

B.1 Standard Notes to Applicant

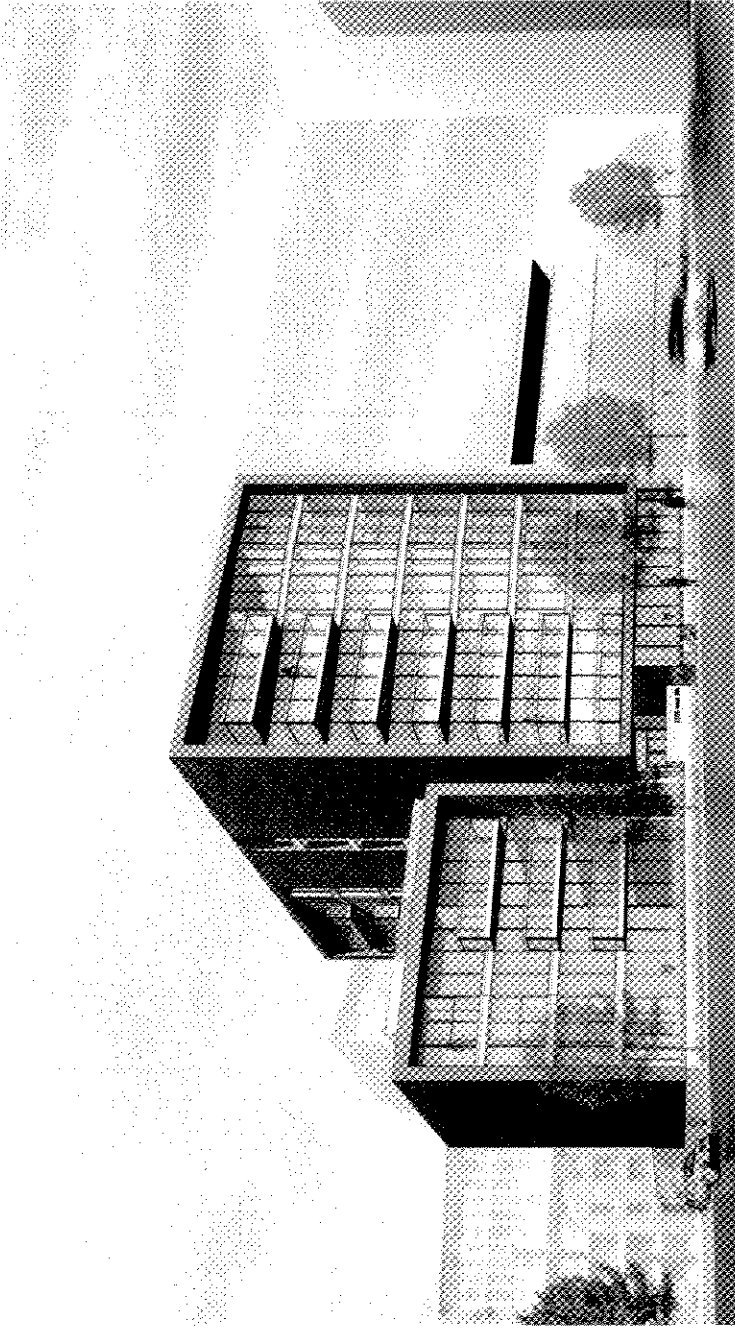
- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **October 7, 2014**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.4 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during subsurface work at the site.

Note to applicant: In the event, contamination of any environmental media are encountered, a Notice of Commencement of Independent Remediation must be submitted to the Ministry of Environment and a copy to the City of Vancouver.

- B.2.5 The site shall be maintained in a neat and tidy condition.
 - B.2.6 The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure details on the approved plans and are not to be used as an integral part of the interior space of the building.
 - B.2.8 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.
-



1545 WEST 8TH
VANCOUVER, BC

ISSUED FOR DEVELOPMENT PERMIT
DECEMBER 09, 2013

PROJECT TECHNICAL DATA

ZONING	C-3-A DISTRICT SCHEDULE
GUIDELINE	C-3-A BARRIAD SLOPES GUIDELINE
TOTAL SITE AREA	1621.1 SQ.M.
TOTAL FLOOR SPACE RATIO	1.0 - 3.5
PERMITTED	3369.6
PROPOSED	3372.1
PERMITTED	22.69M
PROPOSED	20.32M
PROPOSED	23.75M
PROPOSED	25.33M
REQUIRED	VARIES
PROPOSED	VARIES
REQUIRED	N/A
PROPOSED	6.00M
REQUIRED	7.60M
PROPOSED	7.60M
REQUIRED	50 STALLS (PER 10000 SQ.FT. OF GROUND AREA)
PROPOSED	40 STALLS (PER 10000 SQ.FT. OF GROUND AREA)

NOTE: 1. STALLS AVAILABLE FOR COMBINATION OF ALL TYPES OF VEHICLES AS APPROPRIATE WITH THE VEHICLE TYPE RATIO.

BICYCLES

REQUIRED	CLASS A: 25
PROPOSED	CLASS B: 5
REQUIRED	CLASS A: 25
PROPOSED	CLASS B: 5

UNITS

REQUIRED	26 UNITS PER FOLLOWING
PROPOSED	26 UNITS PER FOLLOWING
TYPE A	8
QUANTITY	155.6 sqm
AREA	38R
TYPE B	4
QUANTITY	148.4 sqm
AREA	48R
TYPE C	3
QUANTITY	145.8 sqm
AREA	58R
TYPE D	135.5 sqm
QUANTITY	28R
AREA	120.5 sqm
TYPE E	1
QUANTITY	155.5 sqm
AREA	25R
TYPE F	25R
QUANTITY	6% OF FSR
AREA	25R
PERMITTED	25R
PROPOSED	25R

BALCONIES

PERMITTED	6% OF FSR
PROPOSED	25R

PROJECT TEAM

CLIENT
Kestone Properties Ltd
1201-1826 West Broadway, Vancouver, BC V6J 1Z2
604.733.5036
Contact: info@kestone.com
1545 West 8th Avenue, Vancouver, BC V6J 1Z2

ARCHITECTURAL
office of mcrlane biggar architects + designers
136 Chesternut Place, North Vancouver, BC V7M 3K3
604.316.5624
Contact: office@mcrlanebiggar.com

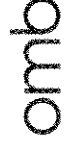
LANDSCAPE
hapa collaborative
136 Chesternut Place, North Vancouver, BC V7M 3K3
604.316.5624
Contact: hapa@hapa.com

BUILDING ENVELOPE
RDH Building Engineering Ltd
224 West 8th Avenue Vancouver, BC V6Y 1K6
604.693.4151
Contact: rdh@rdh.ca

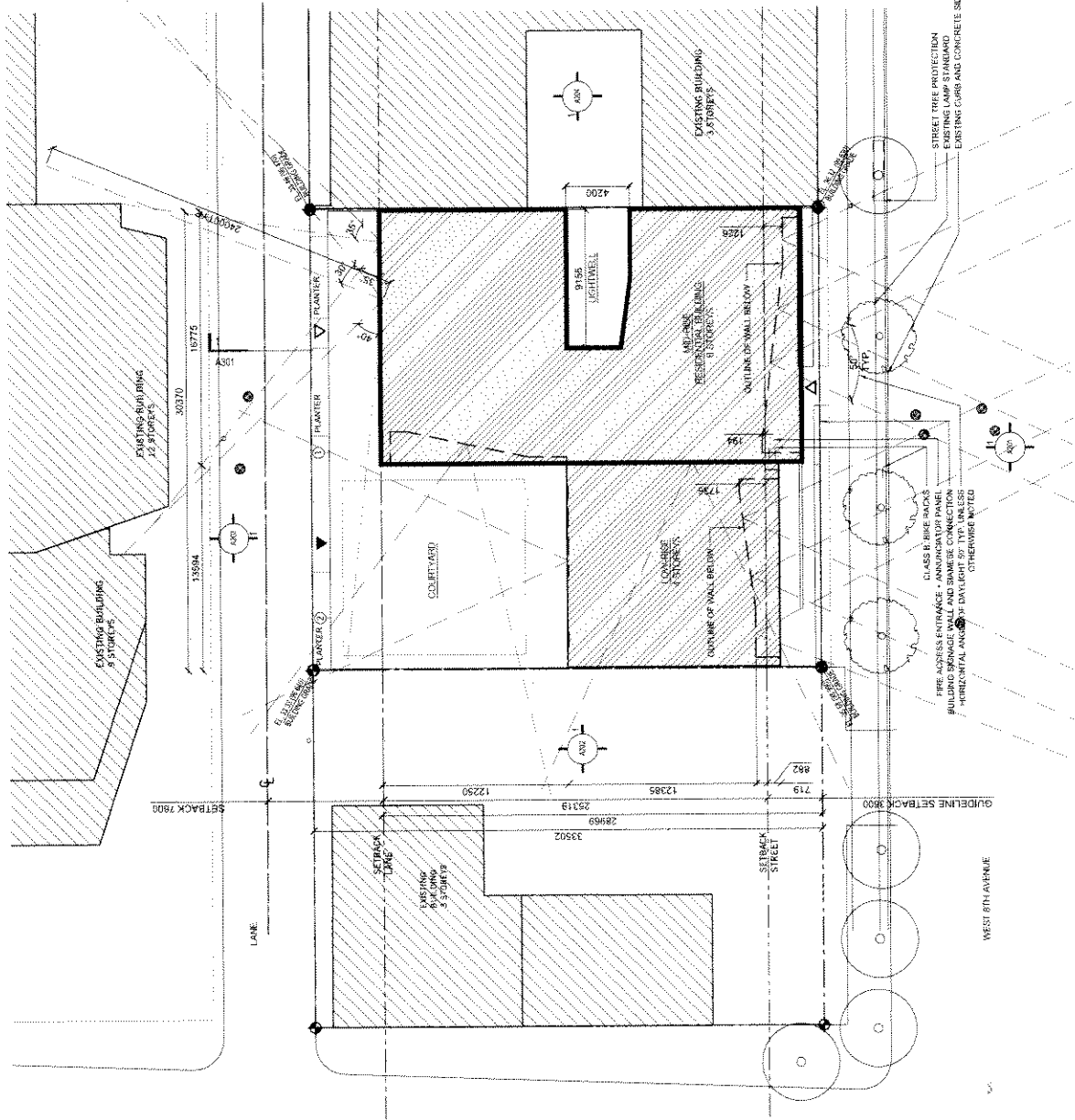
ACOUSTICAL CONSULTANT
BKL CONSULTANTS LTD
4938-1390 Lynn Valley Road North Vancouver, BC V7J 2A2
604.268.2508
Contact: info@bkl.ca

DRAWING LIST

A008	COVER PAGE
A009	SITE PLAN
A101	PLAN - PARKING LEVEL
A102	PLAN - GROUND FLOOR
A103	PLAN - LEVEL 2
A104	PLAN - LEVEL 3
A105	PLAN - LEVEL 5, 6, 7
A106	PLAN - LEVEL 8
A107	PLAN - ROOF
A108	FRS - LEVEL 2, 3, 4
A109	FRS - LEVEL 5, 6, 7, 8
A110	FRS - ROOF PENTHOUSE
A111	ELEVATION - SOUTH
A112	ELEVATION - NORTH
A113	ELEVATION - WEST
A114	ELEVATION - EAST
A115	ELEVATION - LIGHTWELL
A116	SECTION
A117	STREET SCAPE
A118	PHOTOS
A119	VIEW ANALYSIS
A120	SHADOW STUDY
A121	LANDSCAPE PLAN
A122	ROOF TERRACE PLAN
A123	LANDSCAPE DETAILS PAVING
A124	LANDSCAPE DETAILS WALLS
A125	LANDSCAPE DETAILS WALLS AND PLANTERS
A126	LANDSCAPE DETAILS PLANTING



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North Vancouver, BC V7M 3K3
604.316.5624
www.mcrlanebiggar.com



1035 WEST AVENUE, VANCOUVER
BLUES 310, DISTRICT LOT 326
OWNER: A. NEW INVESTMENTS
DATE: 12/12/2015

TOTAL LOT AREA = 5021 SQM

SETBACKS
7.5M AS PER SUBMITTAL
1.5M FROM CENTRE LINE OF LANE
SIDE YARD
N/A

GENERAL NOTES:

- ALL MEASURES CONTAINED IN ADDITIONAL REPORT WILL BE INCORPORATED INTO THE FINAL DESIGN AND CONSTRUCTION BASED ON THE CONSULTANT'S RECOMMENDATIONS.
- METHEANICAL, MECHANICAL, ELECTRICAL, PLUMBING AND GAS SERVICES ARE TO BE DESIGNED AND LOCATED TO MINIMIZE THE VISUAL IMPACT ON THE NEIGHBOURHOOD AND TO COMPLY WITH APPLICABLE CODES.

LEGEND

- NEW STREET TREE
- EXISTING STREET TREE
- ⊕ GARBAGE
- ⊕ GAS METER
- ▲ PARKING ACCESS
- ▼ BUILDING ACCESS

FIRE HYDRANT LOCATION PLAN

1 SITE PLAN 1/20

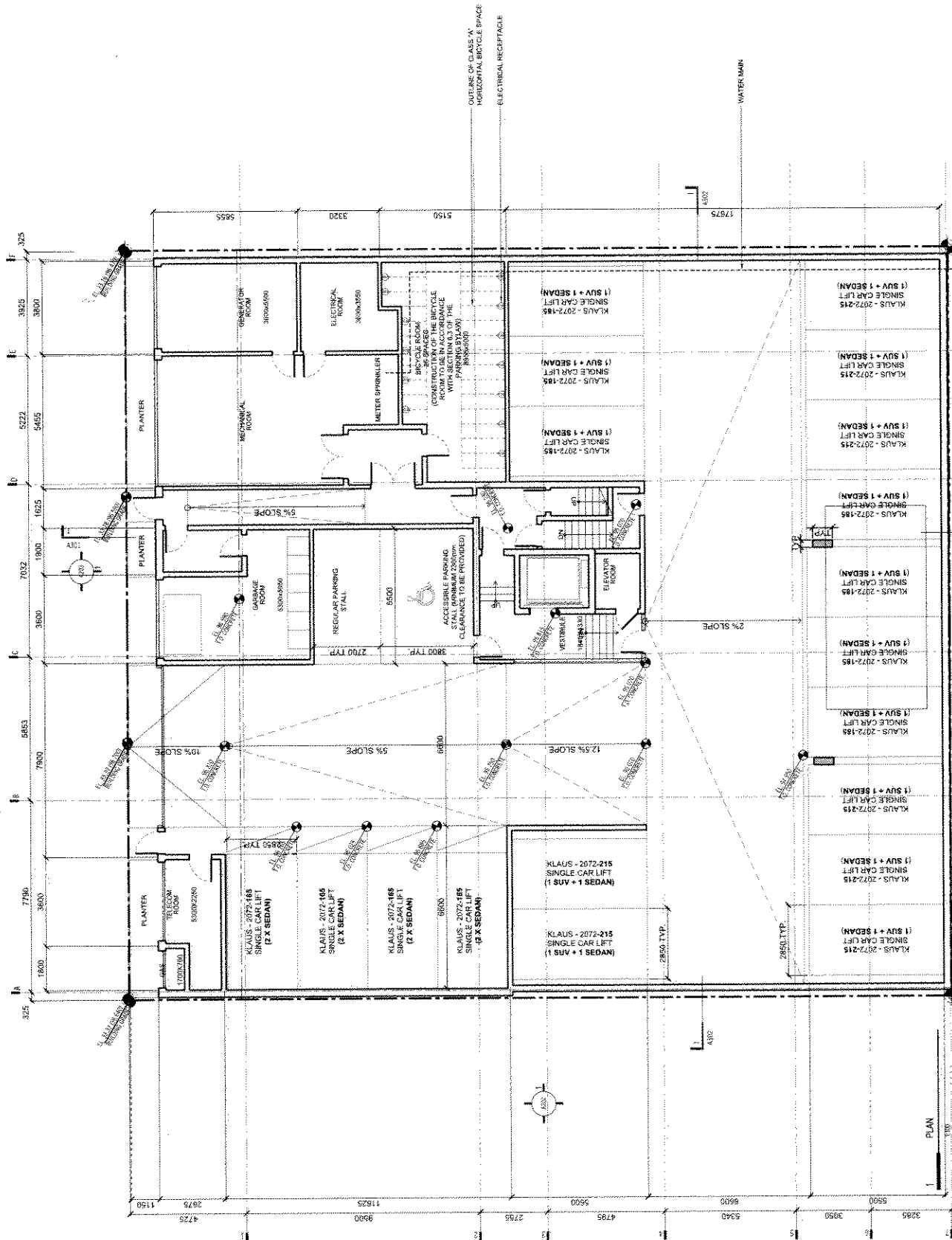
office of mcfarlane biggar
architects + designers
1035 WEST AVENUE, VANCOUVER, BC
V6E 2V5
TEL: 604.681.1111
WWW.MCFARLANEBIGGAR.COM

1545 W 8TH
VANCOUVER BC
V6J 3G7

DATE: 7/28/15
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REV: A
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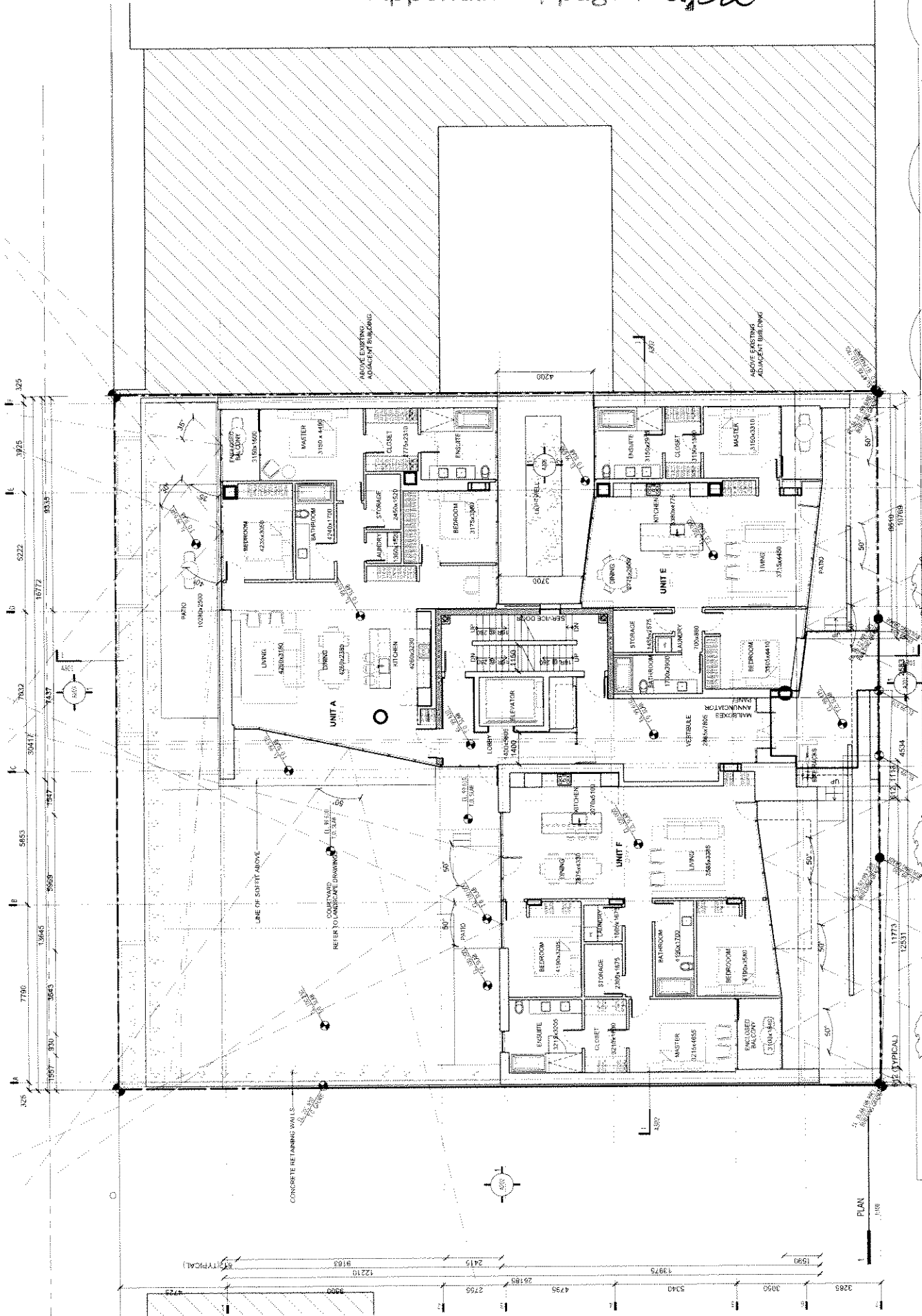
SITE PLAN

A051



1545 W 8TH
 VANCOUVER, BC
 2013-487
 PLAN
 PARKING LEVEL
 A101
 DATE: 13.12.09
 BY: CHS
 CHECKED FOR: DP
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 604.681.2000



PLAN
GROUND FLOOR
1545 W 8TH
 VANCOUVER BC
 V6J 3A5T

A102

REV	DESCRIPTION	DATE
A	ISSUED FOR DP	11-2-08

CONSULTING ARCHITECTS AND ENGINEERS
 1150 WEST 10TH AVENUE, SUITE 200, VANCOUVER, BC V6H 2R6
 WWW.MCLARLANEBIGGAR.COM
 REGISTERED ARCHITECT AND ENGINEER 24810 (P.A.)
 2ND FLOOR, 1150 WEST 10TH AVENUE, VANCOUVER, BC V6H 2R6

omb
 architects + designers
 1150 WEST 10TH AVENUE, SUITE 200
 VANCOUVER, BC V6H 2R6

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 architects + designers
 1150 WEST 10TH AVENUE, SUITE 200
 VANCOUVER, BC V6H 2R6

Showing spaces not yet indicated by getting availability or existing

A103

PLAN
LEVEL 2.3

1545 W 8TH

VANCOUVER, BC
23134057

DATE
11/12/09

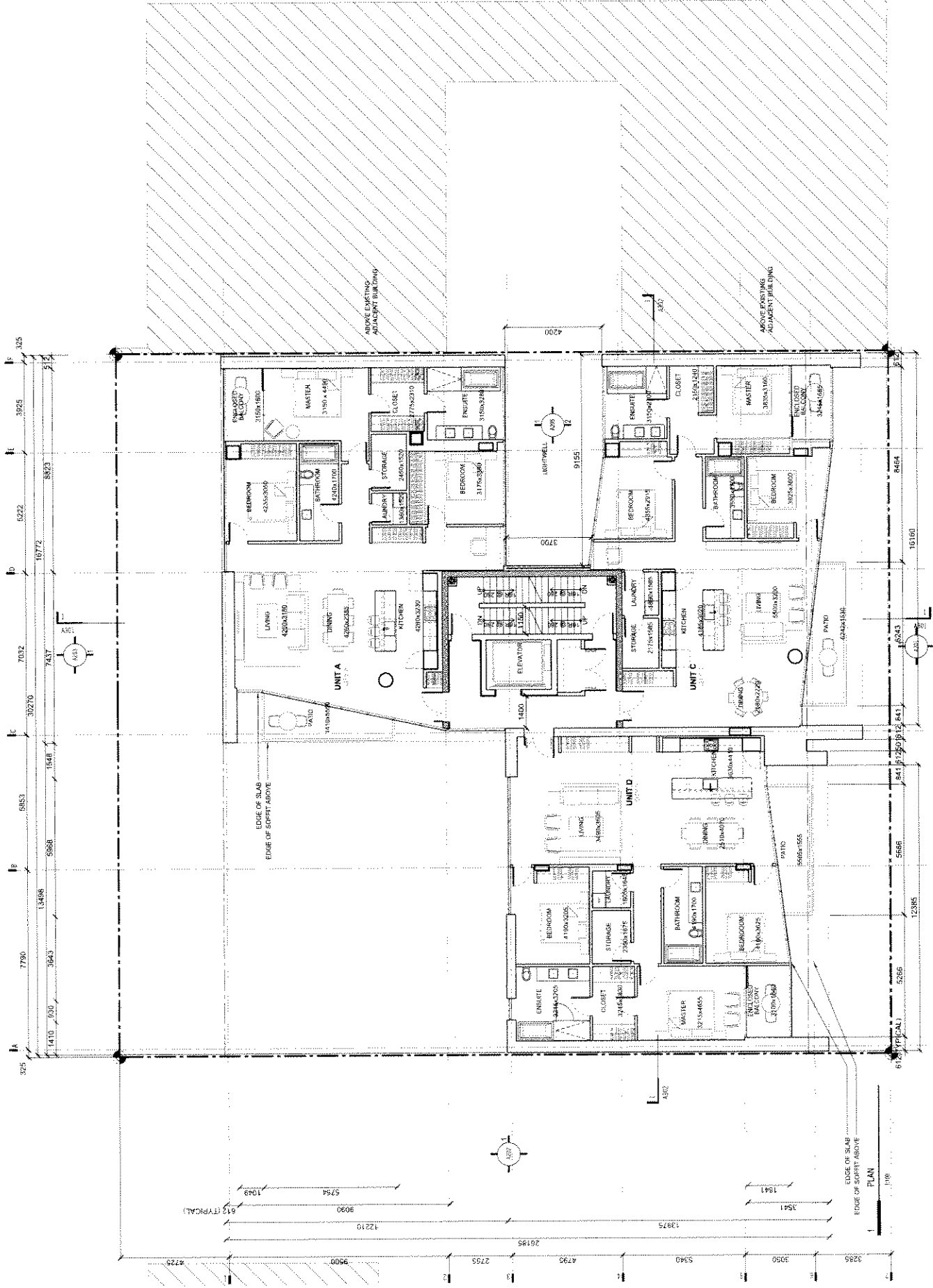
BY
ONE

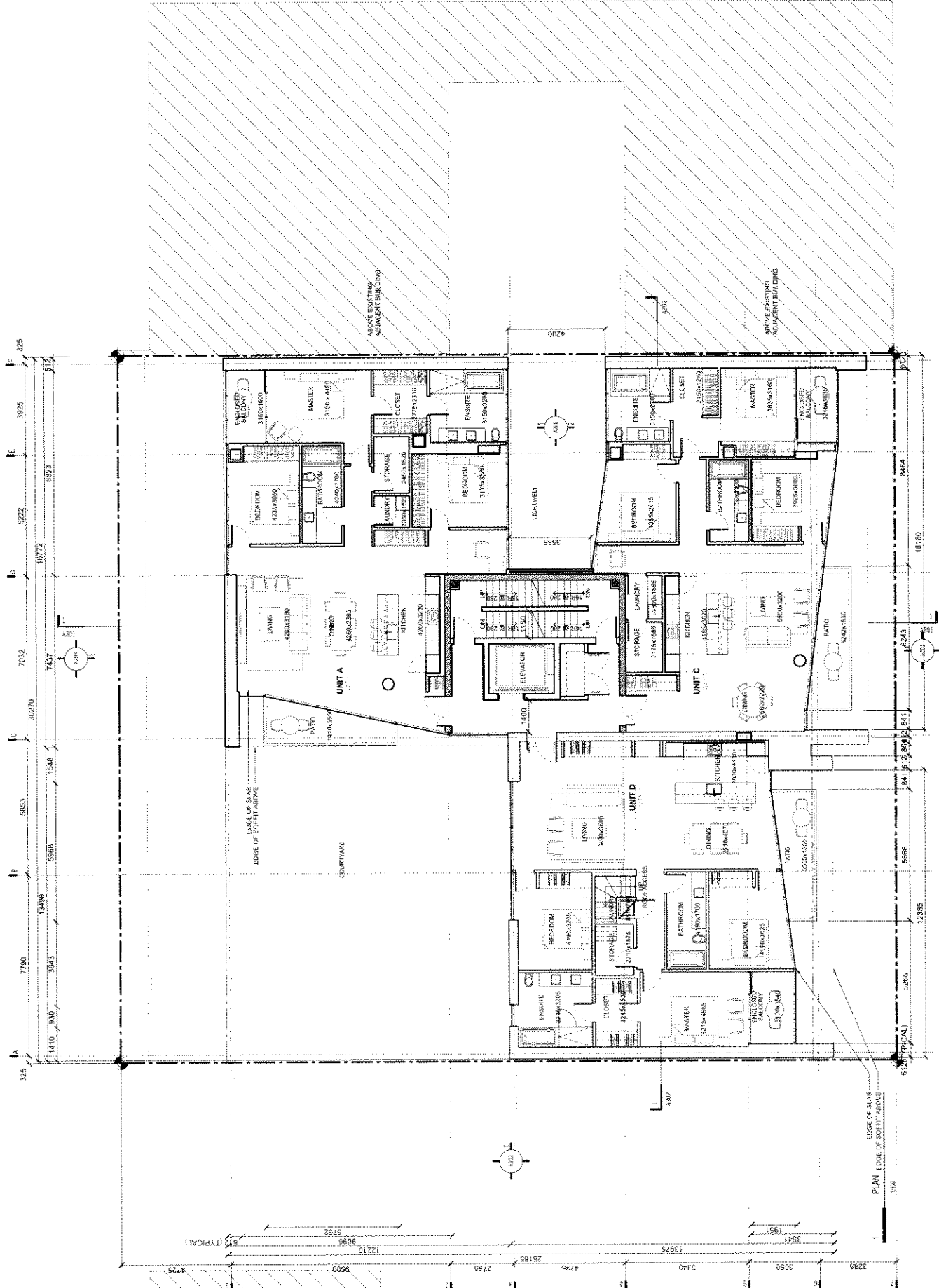
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V6Z 1K6

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PLAN
LEVEL 4

A104

1545 W 8TH
VANCOUVER BC
2013-057

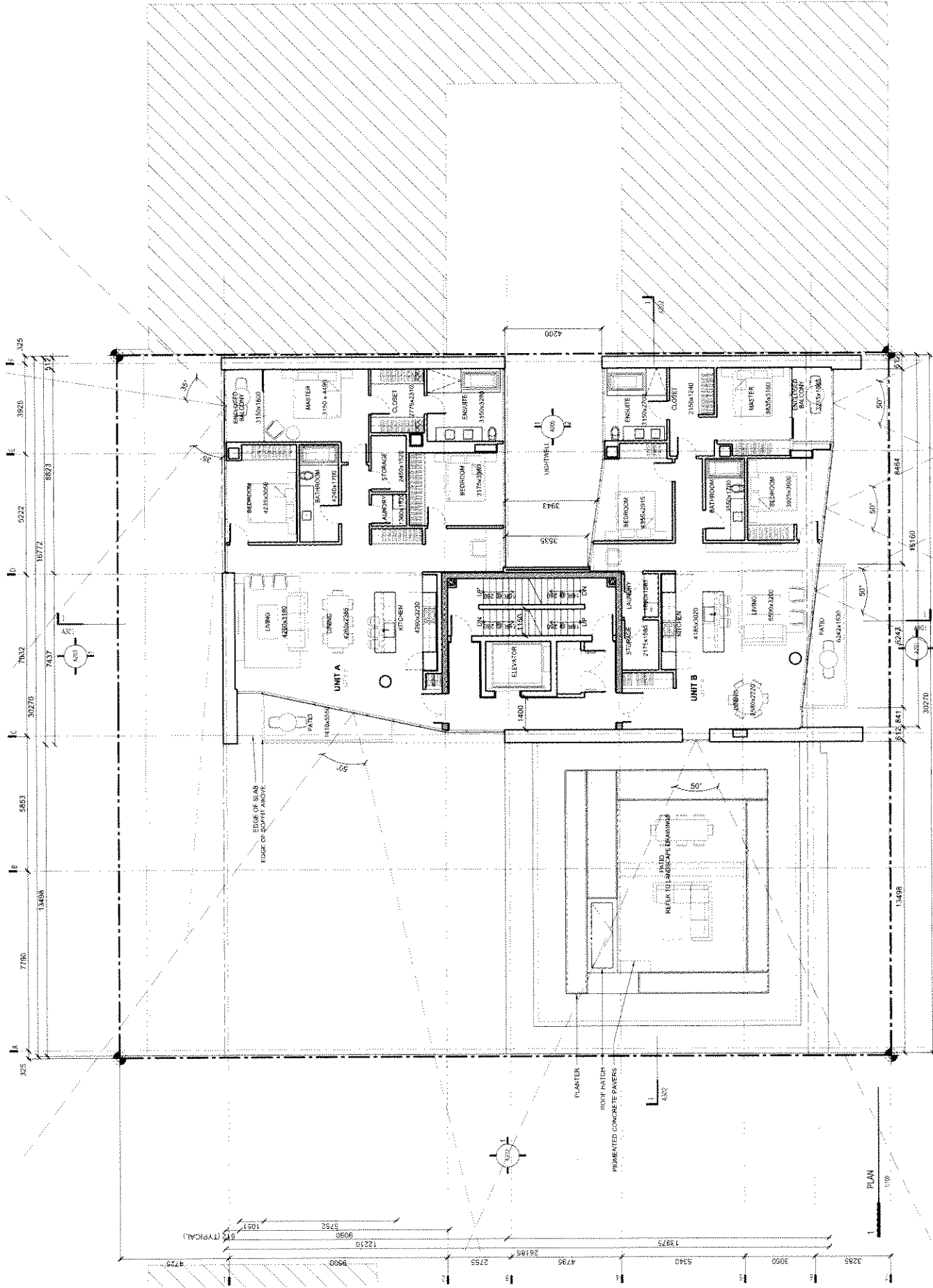
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1	11.12.08	CHS	REVISED FOR PERMITS



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ARCHITECTS + DESIGNERS
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604.271.1111



Showing work-over the area by permit, including all changes



Drawings scale: 1/8" = 1'-0" (unless otherwise noted)

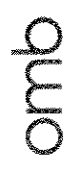
PLAN
LEVEL 5, 6, 7
A105

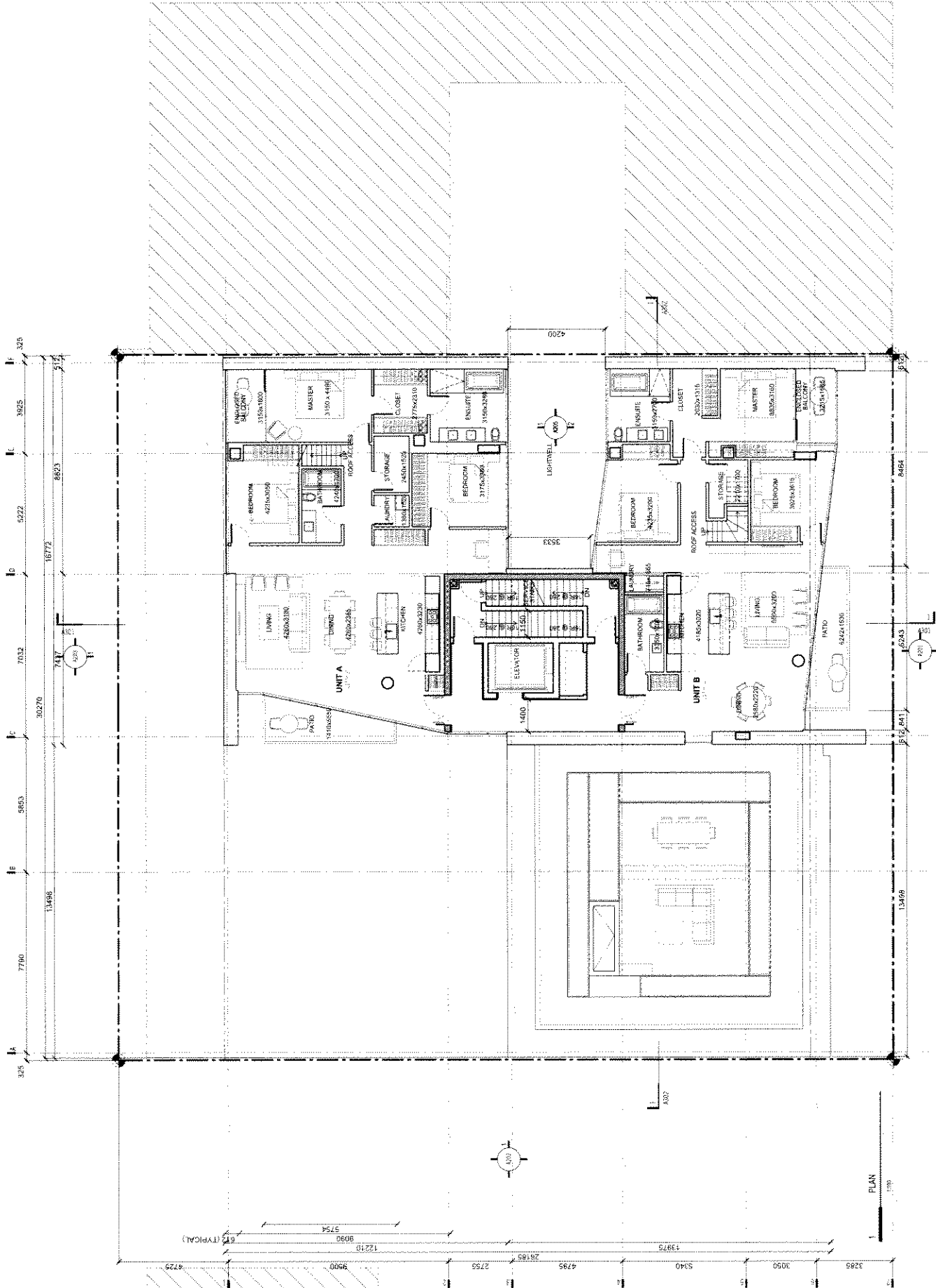
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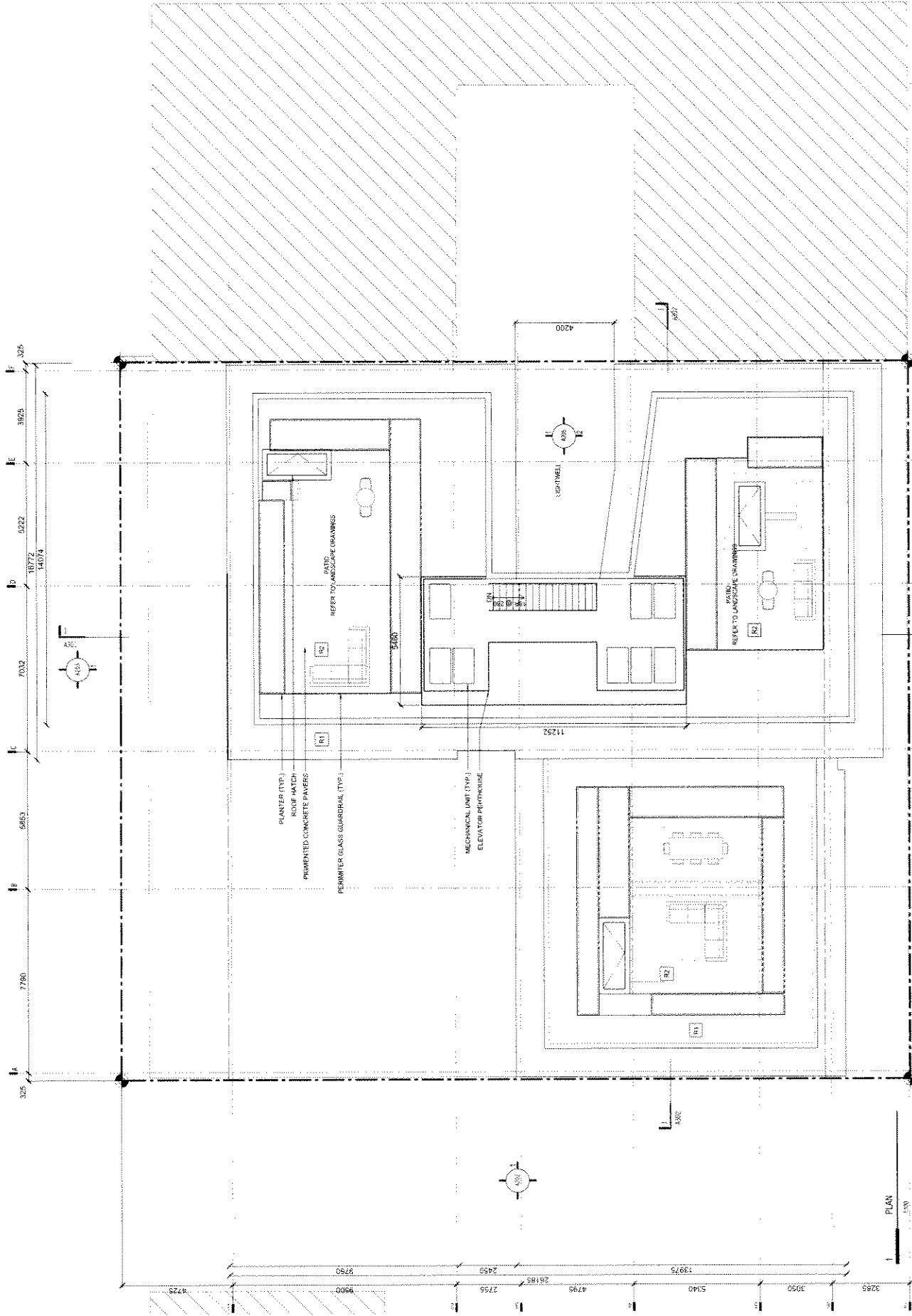
PLAN
A106
LEVEL 8

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PLAN
ROOF
A107

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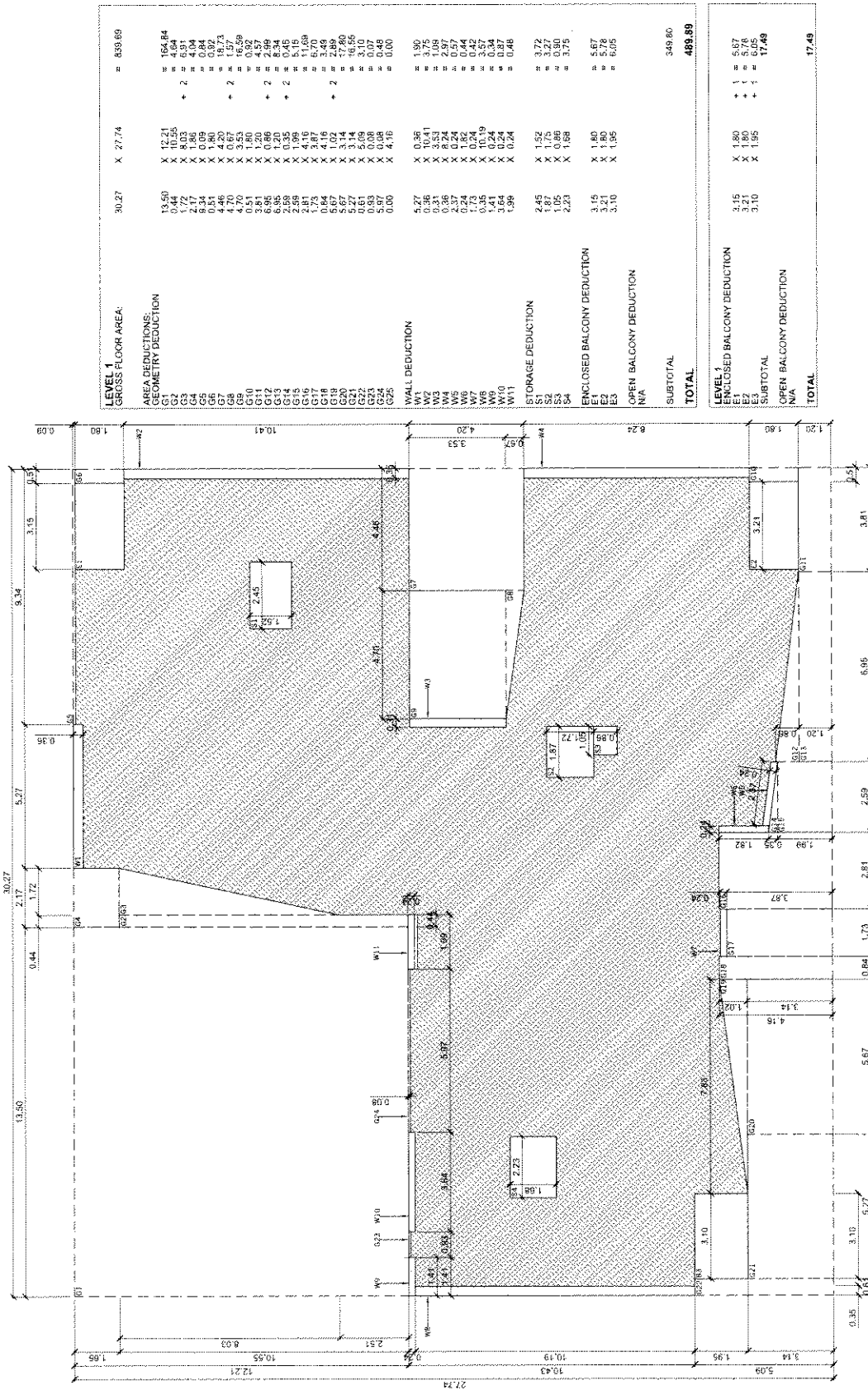
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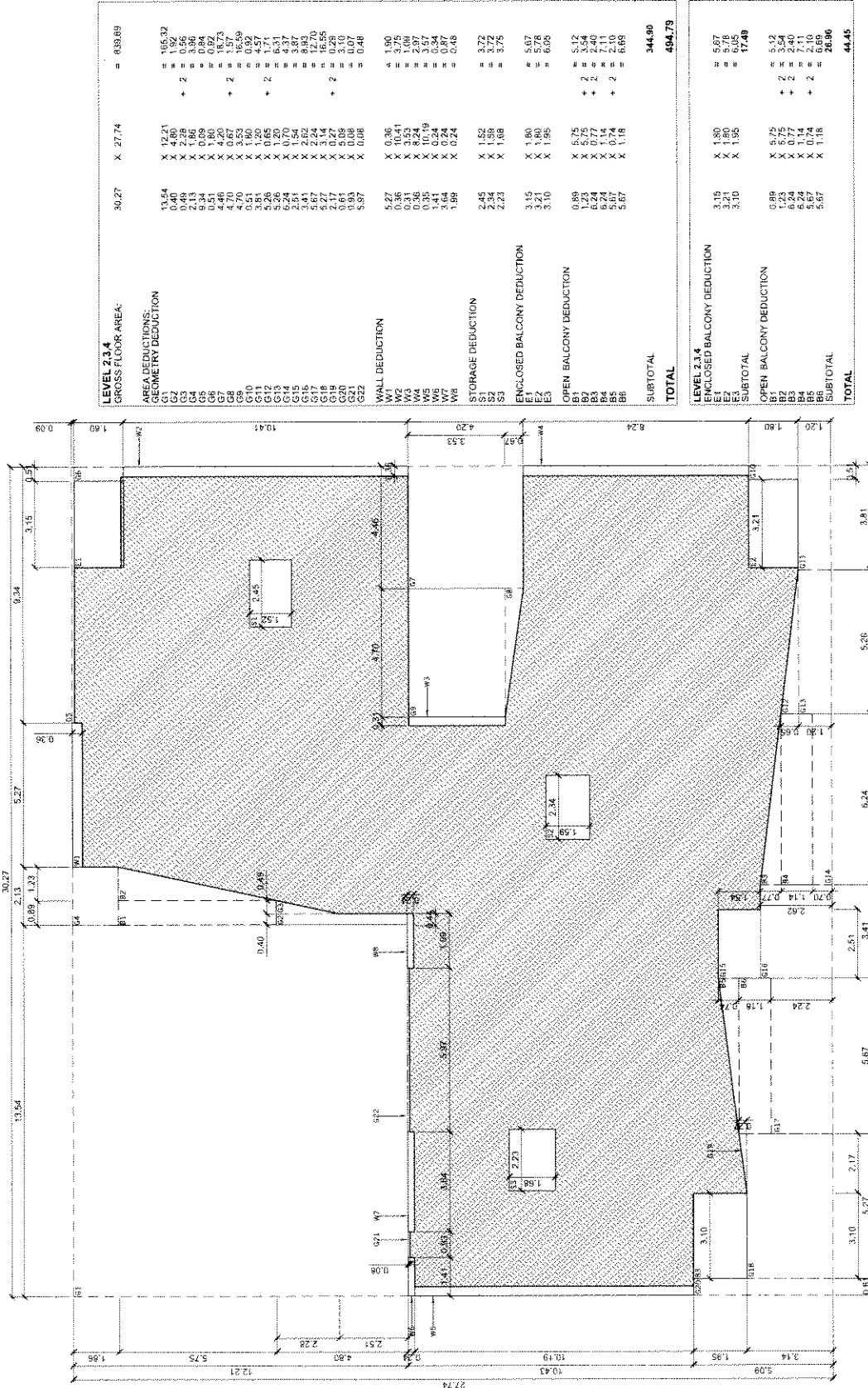
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PLAN
 1/8" = 1'-0"

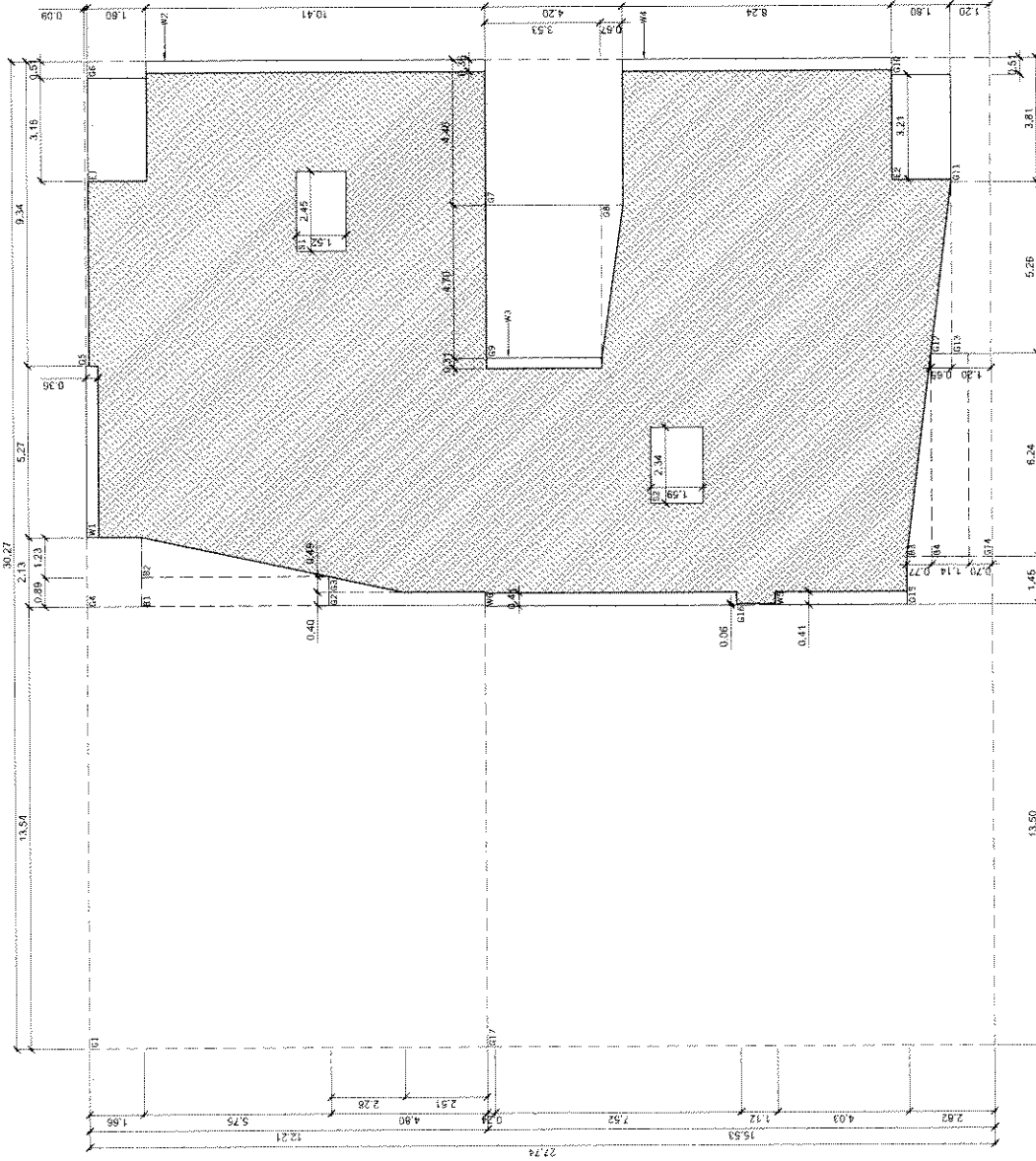


1 PLAN 1/50



LEVEL 2,3,4		GROSS FLOOR AREA = 638.69	
AREA DEDUCTIONS:			
GEOMETRY DEDUCTION			
G1	X 12.21		= 165.32
G2	X 2.50		= 6.25
G3	X 1.86		= 6.86
G4	X 1.86		= 6.86
G5	X 0.89		= 0.89
G6	X 1.77		= 6.31
G7	X 4.20		= 18.73
G8	X 0.67		= 0.67
G9	X 0.93		= 0.93
G10	X 1.80		= 6.48
G11	X 1.20		= 4.57
G12	X 0.65		= 2.11
G13	X 1.54		= 5.37
G14	X 0.70		= 2.45
G15	X 1.54		= 5.37
G16	X 1.54		= 5.37
G17	X 2.24		= 7.84
G18	X 3.14		= 9.86
G19	X 1.17		= 3.98
G20	X 0.66		= 2.20
G21	X 0.08		= 0.27
G22	X 0.08		= 0.27
WALL DEDUCTION			
W1	X 0.36		= 1.29
W2	X 0.36		= 1.29
W3	X 1.68		= 5.62
W4	X 0.36		= 1.29
W5	X 0.36		= 1.29
W6	X 0.36		= 1.29
W7	X 0.36		= 1.29
W8	X 0.36		= 1.29
STORAGE DEDUCTION			
S1	X 1.62		= 5.22
S2	X 1.68		= 5.62
S3	X 1.68		= 5.62
ENCLOSED BALCONY DEDUCTION			
E1	X 1.80		= 6.48
E2	X 1.80		= 6.48
E3	X 1.95		= 6.98
OPEN BALCONY DEDUCTION			
B1	X 5.75		= 19.63
B2	X 2.34		= 7.84
B3	X 0.77		= 2.60
B4	X 1.14		= 3.89
B5	X 0.74		= 2.50
B6	X 1.18		= 3.98
SUBTOTAL			344.80
TOTAL			494.79

PLAN
1/8" = 1'-0"



LEVEL 5,6,7,8		GROSS FLOOR AREA	
30.27	X	27.74	= 838.69
AREA DEDUCTIONS:			
GEOMETRY DEDUCTION			
G1	X	18.21	= 182.12
G2	X	1.92	= 19.20
G3	X	0.50	= 5.00
G4	X	1.86	= 18.60
G5	X	1.86	= 18.60
G6	X	0.92	= 9.20
G7	X	15.73	= 157.30
G8	X	4.20	= 42.00
G9	X	9.53	= 95.30
G10	X	1.80	= 18.00
G11	X	0.20	= 2.00
G12	X	0.92	= 9.20
G13	X	6.31	= 63.10
G14	X	0.70	= 7.00
G15	X	0.41	= 4.10
G16	X	1.12	= 11.20
G17	X	15.53	= 155.30
WALL DEDUCTION			
W1	X	0.36	= 3.60
W2	X	10.41	= 104.10
W3	X	0.36	= 3.60
W4	X	8.24	= 82.40
W5	X	4.03	= 40.30
W6	X	1.52	= 15.20
STORAGE DEDUCTION			
S1	X	1.52	= 15.20
S2	X	1.58	= 15.80
ENCLOSED BALCONY DEDUCTION			
E1	X	1.80	= 18.00
E2	X	3.21	= 32.10
OPEN BALCONY DEDUCTION			
O1	X	5.75	= 57.50
O2	X	3.54	= 35.40
O3	X	0.77	= 7.70
O4	X	1.14	= 11.40
SUBTOTAL			493.32
TOTAL			346.37

PLAN 1:100

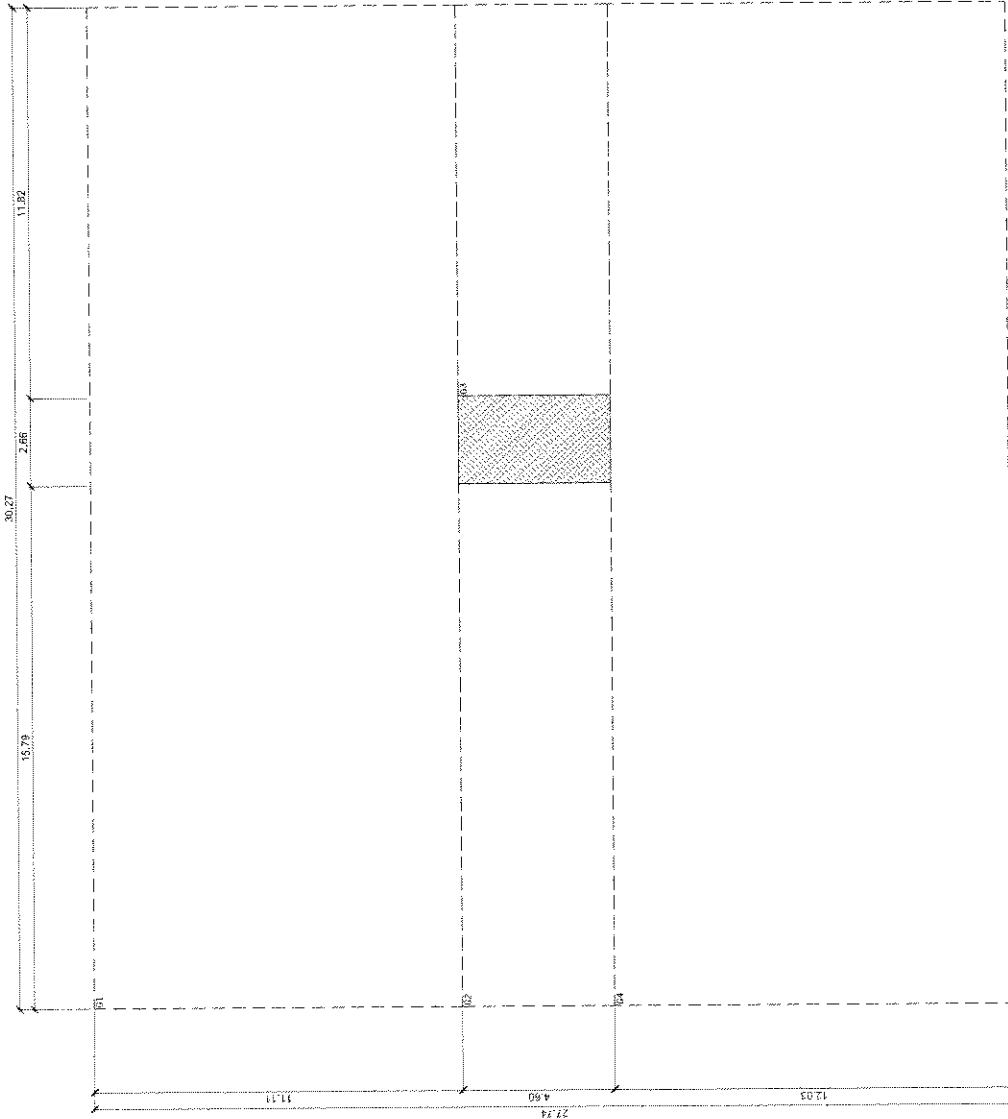
Growing scale from the enclosed by priority, university of engineering
FSR
LEVEL 5,6,7,8
A115

1545 W 8TH
 VANCOUVER, BC
 2013-08-07

DATE: 13-12-16
 REVISION: 008
 ISSUED FOR: DP
 REVISION: A

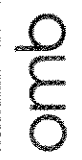
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LEVEL PENTHOUSE GROSS FLOOR AREA		= 833.69			
AREA DEDUCTIONS:					
GEOMETRY DEDUCTION					
G1	30.27	X	11.11	=	336.80
G2	11.82	X	4.60	=	54.37
G3	11.82	X	4.60	=	54.37
G4	30.27	X	12.03	=	364.15
SUBTOTAL				=	827.45
TOTAL				=	12.24

1 PLAN 5/26



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REV: A
ISSUED FOR: BP

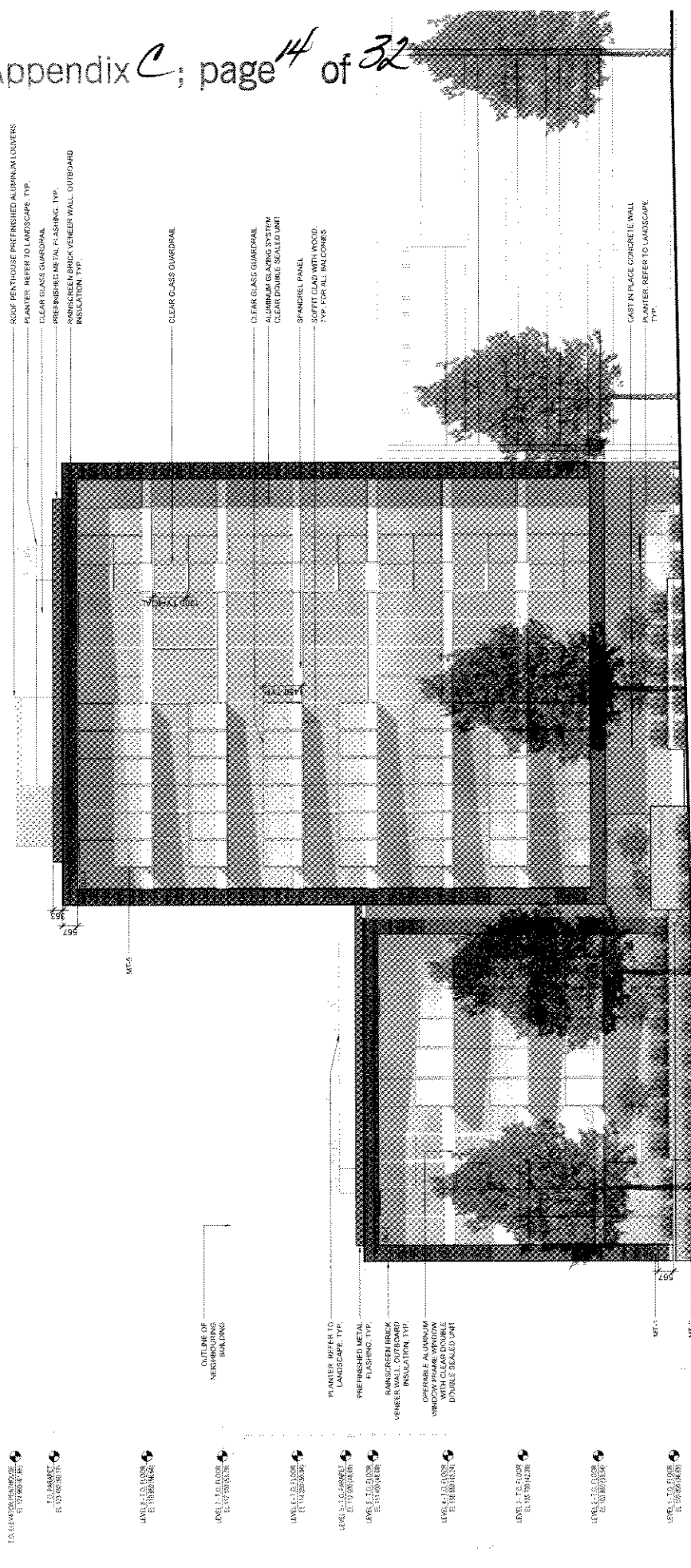
BY: CAFE
DATE: 11-12-06

1545 W 8TH
VANCOUVER BC
2011-057

FSR
ROOF PENTHOUSE

A117

Drawings shall not be used for construction without the approval of the architect.



- LEVEL 1 TO FLOOR 1 (LEVEL 1)
- LEVEL 2 TO FLOOR 2 (LEVEL 2)
- LEVEL 3 TO FLOOR 3 (LEVEL 3)
- LEVEL 4 TO FLOOR 4 (LEVEL 4)
- LEVEL 5 TO FLOOR 5 (LEVEL 5)
- LEVEL 6 TO FLOOR 6 (LEVEL 6)
- LEVEL 7 TO FLOOR 7 (LEVEL 7)

ROOF FENTHOUSE PREFINISHED ALUMINUM LouVERS
 PLANTER REFER TO LANDSCAPE TYP.
 CLEAR GLASS GUARDRAIL
 PREFINISHED METAL FLASHING TYP.
 HANSGREEN BRICK VENEER WALL OUTBOARD
 INSULATION TYP.

CLEAR GLASS GUARDRAIL

CLERK GLASS GUARDRAIL
 ALUMINUM GLAZING SYSTEM
 CLEAR DRIVING GUNLED UNIT

SPANDREL PANEL
 SUFFICI CLAD WITH WOOD
 TYP. FOR ALL BALCONIES

CAST IN PLACE CONCRETE WALL
 PLANTER REFER TO LANDSCAPE
 TYP.

OUTLINE OF
 NEIGHBORING
 BUILDING

PLANTER REFERS TO
 LANDSCAPE TYP.

PREFINISHED METAL
 FLASHING TYP.

BANSSCREEN BRICK
 INSULATION TYP.

OPERABLE ALUMINUM
 WINDOW FRAME WINDOW
 DOUBLE SEALED UNIT

PROPOSED BUILDING

PROPOSED BUILDING

LEVEL 1

PROPOSED BUILDING

ELEVATION

REVISIONS

1545 W 8TH
 VANCOUVER, BC
 2013-057

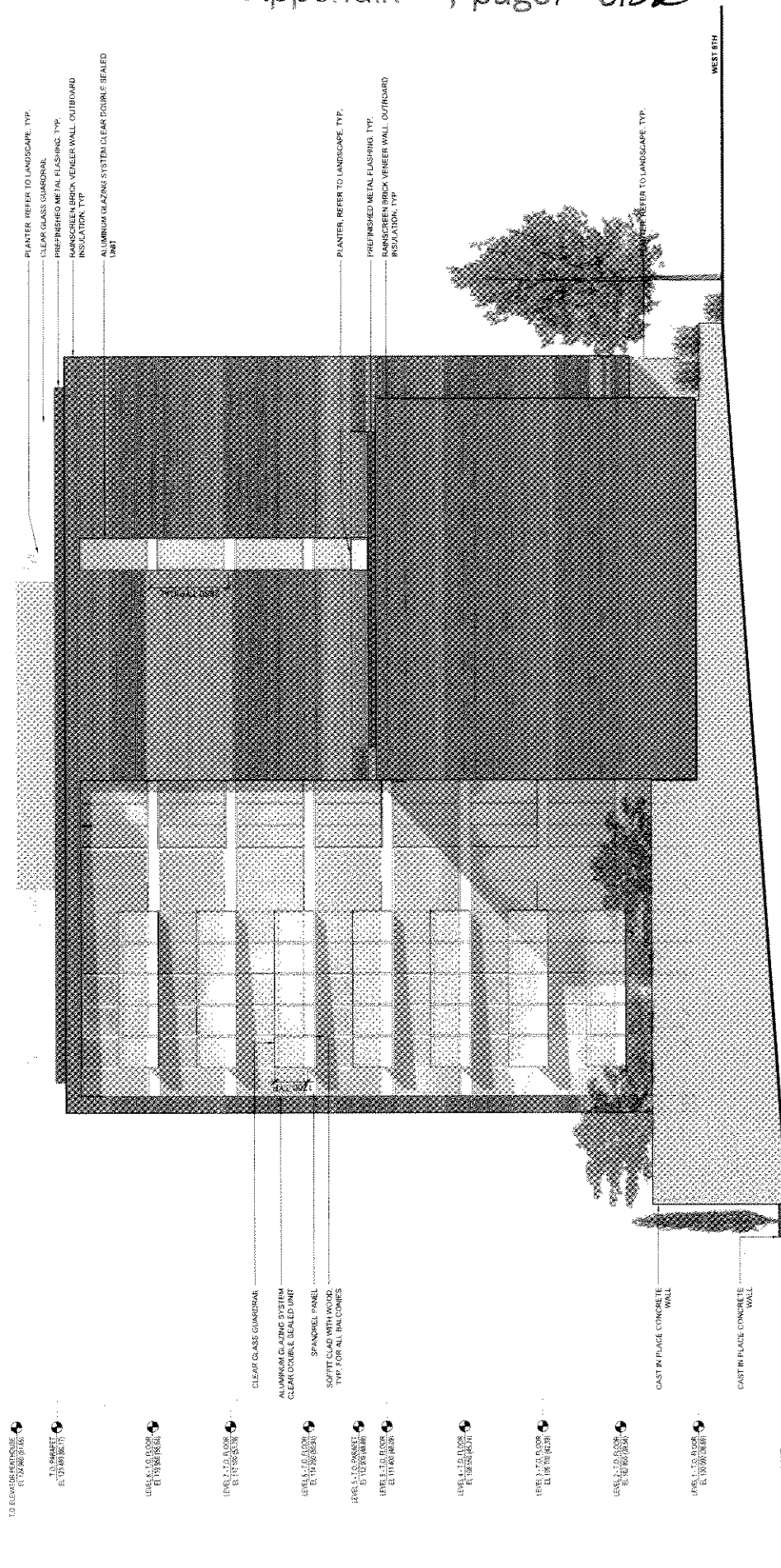
ELEVATION
 SOUTH

A201

2. REVISIONS
 1. REVISIONS
 2. REVISIONS

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 1000 WEST 10TH AVENUE
 VANCOUVER, BC V6H 1T1
 TEL: 604.681.1111
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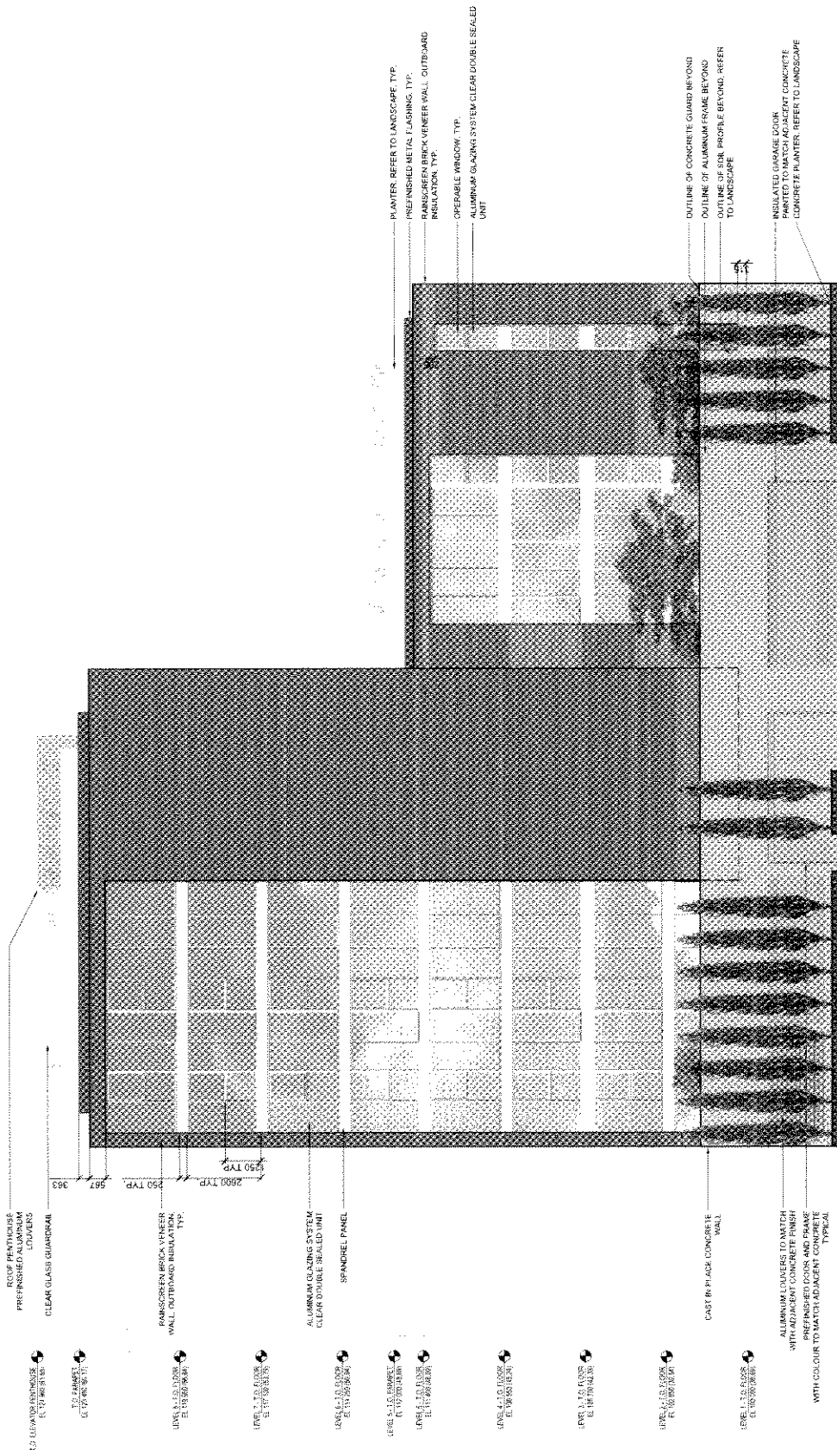
DRAWING SCALE: 1/8" = 1'-0" (SEE ARCHITECTURAL CONVENTIONS)

ELEVATION A202
1545 W 8TH
WEST
 VANCOUVER, BC
 2013-057

DATE: 11/17/09
 BY: UMB
 REVISED FOR DP: A

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1 ELEVATION

1/8" = 1' ELEVATION



FORMING - 10.0 CONCRETE WALL
 (FORMWORKING)

1
 ELEVATION
 1:50

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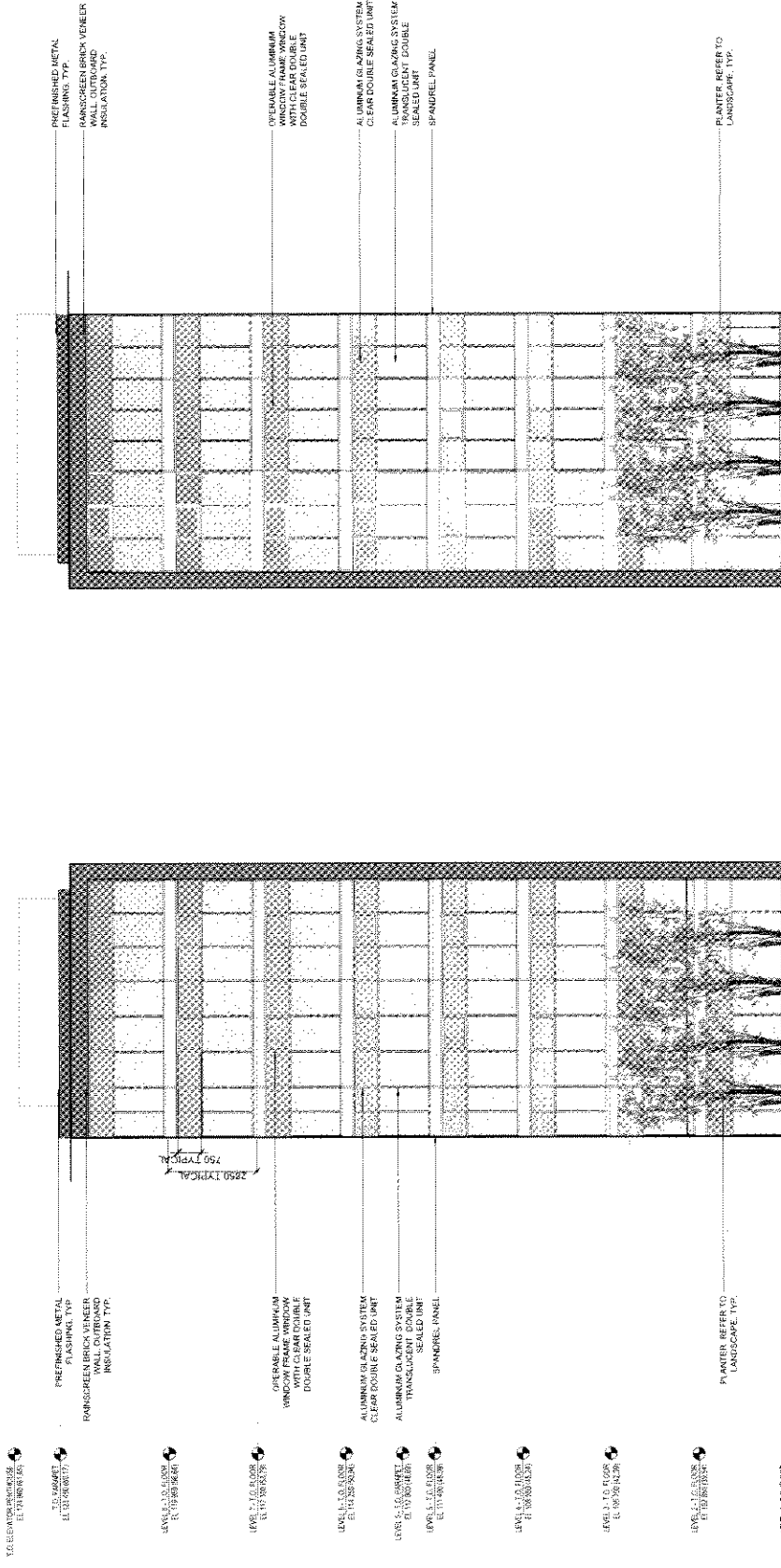
1545 W 8TH
 VANCOUVER BC
 2013-057

ELEVATION
 EAST

PROJECT NO. 1545 W 8TH
 DATE: 11.17.06
 BY: DMG

REV.	DESCRIPTION	ISSUED FOR
A	ISSUED FOR CP	

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A206
ELEVATION
LIGHTWELL

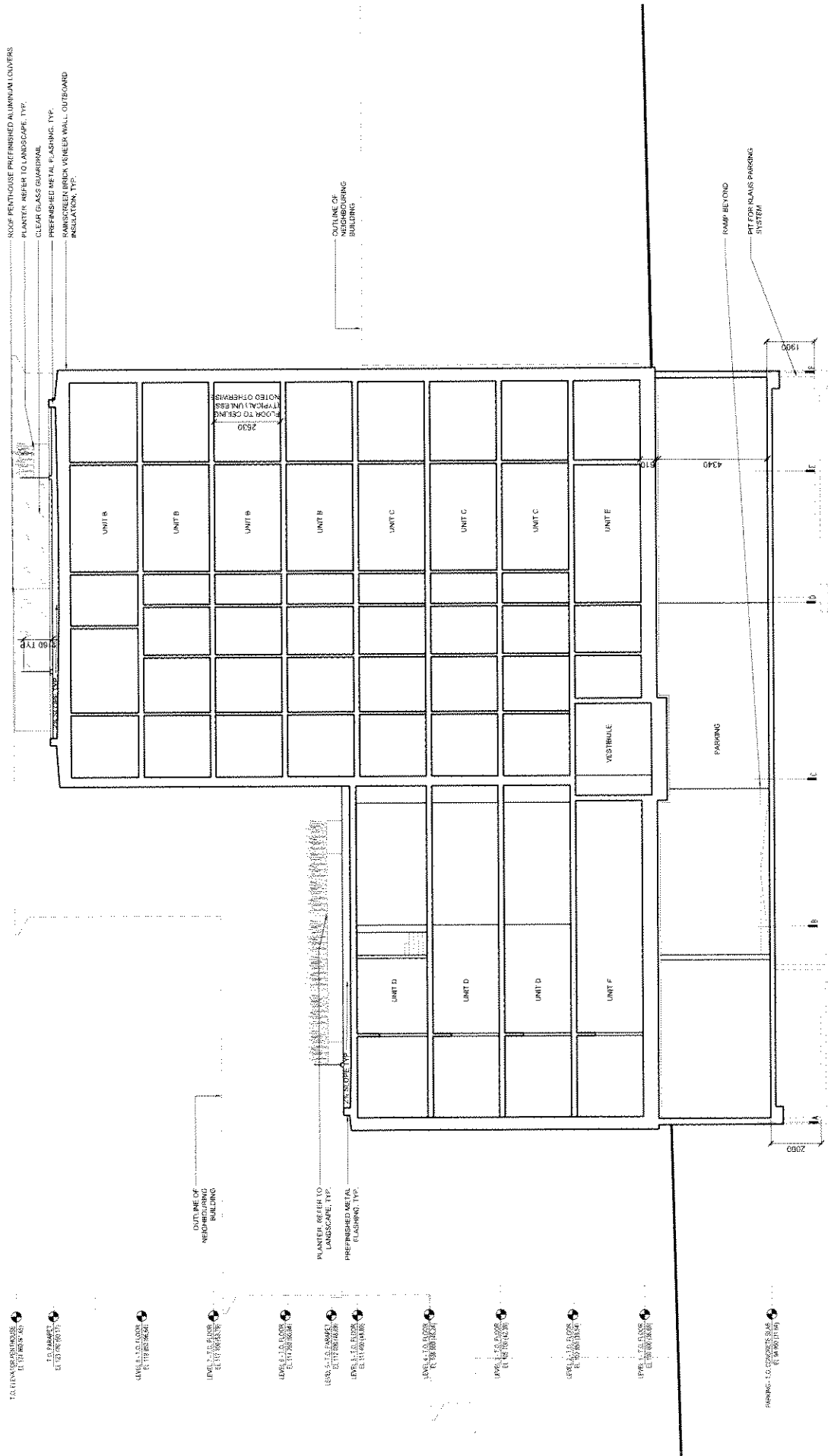
1545 W 8TH
 VANCOUVER, BC
 2013-057

2 ELEVATION SOUTH
 1 ELEVATION NORTH

REV. DESCRIPTION BY DATE
 A OSURO FOR DP NMB 11/17/08

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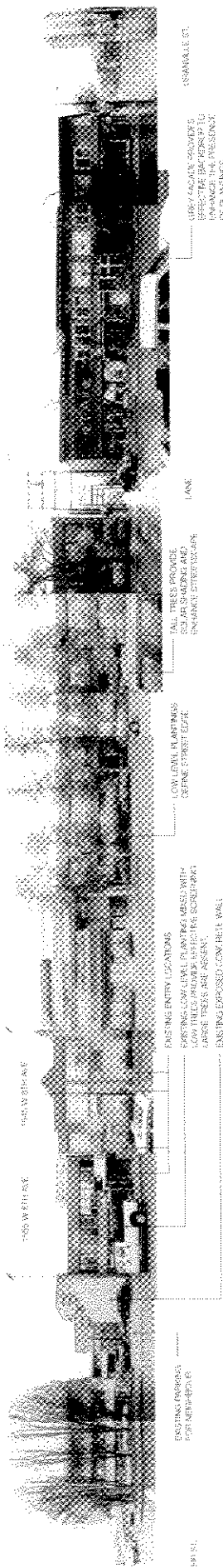
SECTION 1545 W 8TH

1545 W 8TH
VANCOUVER, BC
2013-027

DESIGNED BY: [unreadable]
DRAWN BY: [unreadable]
DATE: 11.17.08
SCALE: 1/8" = 1'-0"

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VANCOUVER, BC V6H 1T1
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STREETSCAPE - 17th St. Looking North



EXISTING PROPERTIES 17th St. (R-1-2-3)

EXISTING PROPERTIES 17th St. (R-1-2-3)

EXISTING ENTRY LOCATIONS (EXISTING LOW LEVEL PLANTING) WHICH SHOWS THREE PROBLEMS WITH SCREENING (LARGE TREES ARE MISSING, EXISTING EXPOSED CONCRETE WALL)

CONVERT ALL ENTRANCES TO A GROUND LEVEL (SEE PAGE STREETSCAPE)

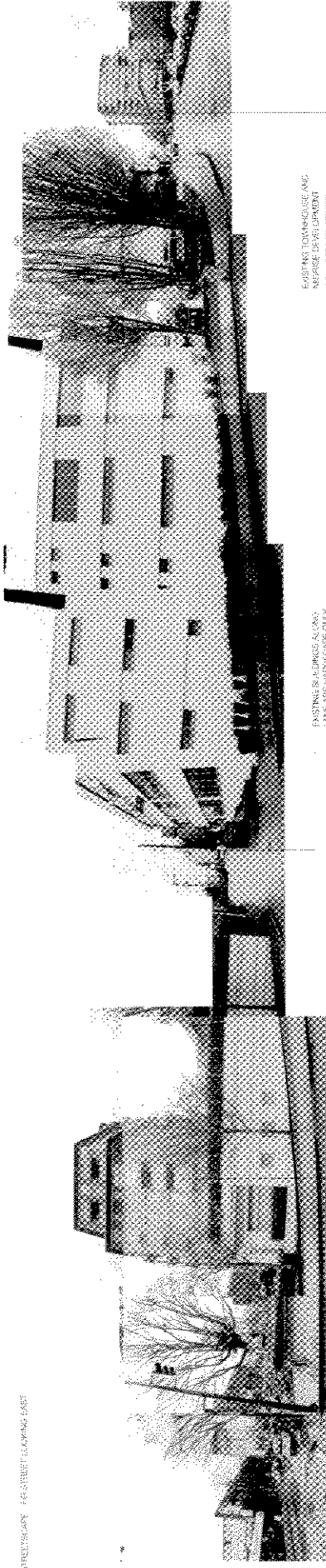
ALL TREES, BUSHES, AND PLANTING TO BE MAINTAINED AND REPLANTED IN STREETScape

LANE

GREY GAZON, ROOFERS 5' (EXISTING DEVELOPMENT) AND PLANTING TO BE MAINTAINED

ASSEMBLY ST.

STREETSCAPE - 4th St. Looking East



17th St.

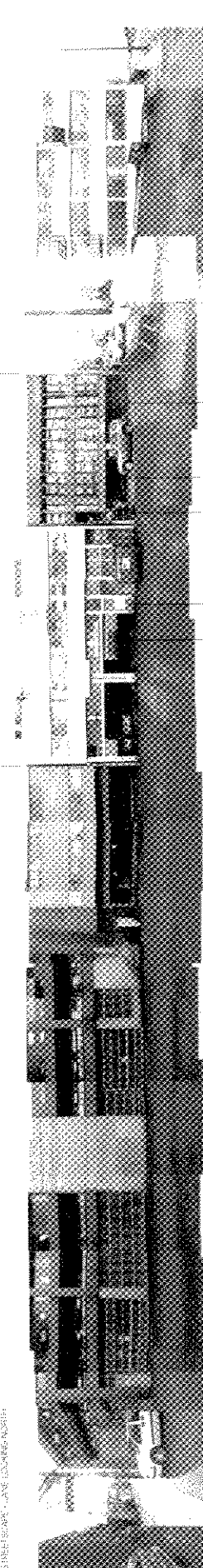
TRANSITS B. ALONG

EXISTING BUILDINGS ALONG LANE ARE HIGHLIGHTED ONLY CORRESPONDING TO APPROXIMATE PLANTING WHERE THE PLANTING SCREENING SCREENING IS NOT IN PLACE

LANE

5th St.

STREETSCAPE - Lane Looking North



LANE

EXISTING ENTRY LOCATIONS

EXISTING SITE

1545 W 8th Ave

1545 W 8th Ave

EXISTING BUILDINGS ALONG LANE ARE HIGHLIGHTED ONLY CORRESPONDING TO APPROXIMATE PLANTING WHERE THE PLANTING SCREENING SCREENING IS NOT IN PLACE

5th St.



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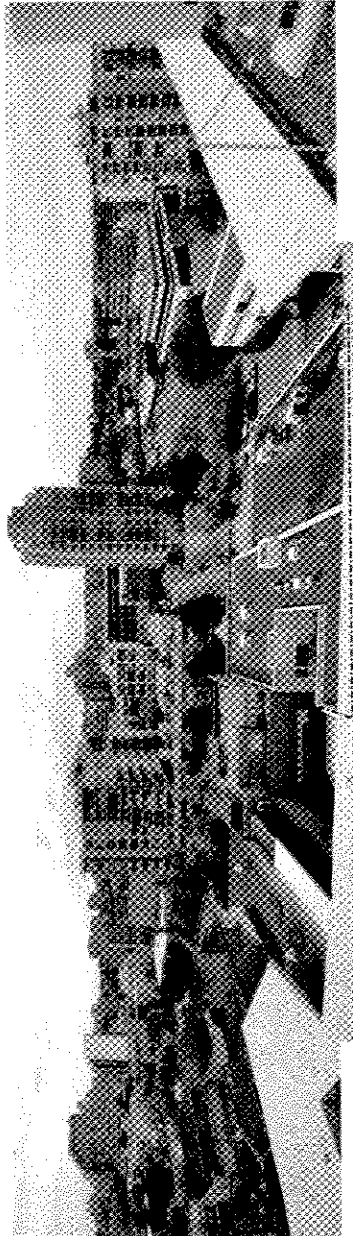
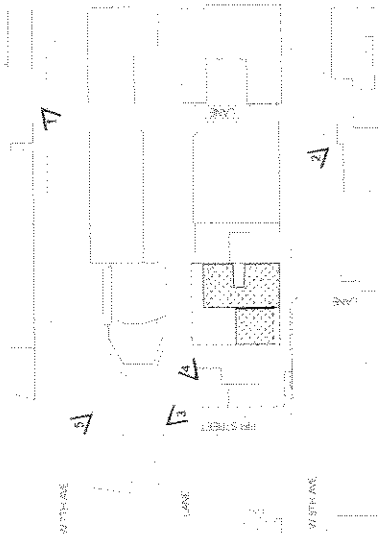
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A	ISSUED FOR BID	CGG	11.22.20

1545 W 8th
 VANCOUVER BC
 2015-04-27

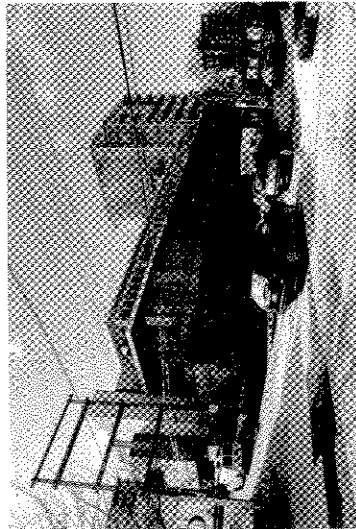
STREETSCAPE

A401

CONSOLE, SCALE: 1/4" = 1'-0" (SEE ARCHITECT'S FIELD BOOK FOR DETAILS)



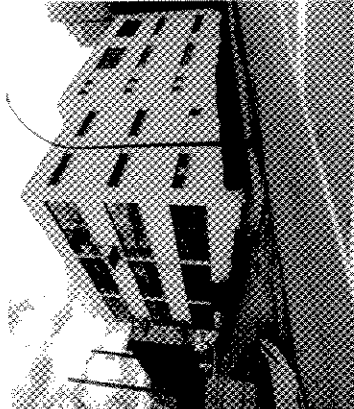
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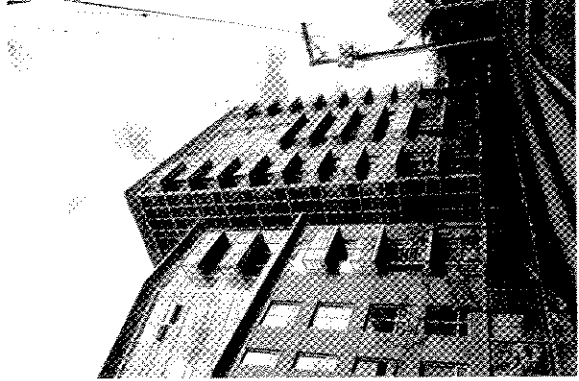
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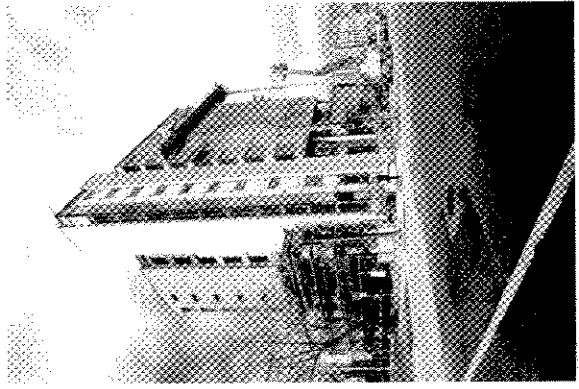
3 WEST 8TH AVENUE



4 8TH STREET - LOOKING SOUTHEAST



5 LAKE - LOOKING NORTHEAST



6 CORNER 7TH AND 8TH - LOOKING NORTHWEST

Drawing to be reviewed after final program, including all changes

PHOTOS A402

1545 W 8TH
VANCOUVER, BC
V6P 1G6

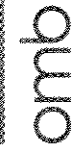
DATE 03/20/08
BY UMB

ISSUED FOR DIS
REV 0

1545 W 8TH AVENUE, VANCOUVER, BC
VANCOUVER, BC V6P 1G6
1545 W 8TH AVENUE, VANCOUVER, BC
VANCOUVER, BC V6P 1G6

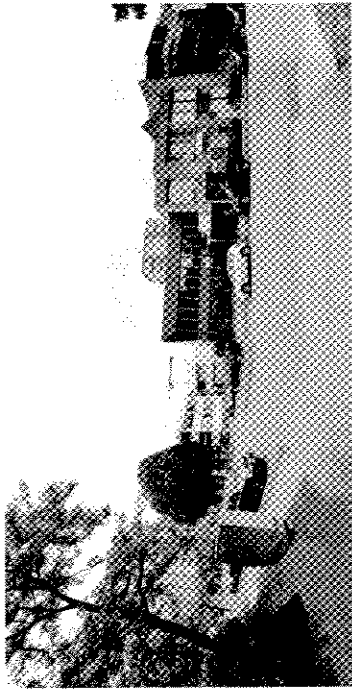


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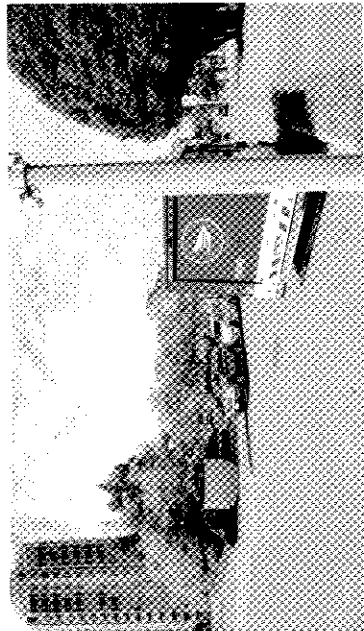
1 - EASTING BUILDING WEST ELEVATION



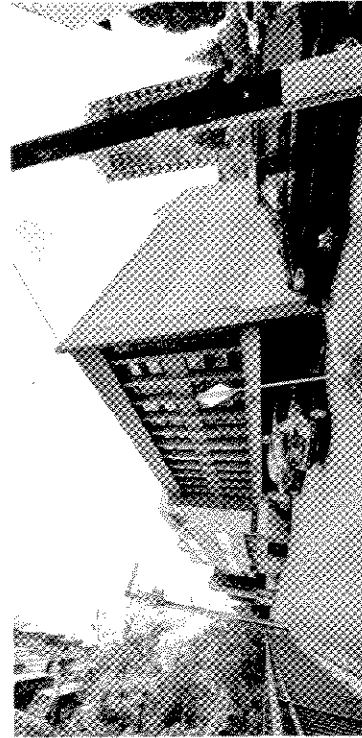
2 - SOUTH ELEVATION



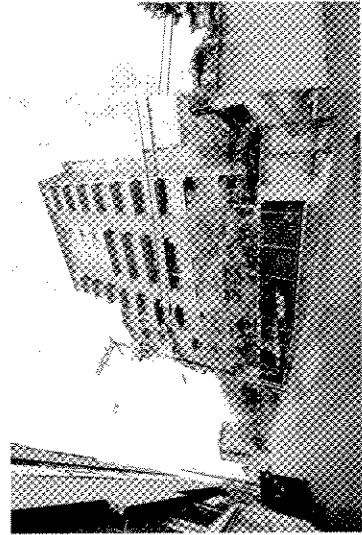
3 - 8TH AVE - LOOKING SOUTH



4 - 8TH AVE - LOOKING NORTH



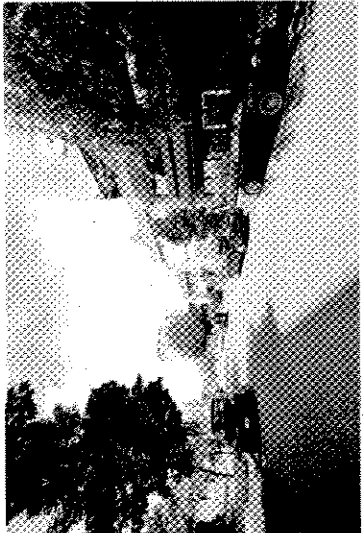
5 - ALLEY - LOOKING SOUTH



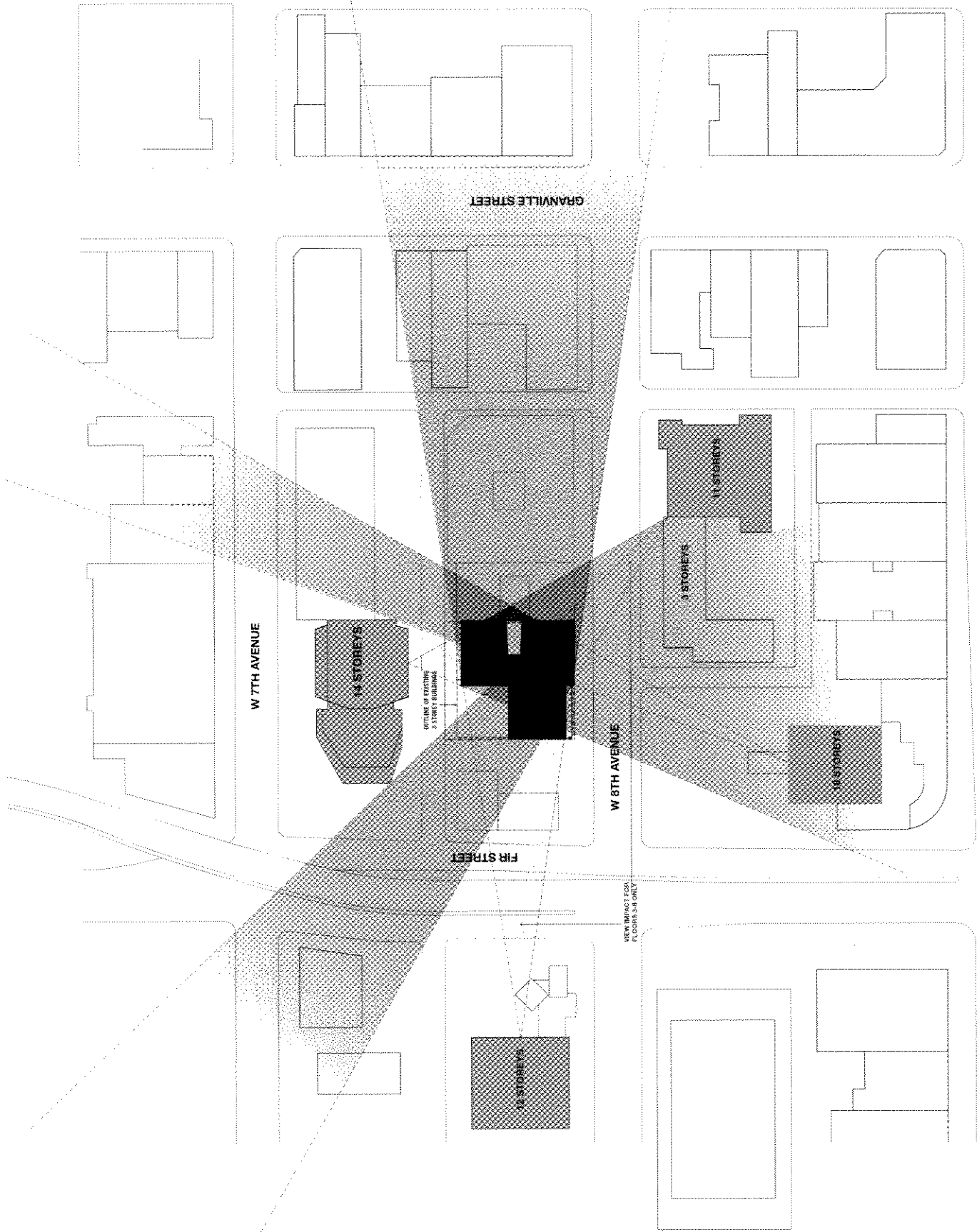
6 - ALLEY - LOOKING NORTH



7 - 8TH AVE - LOOKING NORTH



8 - 8TH AVE - LOOKING NORTH



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VIEW ANALYSIS
 1545 W 8TH
 VANCOUVER, BC
 2015.057

PROJECT TEAM
 DATE: 03/12/15
 BY: OMB
 ISSUED FOR: OP
 REV: A

W BROADWAY AVENUE

VIEW IMPACT FOR FLOORS 3-8 ONLY

VIEWING OF FEATURE: 3 STOREY BUILDINGS

14 STOREYS
 11 STOREYS
 10 STOREYS
 8 STOREYS

W 7TH AVENUE
 W 8TH AVENUE
 GRANVILLE STREET
 FIR STREET

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VIEW FROM MANHATTAN BUILDING - 8TH FLOOR

Printing with care by: www.printing.ca

PHOTO MONTAGE
A405

1545 W 8TH
VANCOUVER, BC
2013-06-01

DATE: 10/10/13
DRAWN BY: [unreadable]

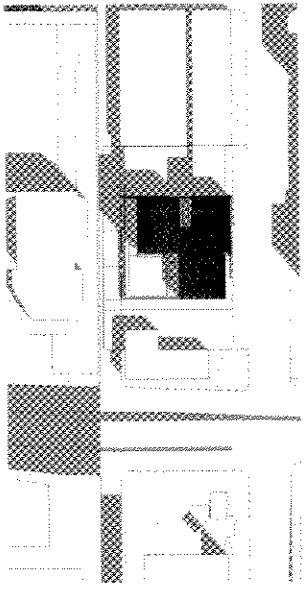
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ISSUED FOR: [unreadable]

REVISIONS:
1. 10/10/13 - [unreadable]
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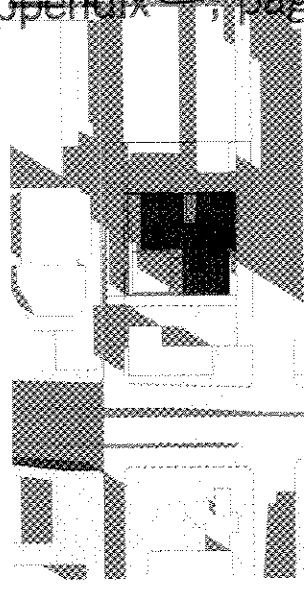


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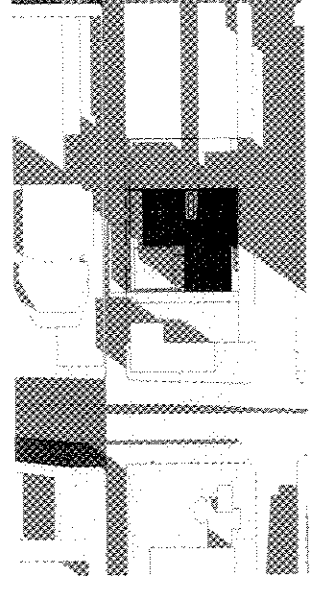
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SUMMER SOLSTICE (6/21) 2:00 AM



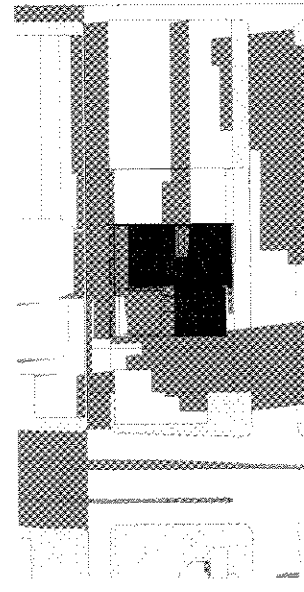
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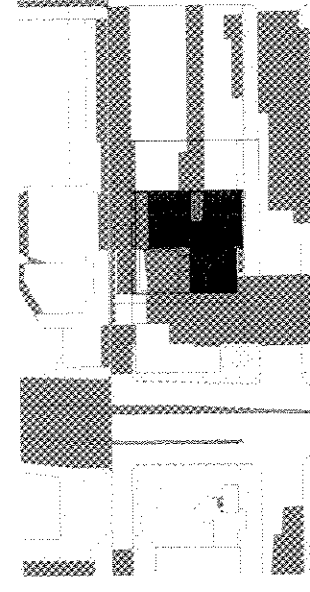
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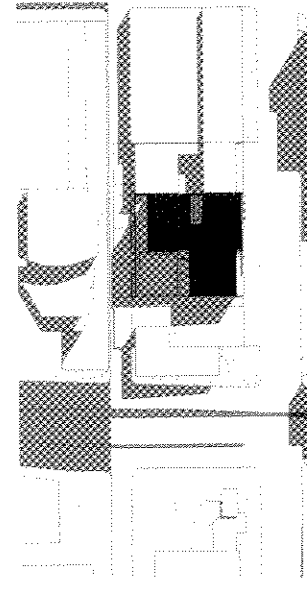
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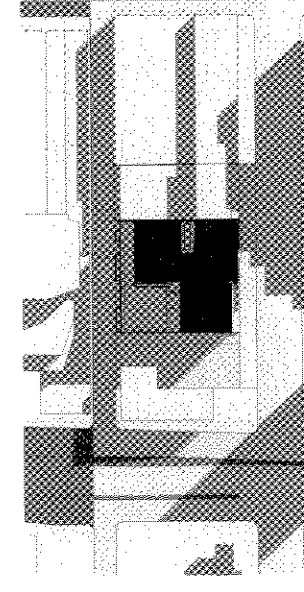
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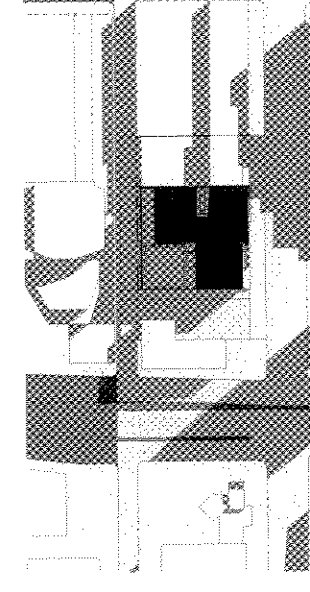
AUTUMNAL EQUINOX (9/21) 12:00 PM



SUMMER SOLSTICE (6/21) 10:00 AM



VERNAL EQUINOX (3/21) 10:00 AM



AUTUMNAL EQUINOX (9/21) 10:00 AM

SHADOW ANALYSIS

1545 W 8TH
VANCOUVER BC
20130467

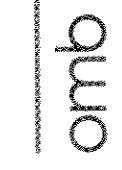
DATE: 11/15/09
BY: OMB

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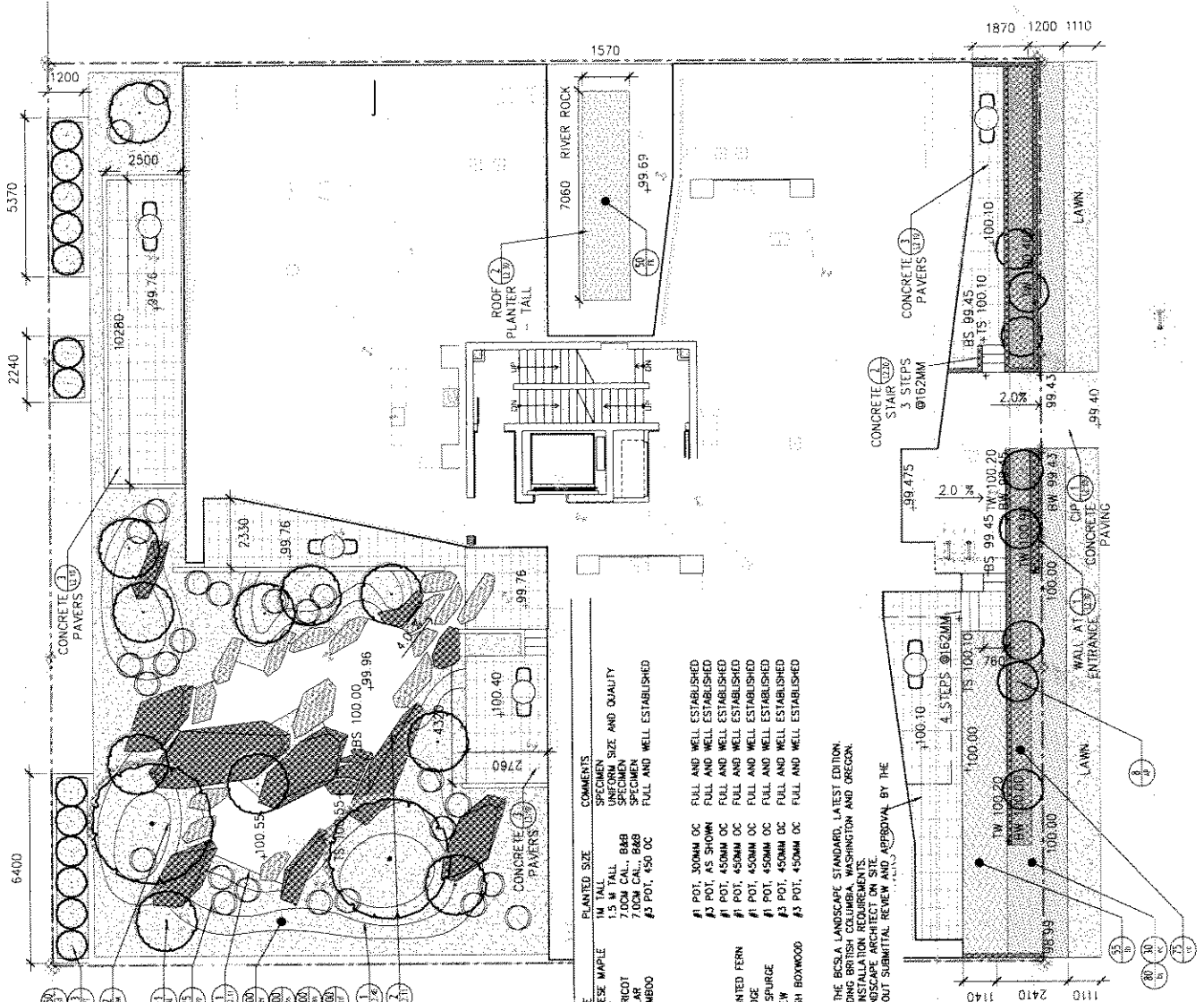
PROJECT NO: 1545 W 8TH
PROJECT NAME: 1545 W 8TH
PROJECT ADDRESS: 1545 W 8TH
PROJECT CITY: VANCOUVER BC
PROJECT STATE: BC
PROJECT COUNTRY: CANADA



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1000 Burrard Street, Suite 1000
Vancouver, BC V6Z 1G6
Tel: 604.681.1111
www.mclarianebiggar.com



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PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
AP	1	AQUALIS	SWISS BELL	1.5 M TALL	SPECIMEN UNIFORM SIZE AND QUALITY
AM	2	AMELANCHIER 'LA PALOMA'	DIWARF JAPANESE MAPLE	7.0CM CAL. B&B	SPECIMEN
PM	13	PRUNUS MUME	JAPANESE APRICOT	7.0CM CAL. B&B	SPECIMEN FULL AND WELL ESTABLISHED
PT	50	POPULUS TREMULA 'ERECTA'	SWEDISH POPLAR	#3 POT, 450 DC	FULL AND WELL ESTABLISHED
FR		FARGESIA ROBUSTA 'CAMPBELL'	CAMPBELL BAMBOO		
Shrubs and Groundcovers					
et	300	EPHEDERA X RUBRODM	BISHOPS CAP	#1 POT, 300MM DC	FULL AND WELL ESTABLISHED
ep	25	VACCINIUM PARVIFOLIUM	HUCKLEBERRY	#3 POT, AS SHOWN	FULL AND WELL ESTABLISHED
ds	100	BLECHNUM SPICATUM	DEER FERN	#1 POT, 450MM DC	FULL AND WELL ESTABLISHED
on	200	ATHYRIUM NIPONICUM VAR. PICTUM	JAPANESE PAINTED FERN	#1 POT, 450MM DC	FULL AND WELL ESTABLISHED
cd	550	CAREX DIVULSA	BERKELEY SEDGE	#1 POT, 450MM DC	FULL AND WELL ESTABLISHED
ac	550	EUPHORBIA CHARRAGAS	DONKEY TAIL SPURGE	#3 POT, 450MM DC	FULL AND WELL ESTABLISHED
tb	350	TAXUS X BACCATA 'REPANDENS'	SPREADING YEW	#3 POT, 450MM DC	FULL AND WELL ESTABLISHED
bu	550	BUXUS SEMPERVIRENS 'SUPERBUCOSA'	DWARF ENGLISH BOXWOOD		

LEGEND

DETAILED SECTION
STAIR
FOUNDATION
PAVING AREA
PAVING AREA
PAVING AREA
PAVING AREA
PAVING AREA
PAVING AREA
PAVING AREA
PAVING AREA
PAVING AREA
PAVING AREA

NOTES

- ALL DIMENSIONS ARE NOMINAL DIMENSIONS ARE BASED ON ARCHITECTURAL DATE AND SPECIFICATIONS FOR ALL LANDSCAPE ELEMENTS. VERIFY DIMENSIONS FOR MATERIALS AND INSTALLATION REQUIREMENTS. REFER TO SOIL BATH DETAILS FOR SOIL DEPTH AND REQUIREMENTS. ALL ELEVATIONS ARE NOMINAL AND ARE BASED ON ARCHITECTURAL DATE. VERIFY ELEVATIONS FOR SOIL DEPTH AND REQUIREMENTS. VERIFY ELEVATIONS FOR SOIL DEPTH AND REQUIREMENTS. VERIFY ELEVATIONS FOR SOIL DEPTH AND REQUIREMENTS.
- ALL ELEVATIONS ARE NOMINAL AND ARE BASED ON ARCHITECTURAL DATE. VERIFY ELEVATIONS FOR SOIL DEPTH AND REQUIREMENTS.
- ALL ELEVATIONS ARE NOMINAL AND ARE BASED ON ARCHITECTURAL DATE. VERIFY ELEVATIONS FOR SOIL DEPTH AND REQUIREMENTS.
- ALL PROPOSED ELEVATIONS ARE TO TOP OF FINISHED GRADE UNLESS NOTED OTHERWISE.
- PAVING, PLANTING, LIGHTING AND IRRIGATION ARE TO BE COMPLETED IN PHASES. VERIFY ELEVATIONS FOR SOIL DEPTH AND REQUIREMENTS.
- PAVING, PLANTING, LIGHTING AND IRRIGATION ARE TO BE COMPLETED IN PHASES. VERIFY ELEVATIONS FOR SOIL DEPTH AND REQUIREMENTS.
- PAVING, PLANTING, LIGHTING AND IRRIGATION ARE TO BE COMPLETED IN PHASES. VERIFY ELEVATIONS FOR SOIL DEPTH AND REQUIREMENTS.
- PAVING, PLANTING, LIGHTING AND IRRIGATION ARE TO BE COMPLETED IN PHASES. VERIFY ELEVATIONS FOR SOIL DEPTH AND REQUIREMENTS.

1. ALL PLANT MATERIAL TO BE IN ACCORDANCE WITH THE BCSLA LANDSCAPE STANDARD, LATEST EDITION.
2. AREA OF SEARCH FOR PLANT MATERIALS: PACIFIC NORTHWEST, INCLUDING BRITISH COLUMBIA, WASHINGTON AND OREGON.
3. REFER TO SPECIFICATION FOR GENERAL CONDITIONS, MATERIALS AND INSTALLATION FOR MATERIALS.
4. CONFIRM TREE AND SHRUB SIZES AND PLANTING METHODS WITH THE CLIENT AND APPROVED BY THE CLIENT/LANDSCAPE ARCHITECT.
5. ALL PLANTING TO BE IRRIGATED.



landscape architecture
environmental design
403 - 375 west fifth avenue
vancouver bc v5y 1j6
604 699 4150 | www.hapacollective.com

1555
West 8th Avenue

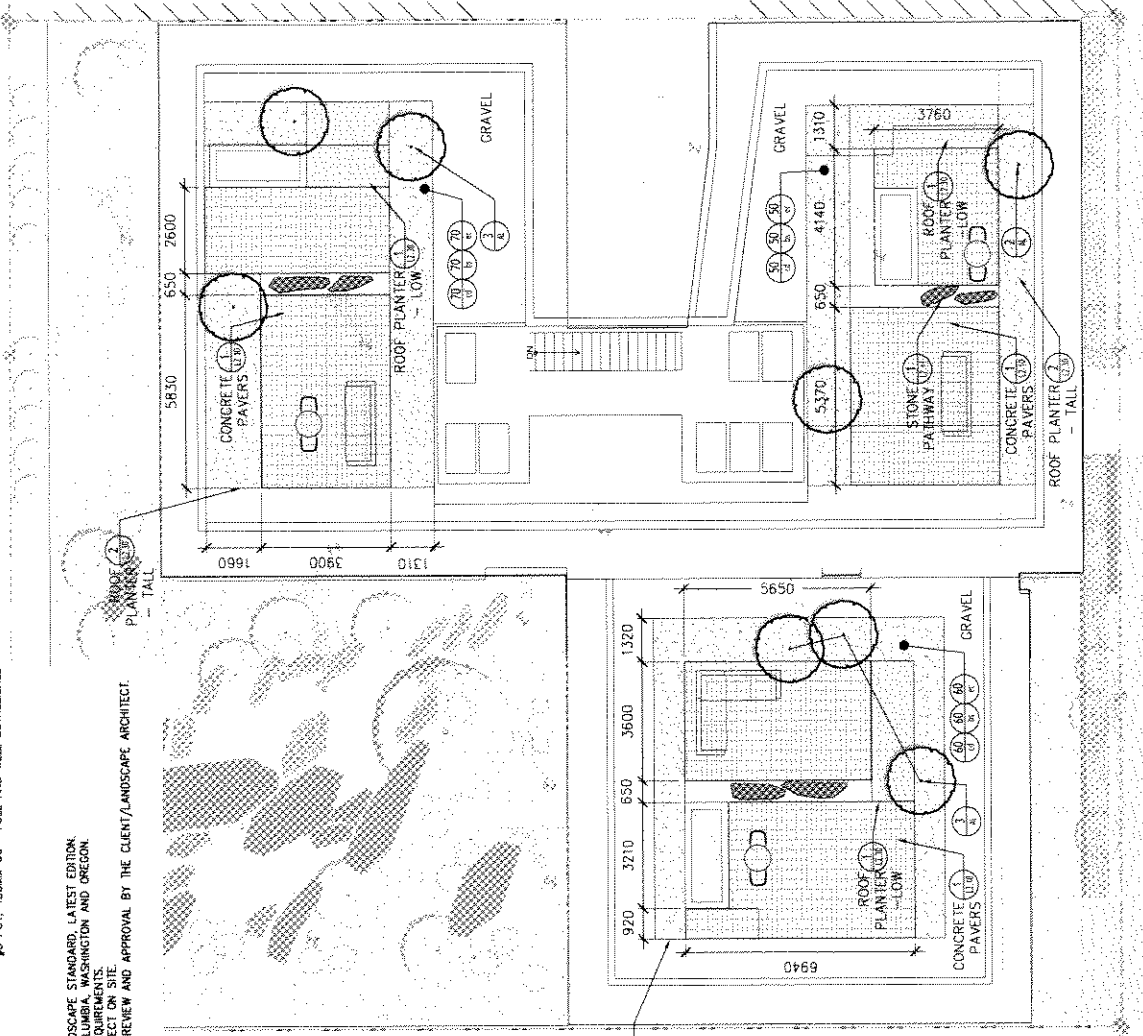
Roof Terrace
Plan

Date: Nov 25/13 Drawing Number:
Project No: 1344
Scale: 1:100
Sheet: L1.20
Drawn/Checked: S.J.J.

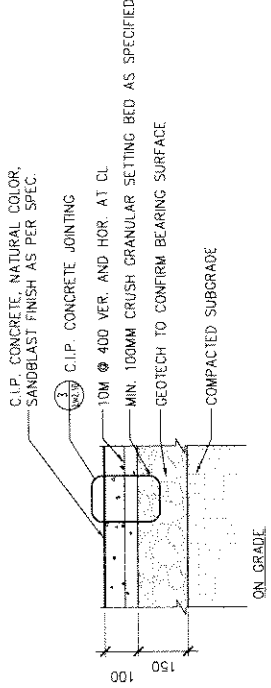
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
AL	8	AMELANCHIER 'LA PALOMA'	SERVICEBERRY	1.5 M TALL	UNIFORM SIZE AND QUALITY

Shrubs and Groundcovers	COMMON NAME	PLANTED SIZE	COMMENTS
cd	BERKELEY SEDGE	#1 POT, 450MM OC	FULL AND WELL ESTABLISHED
ec	DONKEYTAIL SPURGE	#1 POT, 450MM OC	FULL AND WELL ESTABLISHED
bu	DWARF ENGLISH BOXWOOD	#3 POT, 450MM OC	FULL AND WELL ESTABLISHED

- NOTES
1. ALL PLANT MATERIAL TO BCMA AND BCMA STANDARDS. REFER TO THE BCMA LANDSCAPE STANDARD, LATEST EDITION.
 2. AREA OF SEARCH FOR PLANT MATERIAL: PACIFIC NORTHWEST, INCLUDING BRITISH COLUMBIA, WASHINGTON AND OREGON.
 3. PLANT MATERIAL TO BE FULLY ESTABLISHED AND CONFORM WITH ALL LOCAL AND NATIONAL REQUIREMENTS.
 4. CONFORM WITH ALL LOCAL AND NATIONAL REQUIREMENTS FOR PLANTING, LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
 5. NO SUBSTITUTIONS OF ANY PLANT MATERIAL WILL BE APPROVED WITHOUT SUBMITTAL REVIEW AND APPROVAL BY THE CLIENT/LANDSCAPE ARCHITECT.
 6. ALL PLANTING TO BE IRRIGATED.

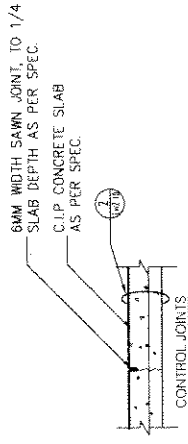


No. Description
Date
Drawn/Checked: S.J.J.

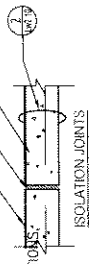


1 C.I.P. CONCRETE PAVING
1:10

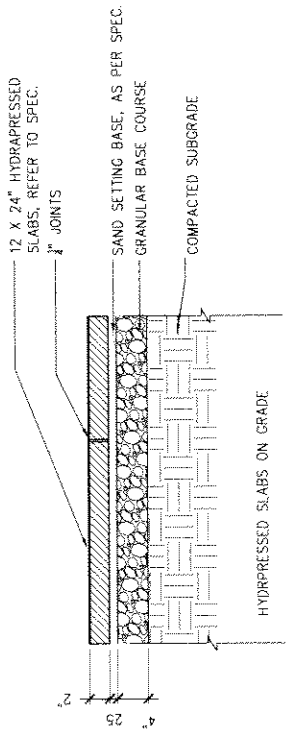
NOTE:
CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH
CUT JOINTS BEFORE RANDOM CRACKING OCCURS



CONCRETE CURB, BUILDING, BOLLARD, SLAB, ETC.
12MM MAX. WIDTH ISOLATION JOINT WITH JOINT FILLER. SEE SPECIFICATION
C.I.P. CONCRETE SLAB AS PER SPEC.



2 C.I.P. CONCRETE JOINTING
1:10



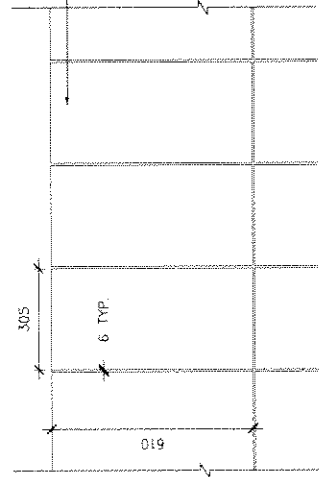
12 X 24" HYDRAPRESSED SLABS,
REFER TO SPEC.

PEDESTAL SYSTEM
SEE SPECIFICATIONS

STRUCTURAL SLAB REFER TO
STRUCTURAL DWGS

VARIES

HYDRAPRESSED SLABS ON STRUCTURE



3 CONCRETE PAVERS
1:10

46 Description

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1555
West 8th Avenue

Landscape
Details
Paving

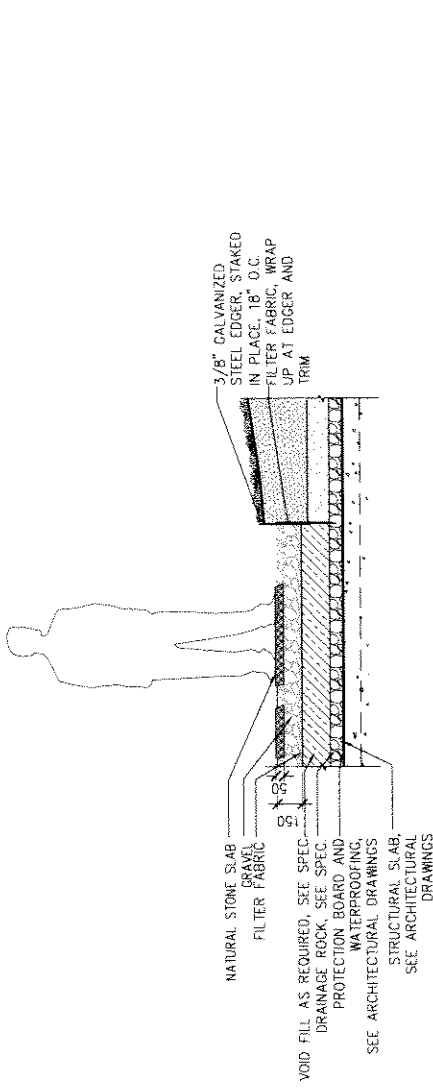
Date: Nov. 25/13 Drawing Number:
Project No.: 1344
Scale: 3x noted
L2.10
Revision/Checked: JS | JF

No. Description Date
Copyright Reserved. This drawing is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the expressed written consent of the landscape architect.

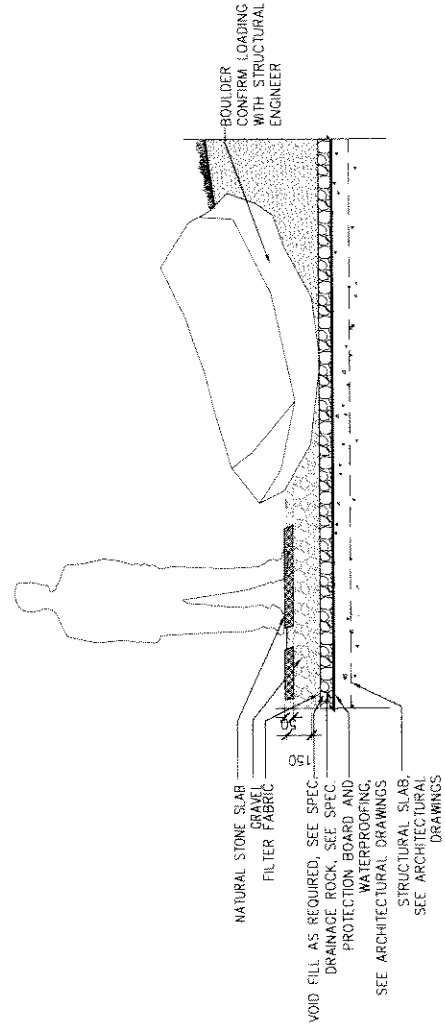
1555
West 8th Avenue

Landscape
Details
Paving

Date: Nov. 25/13
Project No.: 1344
Scale: As noted
Drawing/Checked: SS | JF
Drawing Number: L2.11



1 STONE PATHWAY AT PLANTING
1:20



2 BOULDER EDGE
1:20

No.	Description	Date

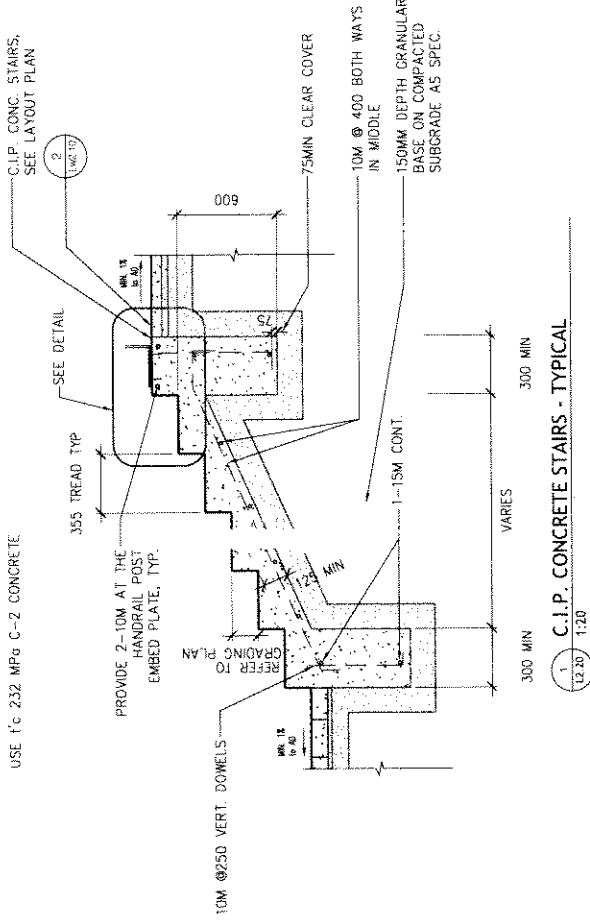
1555
West 8th Avenue

Landscape
Details
Stairs

Date	Mar. 25, 13	Drawing Number	
Project No.	1344	Scale	as noted
Drawn/Checked	SLJ/f		
			L2.20

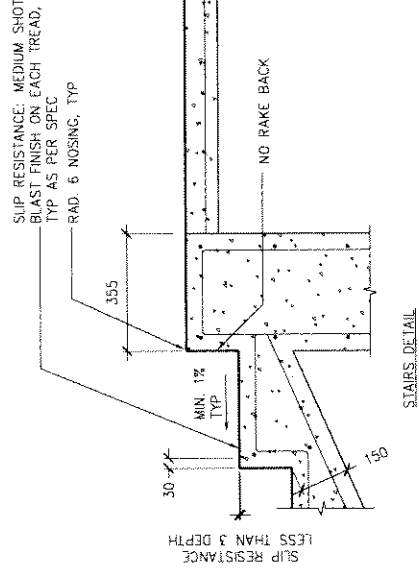
NOTES:

- REFER TO GRADING PLAN FOR TOP/BOTTOM OF STAIR ELEVATIONS
- REFER TO SPECIFICATIONS FOR CONCRETE FINISHES
- USE 1'c 232 MPa C-2 CONCRETE.



1 C.I.P. CONCRETE STAIRS - TYPICAL

1:20, 1:10 DETAIL



2 C.I.P. CONCRETE STAIRS - TYPICAL

1:20, 1:10 DETAIL

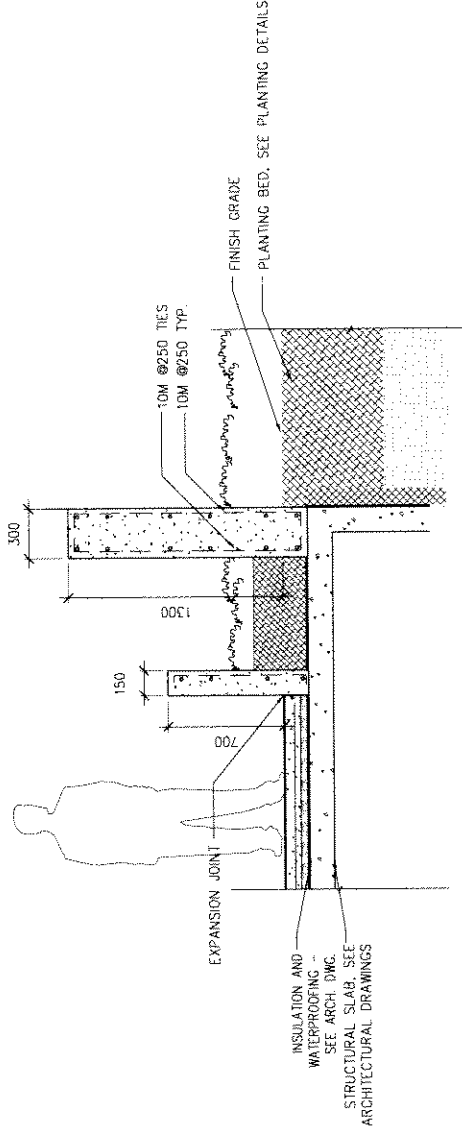
No. Description

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1555
West 8th Avenue

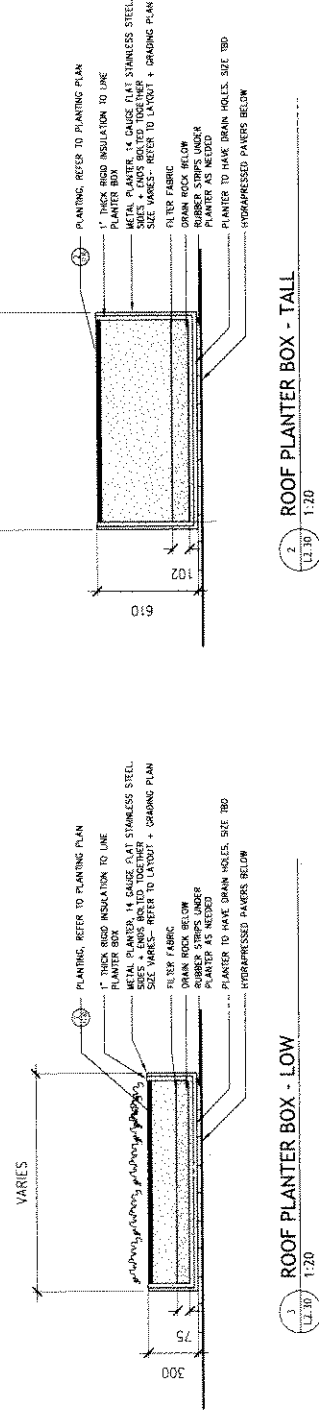
Landscape
Details
Walls and Planters

Date: Nov. 25/13 Drawing Number
Project No. 1344
Scale as noted
Drawn/Checked SS | JF L2.30



SECTION

1 WALL AT ENTRANCE TERRACE
1:20

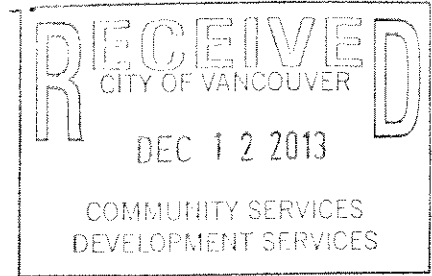


2 ROOF PLANTER BOX - TALL
1:20

3 ROOF PLANTER BOX - LOW
1:20

December 9, 2013

Development Services
City of Vancouver
453 w.12th Ave.
Vancouver, BC V5Y 1V4

Re:1545 West 8th Avenue – Design Rationale**DE4 17504****Site**

The proposed residential project is located at 1545-1555 West 8th Avenue, on the north side of the street, in the Burrard Slopes Neighborhood. The site is a mid-block site within a predominantly residential neighborhood, surrounded by a diverse mix of aging smaller scale building stock, recent larger scale residential mixed use developments executed under the Burrard Slopes C-3A Guidelines and vacant lots used for parking. The site is within convenient walking distance to the major mixed-use and transportation arteries along Broadway and Granville Street.

The proposed residential development is in compliance with the C-3A District Schedule and the Burrard Slopes C-3A Guidelines. We are requesting conditional approval of an increase in FSR from 1.0 to 3.3 with heritage density transfer.

Introduction

The project brings a high standard of livability to the Burrard Slopes, and further enhances the area as an attractive, cohesive and primarily residential neighborhood. It consists of 20 residential units organized with a combination of mid-rise and low-rise elements. An 8 storey mid-rise mass contains a total of 16 suites, complemented by a 4 storey low-rise mass containing 4 suites. The two distinct masses are arranged to enclose a shared courtyard garden. Parking is contained in an underground parkade accessed from the lane north of the property. The excavation and concrete used below grade is greatly reduced due an innovative design solution. An independent car lift system is proposed for most of the 40 stalls.

The design exploration investigated several massing options with the proposed scheme preferred for several reasons. The quiet interplay of the low-rise and mid-rise volumes creates a well behaved mid-block building that provides a well-defined continuous street edge. The angular treatment of the buildings glazing allows for subtle animation of the façade through changing reflections over the course of a day. The strong orthogonal masonry massing complements the alignment of the street grid while also providing relief from the more complex treatment of many neighboring buildings.

Rearyard and sideyard setbacks are proposed in accordance with the C-3A District schedule. Frontyard setbacks meet the intent of the Burrard Slopes C-3A Guidelines with regard to privacy, outdoor space and landscaping, while also responding to the specific relationships with the eastern neighbor and anticipated development to the west.

The shared courtyard is located to maximize direct sun and daylight with also respecting the desire to define a continuous streetwall along 8th Avenue. The landscape in general is designed to provide attractive near views for residents and neighboring buildings alike. Landscape treatments along the lane enhance the laneway pedestrian experience and mitigate the exposure of the parking structure at grade level. Rooftop gardens serving the top floor units in both the low-rise and mid-rise portions further enhance the overview from neighboring residences.

The residential suites provide a high level of livability and bring opportunities for family living into the Burrard Slopes area. The building contains predominantly 3 bedroom suites. Their generous layouts provide excellent access to natural light and ventilation

Appendix D ; page 2 of 2

as well as well-proportioned balconies for outdoor living. The principle views are carefully considered to enhance privacy and minimize the overlook to and from neighboring buildings.

The building incorporates several sustainable measures and green features including building orientation, natural ventilation, water efficient landscaping and specification of water-efficient fixtures.

The building is orientated along a north-south axis with 60% of the suites facing south and many of the higher suites have good views of the mountains. The central courtyard contains a large area of soft landscaping to minimize the heat-island effect. The site has good access to public transit and bicycle racks are provided at the building entry, with bicycle storage located in the parkade. On the south elevation balconies, overhangs and a row of street trees, minimize solar gain from the midday sun. Operable windows are provided in every suite to allow for natural ventilation and cross-ventilation to increase resident's comfort level.

Material

The building materials are made up of a natural colour palette includes dark clay bricks, stained wood soffits, cast in place concrete, and glass. Both interior and exterior materials will comprise of durable materials sourced locally where possible. Low VOC finishes will be specified for the residential suites and lobby.

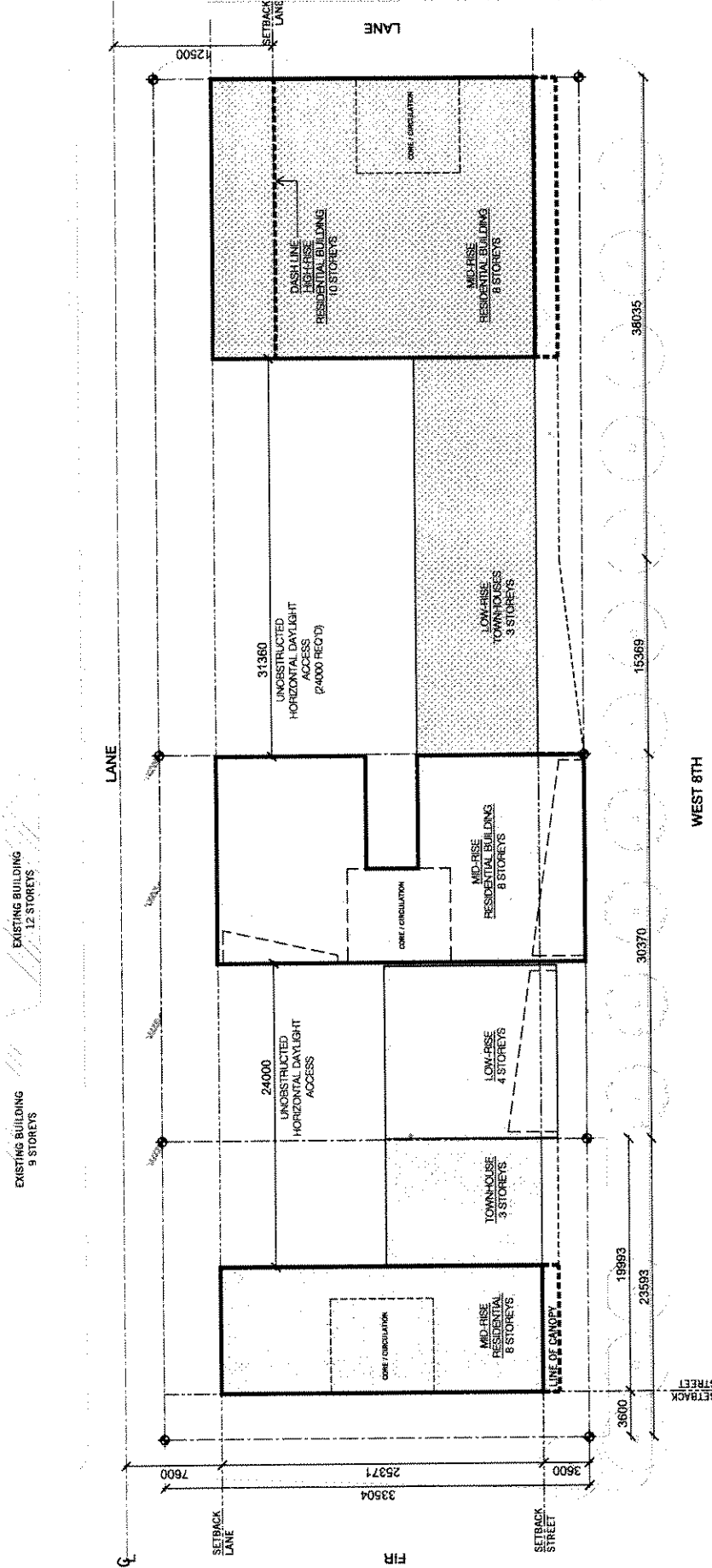
Regards,



Steve McFarlane

ARCHITECT AIBC AAA FRAIC LEED®AP

Principal



CONSOLIDATED
1525 + 1537 WEST 8TH

TOTAL LOT AREA = 1785 SM
ZONING FSR = 3.0 (6355 SM)

MID RISE = 8 X 560 = 4480 SM
LOW RISE = 3 X 374 SM = 610 SM
FSR = 3.0

SETBACKS:
FRONT YARD 3.6M AS PER GUIDELINE
REAR YARD 7.6M FROM CENTRE LINE OF LANE
SIDE YARD N/R

CONSOLIDATED
1525 + 1537 WEST 8TH

MID RISE = 8 X 450 = 4500 SM
LOW RISE = 3 X 374 SM = 610 SM
FSR = 3.0

SETBACKS:
FRONT YARD 3.6M AS PER GUIDELINE
REAR YARD 12.5M FROM CENTRE LINE OF LANE
SIDE YARD N/R

feasibility study - CONSOLIDATED PROPERTIES

**Letter "A" - Transfer of Heritage Density
(to accompany development application)**

January 20, 2014

City of Vancouver
Development Services
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Attention: Project Facilitator

Dear Sir or Madam:

Re: Transfer of Heritage Density

1555 West 8th Avenue (receiver site)

163 West Hastings Street (donor site)

This is to confirm that a conditional agreement has been reached between **Salient Developments (Flack) Ltd**, the registered owner of a heritage donor site at **163 West Hastings Street** to sell **3,298 sq. ft.** of heritage density to **Kenstone Properties Ltd**, the registered owner of the above receiver site at **1555 West 8th Avenue**, at a price of **\$ 60 per sq. ft plus applicable taxes** and total value of **\$ 197,880 plus applicable taxes**. This agreement is subject to the City's approval of the Development Application for the receiver site.

The Donor Site Owner and the Receiver Site Owner both agree that the City has no responsibility to ensure payment or the fulfillment of any condition of our agreement. We also agree that the City has no obligation to affect the transfer. The decision to transfer is within the City's discretion to refuse or approve, as it will, without recourse by any party.

Both the Donor Site Owner and the Receiver Site Owner are aware that the City cannot, and will not, effect a density transfer until all conditions for release of the density from the donor site have been fulfilled including:

- the donor site is possessed of the density which is the subject of this agreement (that is, that the rezoning by-law is enacted, or the Heritage Agreement is enacted and registered on title and the related Development and Building Permits are issued); and
- the density from the donor site is available for sale to the Receiver Site Owner; and
- the Donor Site Owner has completed the rehabilitation of the heritage building, or given the City a letter of credit therefore, or completed sufficient donor site rehabilitation to warrant a partial release of density, and fulfilled any other requirement as set out in the legal agreements with City; and
- submission of a fully executed Letter B in the form acceptable to the City.

Letter A

Donor Site Table

(Note: Owner of Donor Site is responsible for ensuring data in table is correct.)

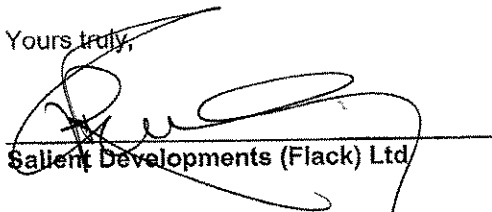
A. Total transferable density awarded to the Donor Site by
the Heritage Agreement or Rezoning **98,208 ft2**

Transfers approved to date (that is, receiver site's Development Permit or Rezoning approved with conditions)

<u>Address of receiver site(s)</u>	<u>DE# / RZ#</u>	<u>Amount transferred</u>
1205 Howe Street	DE 410934	8,993 ft2
47 West Hastings	DE411639	1,979 ft2
1096 West Broadway		3,750 ft2
1372 Seymour St	DE 413628	36,000 ft2
999 Seymour St		12,500 ft2
1460 Bute Street		608 ft2
1616 West 7 th Ave	DE 415127	1,500 ft2
2211 Cambie Street		2,079 ft2
540 West 7 th Avenue	DE 414388	2,581 ft2
238 West Broadway		4,312 ft2
1045 Robson Street		714 ft2

- B. Total transfers approved to date 75,016 ft2
- C. Total density available for transfer (A - B) 23,192 ft2
- D. Other transfer agreements not yet approved by the City 0 ft2
- E. Transfer amount proposed in this transaction 3,298 ft2
- F. Total density available after proposed transfers (C - (D + E)) 19,894 ft2

Yours truly,


Sallent Developments (Flack) Ltd


Kenstone Properties Ltd -
West Properties Ltd

cc: Heritage Planning Analyst, Heritage Group
Development Officer, Real Estate Services

Letter A