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2321 SCOTIA STREET (COMPLETE APPLICATION)  
DE410347 - ZONE C-3A

DM/TC/JG/LH

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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  
T. Driessen, Vancouver Park Board

**Also Present:**

D. Morgan, Urban Design & Development Planning  
T. Chen, Development Services  
J. Greer, Development Services  
R. Mayer, Development Services

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**APPLICANT:**

Neale Staniszki Doll Adams Architects  
#201-134 Abbott Street  
Vancouver, BC  
V6B 2K4

**PROPERTY OWNER:**

0740783 B.C. LTD.  
BOX 46319 Station D  
Vancouver, BC  
V6J 5G5

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#### EXECUTIVE SUMMARY

- **Proposal:** To construct a 9 storey multiple dwelling with 2 levels of underground parking.

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

Appendix F Additional View Studies

Appendix G Urban Design Panel Minutes from July 19, 2006 meeting

- **Issues:** No significant issues.

- **Urban Design Panel:** Support

#### DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE410347 as submitted, the plans and information forming a part thereof, thereby permitting the development of this site with a 9-storey multiple dwelling with 2 levels of underground parking, 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:
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- 1.1 design development to improve the public realm along Scotia Street, relocating the sidewalk away from the curb and providing a four foot grass boulevard at the curb edge with additional street trees to the satisfaction of Engineering Services;

**Note to Applicant:** Relocation of the sidewalk is subject to an arborist's confirmation that the existing inner row of trees cannot be saved, and should be removed as staff recommend. This will enable the sidewalk to be relocated away from the curb and to allow a landscaped boulevard. Two additional trees are requested to match the existing row of trees at the curb edge. See also Landscape Condition A.1.9

- 1.2 design development to improve the dwelling unit interface along the lane and soften the landscape treatment taking into account the following:

- a) Relocate the metal fence at the lane edge so that the proposed row of trees is outside the fence enclosure. Confirmation on the drawings that the height of the metal fence does not exceed four feet in height, providing details. See also Standard Condition A.1.11;
- b) Provide additional planting adjacent to the vehicular ramp opening and a trellis structure overhead to soften edges and screen from the view above;
- c) Relocate pad mounted transformer from the northwest corner of the site to the immediate south of the vehicular ramp, integrated with the landscaping and providing screening from the lane;
- d) Relocate the parallel Class B loading space to the immediate north of the underground parking entrance while respecting other lane usage issues, providing specialty pavers and landscape screening between the loading area and dwelling units;

**Note to Applicant:** Condition 1.2 (d) if approved will supersede condition A.2.4.

- e) Reconfigure the northwest corner of the site adjacent to the lane, realigning stairs with the exit door and continuing landscape treatment that is consistent with the rest of the lane edge;
- f) Improve orientation and access to the outdoor space at the lane for the ground floor dwelling unit, northwest corner.

- 1.3 design development to provide an historic reference to Brewery Creek on the proposed interpretative plaque; and

**Note to Applicant:** The text should be prepared in consultation with the Brewery Creek Historical Society and complimentary to the commemorative plaque at Mt Pleasant Centre.

- 1.4 consideration to provide a green roof treatment on the main roof with private roof access from the dwelling units directly below at the ninth floor level;

**Note to Applicant:** The roof should be inaccessible except for dwelling units directly below and for maintenance so as not to require an elevator stop. Roof access from the dwelling units should be from stairs internal to the dwelling unit and a roof hatch. Roof access will require reconfiguration of the dwelling unit floor plans and may not be possible for all because of the unit size and layout.

- 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: C-3A District Schedule

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size			irregular
Site Area			38,029 sqft.
Floor Area <sup>1</sup>	Outright 1.00 Conditional 3.00		Floor area 2.99 Excess balcony <u>.02</u> Total area 3.01
FSR <sup>1</sup>	Outright 38,029 sqft. Conditional 114,087 sqft.		Floor area 113,570 sqft. Excess balcony <u>869 sqft.</u> Total 114,439 sqft.
Rear Yard & Setback	14.93 ft.m		14.93 ft.
Height <sup>2</sup>	Outright 30.2 ft. Conditional unspecified maximum Guideline height: 70 ft.		Top of 9 <sup>th</sup> floor parapet 96.8 ft. Top of elev PH roof: 102.6 ft
Parking <sup>3</sup>	Small Car 37 (25%)	118  Disability <sup>4</sup>	149  Small Car 41(28%) Disability <sup>4</sup>
Loading <sup>4</sup>		Class B 1	Class B 1
Bicycles		Class A 149 Class B 6	Class A 159 Class B 6
Amenity	10,764 sqft.		1,372 sqft. (Main floor lounge, 5 <sup>th</sup> floor community room)
Balconies <sup>5</sup>	Total (8%) 9,086 sqft. Enclosed (50% of total) 4,543 sqft.		Open 7,055 sqft. Enclosed <u>2,900 sqft.</u> Total 9,955 sqft.

<sup>1</sup> **Note on Floor Area and FSR:** The Development Permit Board may permit an increase in the maximum floor space ratio (FSR) of 1.00 to any figure up to and including 3.00. The Applicant is proposing an FSR of 2.99 be considered for this development (exclusive of any balcony overages). The overage in balcony area has been included in the computation of floor area which results in an overall FSR of 3.01, or 380 sq. ft. Staff support proposed increase up to 3.00 only and is seeking a reduction in any overage beyond 3.00 due to excess balcony areas. See Standard Condition A.1.1.

<sup>2</sup> **Note on Height:** The Development Permit Board may permit an increase in the maximum height of a building with respect to any development. The Applicant is proposing that a height of 96.8 ft. to the top of parapet wall be considered for this development. Staff is supportive of the proposed height. See page 11 for further discussion.

<sup>3</sup> **Note on Parking:** The new parking requirements for this area are based on Section 4.2.1.13 of the Parking By-law, resulting in a lower standard than previously required in Section 4.2.1.4. Although the proposal exceeds the parking requirement, the applicant may consider reducing the amount of parking proposed. The small car ratio is beyond the maximum 25% limit and Staff is seeking compliance. See Standard Conditions A.1.5 and A.1.6.

<sup>4</sup> **Note on Loading:** Although the loading requirements are being met, Staff is seeking a relocation of the proposed loading bay adjacent to the parking entry ramp in Condition 1.2 (d).

<sup>5</sup> **Note on Balconies:** The total balcony areas proposed exceed the maximum permitted exclusion of 8% of the provided floor area by 869 square feet. This overage has been allotted to the computation of FSR (see Note on Floor Area and FSR above). The table shows the actual balcony areas proposed on the plans and does not reflect the adjusted areas after allocations to floor area calculations are taken into account. Additional concerns regarding "stacked" balconies are noted in Standard Condition A.1.2.

• **Technical Analysis - Central Broadway C-3A Urban Design Guidelines, Main Street C-3A Guidelines:**

	RECOMMENDED	PROPOSED
1.0 Use and Activity	The intent of the guidelines is to achieve high-quality, mixed-use developments that will enhance the Main Street and Broadway area as a core shopping area.	Staff support the proposed residential use only. Retail is not considered an appropriate use as the site is located in a predominately residential area, one block away from the commercial precincts of Broadway and Kingsway.
Street Level 2.1 pedestrian Scale and Comfort	The Lee Building provides a reference for pedestrian scale at the street level.	Provisions for pedestrian scale and comfort are well resolved. A landscaped area with seating and a water feature is proposed at the south end of the site in recognition of the historic Brewery Creek and the Mt Pleasant Wellness Walkway. See discussion page 12.
2.4 Street Trees	Tree planting along curbs throughout the sub-area should be initiated. One type of deciduous tree, medium height and texture will compliment the existing street level character.	Proposed landscaping meets and exceeds the guidelines. Staff recommend removal of some of the existing trees located at the Scotia Street property line, subject to an arborist's report and a new landscape boulevard provided. New trees have been added to augment existing rows of trees remaining. See discussion page 12 and Conditions 1.1 & A.1.9.
Building Form 3.1 Street Wall Length	Building facades should be built on the fronting property line throughout the sub-area. The length of the wall should be continuous.	The building façade is set back from the property line and landscaped to respect the existing lower scale residential conditions along Scotia Street. Staff considers the building interface with the street edge well resolved. See discussion pages 10 & 11.
3.2 Street Wall Height	New development should be built to a height that matches existing significant older buildings up to six storeys (70 feet) in height.	Proposed street wall height is 45 ft and 4 storeys at Scotia Street and 60 ft and 6 storeys at East 7 <sup>th</sup> Ave to meet the lower scale neighbouring development. The main mass of the building is set well back from the property line with a proposed height of 97 ft and 9 storeys. Staff considers the street wall height compatible with adjacent RM-4 and IC-3 context and the overall height well integrated with the overall massing and supportable for a height increase. See discussion pages 10 & 11.
3.3 Main- Kingsway	Maintain and enhance the view corridor to the north from Main and 12 <sup>th</sup> by means of a descending scale of building heights with the Lee Building at Main and Broadway as the highpoint and 7 <sup>th</sup> Ave. as the low point.	Proposed height maintains a descending scale with adjacent development to the north and east and meets the guidelines. See discussion page 11.
3.5 Materials and Colours	Encourage the use of brick to blend with the colours and textures existing in this sub-area.	Brick is the predominate material proposed. Staff considers the proposed materials appropriate and of high quality. See discussion pages 11 & 12.

• **Legal Description**

Lot: C  
 Block: 43  
 Plan: 17398  
 District Lot: 200A

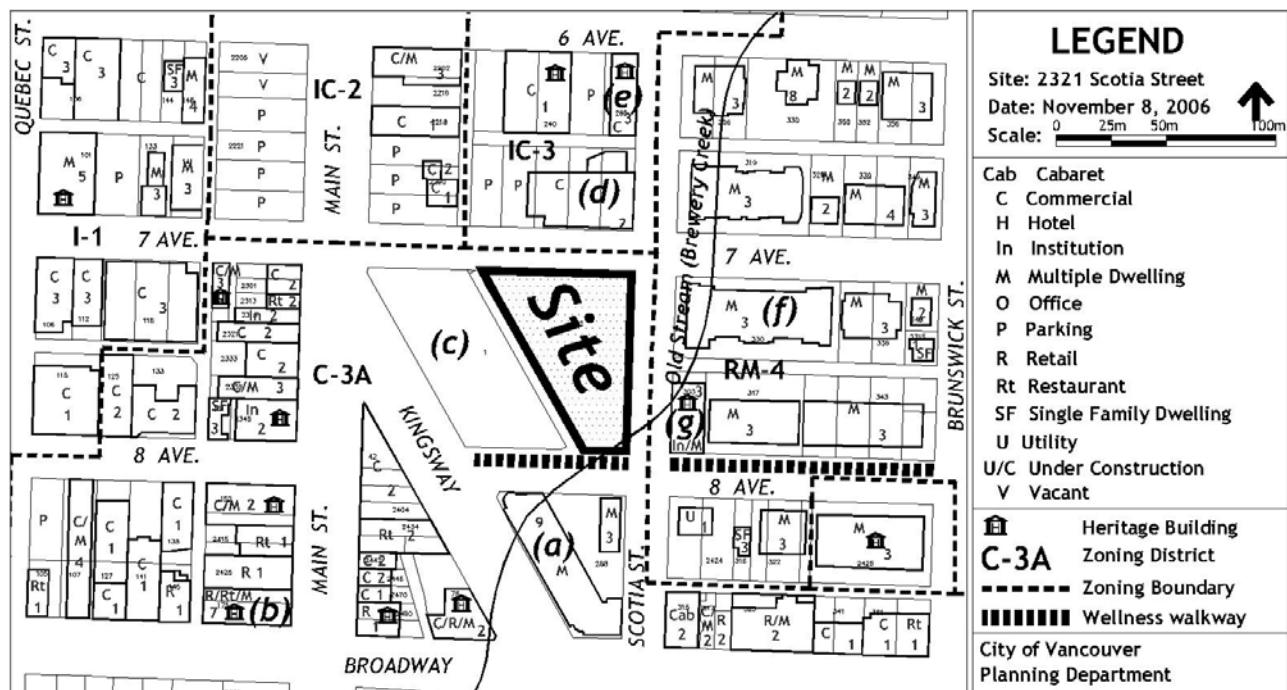
• **History of Application:**

06 05 10 Complete DE submitted  
 06 07 19 Urban Design Panel: Non Support  
 06 09 21 Revised Complete DE submitted  
 06 10 11 Urban Design Panel: Support  
 06 12 06 Development Permit Staff Committee

• **Site:** The site is located one block east of Kingsway where it merges with Main Street. It is triangular in shape, bounded by East 7<sup>th</sup> Avenue to the north, Scotia Street to the east and East 8<sup>th</sup> Avenue to the south. An unusual "lane" exists on the west property line, described in more detail on page 7. The site slopes approximately 11 feet from East 8<sup>th</sup> Avenue down to East 7<sup>th</sup> Avenue. There are two existing driveway crossings on the site off of East 7<sup>th</sup> Avenue. The site is occupied presently by three buildings, a motor vehicle repair shop, church supply store and an older residential development. The historic waterway Brewery Creek formerly crossed the southern end of the subject site and the Mt Pleasant Wellness Walkway extends along East 8th Avenue, terminating at the future Mt Pleasant Centre, currently under construction to the west of the subject site.

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

- (a) 288 E 8<sup>th</sup> Avenue, Metro Vista: Mixed use commercial/residential, 92 ft to the main parapet.
- (b) 175 E Broadway, Lee Building: Mixed commercial/ residential use heritage building, 78 ft to main parapet.
- (c) 1 Kingsway, Mt Pleasant Centre: Mixed use, civic centre/ residential, 99 ft to main parapet.
- (d) 240 E 7<sup>th</sup>: Heritage building (formerly stables), present use as a vehicle repair shop. This is an ongoing development enquiry for this site.
- (e) 280 E 6<sup>th</sup>, Historic Brewery: Heritage residential conversion, 3 storeys.
- (f) 330 E 7<sup>th</sup>, Landmark Belvedere: A RM-4 multiple dwelling, 3 storeys.
- (g) 303 E 8<sup>th</sup>, Western Front Building: Community arts building and gallery, 2 storeys.



● **Background:** At the enquiry stage, staff advised that building heights up to approximately 90 feet could be considered, given the location in the Mt Pleasant core where building height would be similar to the Lee Building and previous approvals for the two other C-3A buildings adjacent to the site; Metro Vista and Mt Pleasant Centre. Staff recommended lower height and smaller scale massing along Scotia Street to respect the low rise residential context, while concentrating greater height and massing towards the north east portion of the subject site, to minimize private view impacts on the neighbouring Metro Vista to the south.

**The “lane”** to the immediate west of the site is only partially City owned and contains underground and overhead utilities. A historic anomaly in the 1885 subdivision of “District Lot 200A”, resulted in the creation of privately owned parcels that function collectively as a lane. Over time, the City has acquired ownership of many of these parcels and established them as a lane. For the subject site, the location of the proposed vehicular ramp to the underground parking structure is accessed from land parcels where the ownership is presently still unresolved. The City is currently engaged in a complex process to resolve this anomaly and acquire the remaining privately held parcels. The Mt Pleasant Centre, with similar lane access issues, is required to resolve these anomalies prior the Mt Pleasant Centre’s occupancy. Standard Condition A.2.3 addresses this issue requesting an alternative access point be planned for in the event that access from this unresolved lot is ever denied.

**The Mount Pleasant Wellness Walkway** currently circles the Mount St. Joseph’s Hospital area. Staff support extension of this neighbourhood greenway along Prince Edward Street and then to East 8th Avenue to provide access to the future Mt Pleasant Centre. Features of this walkway include extra-wide, tinted sidewalks with saw-cut joints, wheelchair accessible benches, improved curb ramps, drinking fountains, pedestrian lighting and plant species that are fragrant and drought resistant.

**The Historic Brewery Creek** had at one time crossed the southern end of the subject site, now contained within a culvert below grade. In recognition of its historical importance, Brewery Creek should be given symbolic recognition at the south end of the site, in accordance with the Brewery Creek Guidelines.

**Urban Design Panel** reviewed this application twice. The first review resulted in non support, identifying issues of massing, scale and character. Following a redesign, a second review by the Urban Design Panel resulted in unanimous support.

**Neighbourhood open houses** were held at three different times and locations. The first proposal was presented at an open house at the Metro Vista (12 storey, C-3A development) to the south of the subject site and at a second open house at the Landmark Belvedere (3 storey, RM-4 building) to the east. The neighbours were primarily concerned with view impact, scale, height and character, in addition to possible building shadowing. Concerns about existing traffic and how the proposed development would affect traffic volumes were also raised. A revised second proposal was subsequently presented at a third open house at the Western Front Community Building. Although attendance was small, the project was well received. To compensate for the small turn out, a summary package of the presentation including before and after photos of the project model and view analyses was e-mailed to neighbours who had previously responded to notification.

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

1. C-3A District Schedule
2. Central Broadway C-3A Urban Design Guidelines, Main- Kingsway Sub area
3. Brewery Creek IC-3, C-3A, C-2C and RM-4/4N Guidelines
4. Wellness Walkways

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

**Use:** Dwelling Use is conditional and may be permitted provided the Development Permit Board first considers:

- (a) *the intent of this Schedule and all applicable policies and guidelines adopted by Council; and*

(b) *the submission of any advisory group, property owner or tenant.*

**Height:** The outright height permitted is 9.2 m (30.2 ft.). The height can be increased to an unspecified maximum in accordance with Section 4.3 of the C-3A District Schedule, provided the Board first considers:

- (a) *the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas;*
- (b) *the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets and existing views;*
- (c) *the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;*
- (d) *the provision for pedestrian needs;*
- (e) *the preservation of the character and general amenity desired for the area; and*
- (f) *the submission of any advisory group, property owner or tenant.*

**Density:** The outright density 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, provided the Board first considers:

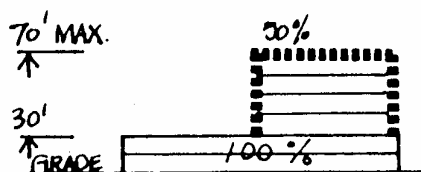
- (a) *the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas;*
- (b) *the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets, and existing views*
- (c) *the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;*
- (d) *the effect of the development on traffic in the area;*
- (e) *the provision for pedestrian needs; and*
- (f) *the design and livability of any dwelling uses.*

### 3. Central Broadway C-3A Urban Design Guidelines: Main-Kingsway Sub-Area

These guidelines apply primarily to the core commercial area of Mount Pleasant on Main and Kingsway. The guidelines recognize the historical importance of the Mount Pleasant area through the height and massing of the buildings, the use of masonry and detailed facades.

Key concepts of the guidelines relate to:

- shaping the building massing to respect scale relationships, views and minimize shadowing;
- strengthening the character of the area through the use of scale, material, colour and form;
- providing usable open space, landscaping and street trees;
- providing an enhanced pedestrian experience with landscaping, sidewalk treatments and furnishings encouraging residential use in this sub-area.



Street Wall and Massing: The guidelines suggest a podium of 30 ft. across the entire frontage, then a mid-rise of up to 70 ft. across 50 percent of the site frontage (Figure 1).

Figure 1 Street Wall Heights

Source: Central Broadway C-3A Guidelines, Mount Pleasant Slopes Sub-Area, Section 3.2



#### 4. Brewery Creek Guidelines

These guidelines provide direction on the design of internal and external layouts including semi-private open space and outdoor play areas for children, unit design and types as well as site selection.

1. The 'Brewery Creek Guidelines' talk about recognizing Brewery Creek in one or more of the following ways:
  - (a) design elements symbolizing or recognizing the creek;
  - (b) open space on the site of or adjacent to the former watercourse;
  - (c) 'daylight' the creek, if feasible; or
  - (d) channeling storm water along its original course.

Arrangements are to be made through Engineering Services for an agreement that protects the City and ensures that the watercourse will be maintained and access provided, as required. See Condition A.2.1.

#### 5. Wellness Walkways

The Wellness Walkways project explores ideas for increasing and enhancing accessibility in the public realm for people with physical challenges. The Mount Pleasant Wellness Walkways project objectives are to:

- create a variety of circuits within the neighbourhood near Mount St Joseph's Hospital;
- eliminate physical barriers and provide for physical and psychological comfort;
- provide for appropriate levels of way-finding;
- stimulate the senses of sight, touch, smell and sound;
- provide opportunities for social interaction;
- maintain or improve safety; and
- beautify the neighbourhood.

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

**Use:** Residential use only (without commercial) is supported in this location given that the site does not front on Kingsway, Main Street or Broadway and is located in a predominately residential area.

**Density, Scale and Massing:** The site is irregular in shape but large enough in size to absorb a density of 3.0 FSR within the suggested guideline massing. Staff consider the proposed massing well resolved and generally meets the intent of the guidelines. For this site, several factors contribute to the proposed massing:

- compatibility of height, scale and building setbacks with the adjacent context along Scotia Street and East 7<sup>th</sup> Avenue;
- consideration of private view impact;
- the provision of a Brewery Creek landscape amenity at the south end of the site; and
- the triangular shape of the site which influences the overall form and building layout.

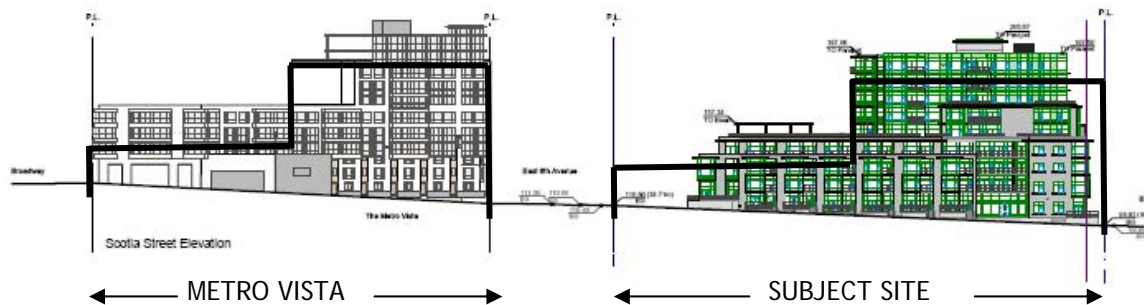


Figure 1

The proposed massing diverges from the suggested guideline massing as indicated in figure 1. The low-rise massing is slightly higher than the suggested 9.2 m (30 ft) across Scotia Street and East 7<sup>th</sup> Avenue frontages. Staff conclude this is supportable, noting that the suggested guideline height was intended to minimize shadowing on the north side of the east west axis of Broadway, while maintaining a continuous street wall along the commercial frontage. Shadow studies taken at mid day during the equinoxes indicate no shadow impact on the C-3A development to the west and the RM-4 development to the east, with minimal shadow intrusion on the IC-3 site to the north across East 7<sup>th</sup> Avenue. The slightly higher massing results in a smaller building footprint and increased setbacks for the higher massing, improving massing relationship with the lower scale context.

The proposed massing reflects the earlier recommendations of the Urban Design Panel's first review to respond better to the established scale and character of the surrounding context. The Panel had earlier advised the general location of the higher massing was supportable, although the massing should be slimmer and allow for a more gradual transition with the low rise RM-4 and surrounding context and with greater redistribution of massing to the low rise forms. Concerns about the massing, scale and height with the first scheme were also expressed by the Landmark Belvedere residents (3 storey RM-4) to the east.

In response to these issues, the proposed massing along Scotia Street is four storeys in height with stepping of the building mass at the third floor. (See Figure 2.) Along the Scotia Street frontage, ground oriented townhouses are proposed in a 12 foot landscape setback. This compares favourably with the scale, massing and landscape treatment of the adjacent three storey Metro Vista townhouses to the south and the three storey Landmark Belvedere to the east. Along the East 7<sup>th</sup> Avenue frontage, ground oriented townhouses are also proposed within six storey massing, equal to the 60 ft. maximum allowable height for the IC-3 zone across East 7<sup>th</sup> Avenue, noting there is a heritage "C" building with one and two storey massing occupying a portion of the adjacent site across the street.

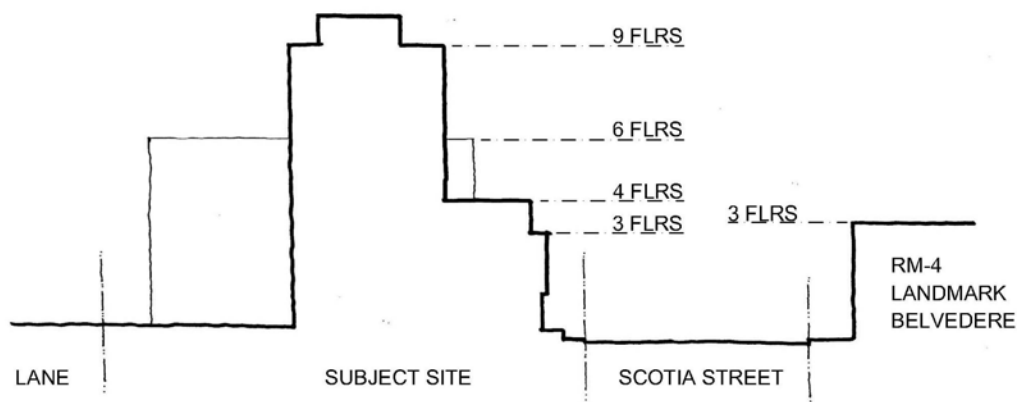


Figure 2

The proposed higher massing from the seventh to the ninth floor has been slimmed, reduced in floor area and building setbacks increased. Building setbacks for the higher massing along Scotia Street are 42 ft, with incremental stepping at the fourth, fifth and seventh levels. A building setback of 20 ft along East 7<sup>th</sup> Avenue is proposed for the higher massing, with stepping at the fifth and seventh levels. As suggested by the Urban Design Panel, staff consider the higher massing well placed on the site with a 120 foot separation from the Mt Pleasant Centre to the west. This distance exceeds livability standards of 80 ft separation typical for tall buildings in the downtown core. To the south, the Metro Vista building is 204 ft from the proposed higher massing.

**Height and Private Views:** The intent of the guidelines is to maintain the Lee Building as a key reference for height in this area. Contextually the proposed elevation height is similar but slightly lower than the Lee Building, Metro Vista and the Mt Pleasant Centre, in part because of the descending grade. (See Figure 3) Staff is supportive of extra height beyond the suggested guideline height of 70 ft, because of the subject site's proximity to the topographical prominence of the central Mt Pleasant intersection of Broadway, Kingsway and Main Street, provided private views are not significantly impacted and there is an appropriate transition in scale to the low rise residential context in the adjacent RM-4 neighbourhood. The Urban Design Panel did not consider height to be an issue, acknowledging the revised scheme had satisfactorily resolved issues of scale and massing with the adjacent lower scale context.

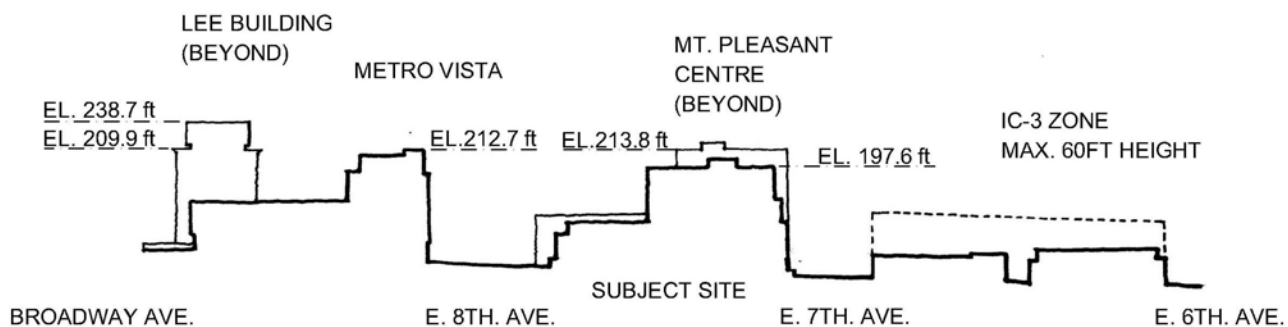


Figure 3

View studies are provided in Appendix F. View studies from Metro Vista indicate the best potential view is northward between the subject site and Mt Pleasant Centre to the west. The 120 foot separation between these two buildings preserves a view amenity from the Metro Vista of the North Shore Mountains with a secondary view axis towards the northeast, south of the proposed building. Staff recognize that the ideal outcome for Metro Vista residents would be the retention of all panoramic views. However, the zoning suggests that view intrusion should be minimized where possible, and staff therefore suggest that heights similar to that approved for the Metro Vista and Mt Pleasant Centre can be considered for this application. In consideration of the residents of Metro Vista, the tenth floor penthouse dwelling unit proposed in the earlier scheme was removed, further reducing building mass at the building's roof line and improving views. Overlook for the Metro Vista neighbours to the south and future Mt Pleasant Centre neighbours to the west has been considered, providing a landscape amenity at the fifth floor terrace and a green roof at the seventh floor roof level.

A resident of the Landmark Belvedere (3 storey RM-4 development) to the east of the subject site had similar concerns of view impact from her third floor apartment, looking northwest. A view analysis of the photo montage with the proposed building inserted indicates no significant view impact, noting possible future IC-3 development with heights up to 60 feet could limit views in a northwest direction.

**Building Character and Materials:** There are numerous older masonry buildings in the Main- Kingsway sub area of the Central Broadway C3-A zone that lend a historic character to the neighbourhood. Earlier comments from the community recommended that this unique character be maintained and referenced in some manner. Staff had encouraged the applicant to further develop the building character to respond

better to the local context by substantially increasing the amount of brick at the lower levels. The revised proposal now presents a predominately brick clad facade for the first six floor levels as seen from the street and glass and metal frame from the seven to the ninth floor levels. Staff consider the proposed materials to be of high quality and well resolved and compatible with the historical context.

**Livability:** Continuous ground oriented townhouses are proposed along Scotia Street and East 7<sup>th</sup> Avenue frontages, meeting urban design objectives to provide ground oriented dwelling units at the street where possible. All dwelling units have access to private outdoor space and a large common outdoor terrace at the fifth floor level, providing landscaping, seating area, a children's play area and garden plots. Adjacent to the outdoor terrace is a large amenity room equipped with a wet bar and water closet. Staff would recommend a storage room be provided as noted under Standard Condition A.1.4.

Dens located on the ground floor level looking east along Scotia Street are without direct access to day lighting. These rooms are five feet away from an exterior window, well within the current practice standard of 25 feet for borrowed natural light. Although the exterior windows are narrow, they are full height, in addition to a glazed transom over the door openings and staff consider this acceptable, subject to confirmation on the drawings of the window sizes. There is also a windowless den on the fifth floor that will require an exterior window. These concerns are noted under Standard Condition A.1.3. There are numerous dwelling units with "stacked" balconies located directly behind open balconies that do not meet livability standards for daylight access into the interior rooms. Staff recommend these be modified as noted under Standard Condition A.1.2.

**Open Space, Wellness Walkway, Brewery Creek and Landscaping:** A sizable open space, equal to approximately 10 percent of the total site area has been provided at the south end of the site, a portion of which will be in recognition of Brewery Creek. A surface right of way for public access to this landscape amenity will be required as noted under Standard Engineering Condition A.2.1. This open space will connect with another open space at Mt Pleasant Centre, directly across the lane to the west. The sidewalk south of and adjacent to the Brewery Creek landscape amenity is part of the Wellness Walkway. Standard features of the Wellness Walkway have been proposed and additional details and provisions including specialty tree grates and pedestrian lighting are requested under Standard Engineering Condition A.2.15. A historical reference to Brewery Creek is also requested on the interpretative plaque under Condition 1.3.

There is an existing double row of trees along Scotia Street and a proposed third row of smaller new trees inside the property line. The inner row of existing trees is adjacent to the property line and immediately adjacent to an existing building. The root structures of these trees are exposed and project above the ground surface. With the removal of the existing building and site excavation during construction, it is unlikely these trees will survive. Staff therefore recommend their removal, subject to an arborist's confirmation. The removal of these trees will enable the sidewalk to reposition further away from the curb and to provide a grassy boulevard at the street edge, similar to adjacent development. Additional trees to match the existing trees at the curb are recommended to fill out the row. These suggested improvements to the public realm along Scotia Street are noted under Condition 1.1 and Landscape Condition A.1.9.

Comments from the first review by the Urban Design Panel suggested making the lane more neighbourhood friendly, noting the revised scheme propose ground oriented dwelling units facing the lane with gated access at the lane edge. Further commentary from the second review by the Panel identified related concerns with the visual impact of the parking ramp on the landscape setback off the lane. In the interest of further softening the landscape treatment at the lane edge, staff recommend relocating the proposed metal fence further away and to the east of the lane so that the proposed row of trees is outside the fence's perimeter enclosure and better integrated with the lanescape. Staff also recommend the visual impact of the parking ramp be softened with landscaping at the ramp's edges and to provide a trellis covering overhead. These concerns are identified under Condition 1.2 (a), (b).

The northwest end of the site adjacent to the lane seems unresolved and inconsistent with the rest of the lane treatment. The proposed loading space is close to and highly visible to East 7<sup>th</sup> Avenue and functionally not well located, requiring stair access and a lengthy travel distance along the interior corridor

to the elevator core. The location of the loading area directly opposite the Mt Pleasant Centre loading area across the lane could also be problematic when in use. An adjacent pad mounted transformer blocks an exit path from the building and creates a hidden area not visible from the lane or street. Staff therefore recommend the loading area and transformer be relocated towards the middle of the rear property line at the lane adjacent to the vehicular ramp and integrated into the landscaping and screened appropriately. The use of the loading area is anticipated to be of occasional use and should be treated as part of the overall landscape concept. Functionally this location will enable direct access from the loading area to the elevator core. Design development to the ground level dwelling unit at the northwest corner of the site adjacent to the lane is also recommended to improve orientation and connection to the outdoor space off the lane. These recommendations are noted under Condition 1.2. (c), (d), (e), f).

Several members of the Urban Design Panel suggested a green roof at the main roof of the higher massing. The proposal does include a green roof at the seventh floor level, in addition to a landscape amenity and garden plots at the fifth floor patio level. Staff supports the general intent of the suggestion by the Panel members and recommend that a green roof at the main roof level, accessible only to the dwelling units directly below and for maintenance purposes, be included as a condition for consideration as noted in Condition 1.4.

**Conclusion:** The building massing and height diverges from that suggested in the C-3A guidelines in response to the lower scale residential context and is consistent with the historical building heights and other recent C3-A developments in the Mt Pleasant area. This proposal sensitively reflects the concerns of the neighbourhood in regards to issues of scale, massing, height, character and view amenity. Following a significant redesign, this proposal received strong support from the Urban Design Panel who stated "it set a high standard for future development in the area." The earnings that support the requested density and height relaxations are summarized as follows:

- an extensive upgrade and expansion of the public realm that includes:
  - provision of a Brewery Creek landscape amenity, with a public right of way access and providing bench seating, commemorative plaque and a water feature;
  - a continuation of the Wellness Walkway, providing specialty paving, benches and pedestrian lighting;
  - a new landscape boulevard and side walk along Scotia Street, subject to the removal of the existing trees at the property line;
  - filling of two existing driveway crossings along East 7<sup>th</sup> Avenue; and
- high quality building resolution and materials including brick masonry.

On that basis staff consider the proposal earns the requested increases to density and height and recommend approval subject to the conditions noted.

#### **URBAN DESIGN PANEL**

The Urban Design Panel first reviewed the application on July 19, 2006 and did not support it. The revised application was reviewed on October 11, 2006, and provided the following comments:

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

##### **Introduction:**

Dale Morgan, Development Planner, presented this application in Mount Pleasant, which was reviewed by the Panel on July 19, 2006 and was not supported. The site is located at the corner of Scotia Street and East 7th Avenue. Mr. Morgan described the changes the applicant has made since the last review.

The Panel's advice was sought on the following:

1. Has the revised scheme substantially addressed the issues previously identified by the Urban Design Panel including;
  - a. Mass & Scale: Reducing the apparent bulkiness of the building and relocating more mass to the townhouses.
  - b. Contextual Response: Better contextual relationship with RM-4 & IC-3 context.
  - c. Site Planning & Landscape Treatment: Design development and improved unit interface with Brewery Creek park amenity, pedestrian connections through the site along the lane and the corner at Scotia Street and 7<sup>th</sup> Avenue.
  
2. Have the requested increases in density (to 3.0 FSR) and height (to approx. 95 ft) been earned?

**Applicant's Introductory Comments:**

Tom Staniszki, Architect briefly described the design rationale and the response to the Panel's previous comments. Jennifer Stamp, Landscape Architect described the changes since the last review including the change of location of the amenity space and the improvements to the rain treatment. The applicant team took questions from the Panel.

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

The Panel had no substantial concerns with this proposal.

**Related Commentary:**

The Panel unanimously supported this application and acknowledged that the scheme was much improved and sets a high standard for future development in the area.

Several members of the Panel encouraged the applicant to add a green roof on the tower. One member stated that it wasn't necessary that it be open to the residents of the building however another member of the Panel liked the accessible roof top that was in the first scheme and encouraged the applicant to add the rooftop access back into the new scheme.

The Panel thanked the applicant for including the previous model in the presentation as it assisted them in seeing the changes to the project.

One member of the Panel felt there was still too much density on the lane and that it could be modified to improve the massing.

The Panel suggested additional planting around the parking ramp to soften the edges. Also one Panel member suggested adding more trees to the ground floor patio areas for added privacy.

**Applicant's Response:**

Mr. Staniszki addressed the issue of access to the roof top stating that it would be fairly complicated as they would need to take the elevator one more stop and that adds to the height of the building. He agreed with the comments about the green roof and plans to discuss that concern with the client.

Meeting concluded at 9:00PM.

## **ENGINEERING SERVICES**

New parking requirements for this area (Parking By-law Section 4.2.1.13) require less parking what the application is proposing. It is suggested that the parking provided in the underground be reduced toward the new parking standards (Standard Condition A.1.3). Any amount greater than 140 spaces is very likely to prove excessive. The number of small cars must still comply with the Parking By-law (Standard Condition A.1.6). This will allow a better configuration of the parking area and parking ramp designs to meet the Parking By-law requirements and to allow adequate access and two-way flow (Conditions A.2.7, A.2.8 and A.2.9). Access to parking and loading areas must not conflict with the approved access to the adjacent site (Condition A.2.3, A.2.9) and provision of a drawing indicating the configuration of all access from this lane is required. The loading configuration has been reviewed and design changes have been requested to ensure loading appropriately services the site (Condition 1.2 (d)).

It is estimated that during the peak periods, this site will generate between 45-50 vehicles per hour. This constitutes a traffic load toward the lower end of the range of what might be generated on this site given the current zoning; as such, the project should be accepted without further studies on traffic. It is understood that there are some concerns regarding existing traffic in this area. Engineering's Greenways and Neighbourhood Transportation Branch, however, will continue to deal with these traffic concerns as well as any that may arise following this development, and conduct studies to assess what, if any, traffic calming or other measures may be suitable.

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

## **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

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

## **LANDSCAPE**

This proposal includes the provision of ample landscape amenity in the form of greenery at the ground level, upper decks and roof. Included in the green edge treatment will be new street trees for East 7<sup>th</sup> Avenue and East 8<sup>th</sup> Avenue, tree planting on private property at the lane edge and a public amenity green space developed on both private and public property at the southwest corner of the site. Opportunities for planting and play are proposed for on the 5<sup>th</sup> floor podium level amenity deck and extensive green roof planting on the 7<sup>th</sup> floor roof deck.

The proposal to redevelop the site includes the construction of an underground parking structure a few feet from the property line on Scotia Street and the retention of five Katsura trees growing on City property (back boulevard) bordering Scotia Street. The Katsura trees are growing directly beside an existing building foundation wall proposed for demolition. The trees are shallow rooted with structural roots following the edge of the foundation wall above ground. There is a conflict between the proposal to retain the trees and redevelop the site as outlined on the application drawings.

## **SOCIAL PLANNING/CULTURAL AFFAIRS**

### **Families Living with Children**

The proposed development includes a total of 119 units, 34% (including 15 townhomes) of which are suitable for families living with children. Although the number of two or more bedroom units makes up just over 1/3 of the total unit mix, the applicant has considered the likelihood that families with children may also live in one bedroom apartments and has done an excellent job of accommodating family needs in the amenity areas of the project.

There is a 419 square foot multi-purpose amenity room located at the ground level of the development. The applicant has recognized that this project is located adjacent to the Mt Pleasant Centre Project and has allowed for flexible use of the indoor amenity spaces.

The multi-purpose indoor amenity room, with a wheelchair accessible washroom and kitchenette, is adjacent to an extensive outdoor amenity and patio area on the 5<sup>th</sup> floor of the development. The adjacency of these amenity areas provides good connectivity between the indoor and outdoor spaces. There is an equipped outdoor children's play area located on the 5<sup>th</sup> floor patio, with benches and a covered (gazebo) seating area within close proximity for visual surveillance of children's play activities. The applicant has provided space for both structured children's play as well as open, flexibly designed outdoor space to accommodate less structured children's play activities. There is a grassed area with rock formations that can also provide a variety of experiences for children's play. The patio includes both grassy and hard-surfaced areas, including benches, covered seating and tables, providing opportunity for a variety of uses. In addition, there are several resident-use garden plots located on the patio (to be discussed further below) which provides for a diversity of outdoor activities in the amenity area.

Although this development is located adjacent to the #1 Kingsway Project, which will include a community centre and other public amenities, the applicant has considered the needs of families living with children in this project, and has incorporated the principles outlined in the *High-Density Housing for Families with Children Guidelines*. No further design development is required.

#### **Urban Agriculture**

The City's Food Policy identifies both environmental and social benefits of urban agriculture and seeks to maximize opportunities for food growing activities in the city. On May 30<sup>th</sup>, 2006, Council approved a motion calling for the creation of 2,010 new garden plots by 2010 as an Olympic legacy for Vancouver.

Plans indicate that there are several resident-shared garden plots located on the 5<sup>th</sup> floor amenity patio. The current design can accommodate approximately 14 individual plots that meet or exceed the current recommended minimum area of 24 square feet. Several of the units also have access to private outdoor patios large enough to accommodate gardening activities, so the total space available for garden plots will likely meet the demand from residents.

Consideration has also been given to locating a composting bin within the garden plot area. Further design development is required to provide adequate tool storage, identify the location of hose bibs and water hook-ups, and ensure that at least 5% of the garden plots are accessible for people with mobility restrictions.

#### Edible Landscaping

Edible landscaping is the use of plants that produce food in place of more commonly used ornamental plants. Many of these plants provide ornamental quality while also producing edible leaves, flowers, nuts, and/or fruits. In this way, edible plants serve "double duty" by creating attractive outdoor spaces and gardens and by providing local, healthful, and delicious food.

There is extensive opportunity to provide edible landscaping in both the semi-private planters lining the amenity patio. Further design development is recommended to include some edible landscaping in areas that are accessible to residents.

See Conditions A.1.18 through A.1.20

#### **ENVIRONMENTAL PROTECTION BRANCH**

A site profile has been submitted to the Ministry of Environment for review and comment. Development approval will be held until notification is received from the Ministry. A soils agreement may be required



## **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) The garbage storage area is to be designed to minimize nuisances;
- (ii) The underground parking is to be adequately ventilated to prevent the build-up of noxious gases;
- (iii) Detailed drawings of amenity spaces 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; and

## **PUBLIC PROCESS AND NEIGHBOURHOOD NOTIFICATION**

### **Pre-Application Meeting with Metro Vista Residents, June 26, 2006**

NSDA Architects and City Staff hosted a meeting for residents of the Metro Vista (288 E 8th Ave in the lobby of their building). A total of 14 Metro Vista residents attended the June 26th meeting. The applicant team described the proposal and invited questions from those in attendance.

Residents expressed interests and concerns about the following:

- Excessive height and massing of the proposed development
- Loss of views
- Lack of green space
- Increased the setback on East 8<sup>th</sup> Ave.

### **Post-Application meeting with residents at 330 East 7<sup>th</sup> (Landmark Belvedere), July 11, 2006**

NSDA Architects and City staff hosted a meeting at 330 East 7<sup>th</sup> (Landmark Belvedere) which included residents of the Landmark Belvedere and surrounding neighbours. A total of 23 residents attended the July 11th meeting, 11 of which were residents of the Landmark Belvedere others attending included residents from Metro Vista (288 E 8<sup>th</sup>), Brewery Creek Building (280 E 6<sup>th</sup>) and the Scotia Place Building. The applicant team described the proposal and invited questions from those in attendance.

Residents expressed interests and concerns regarding the following:

- The public open space of the Brewery Creek parquette seems very small.
- The significant set-back of town-homes and additional green space doesn't translate to high impact, neighbourhood friendly, green space.
- High quality materials should be a given, not a bonus, and nothing presented at this meeting indicates that the materials will enhance the building's fit into "Historic Mt. Pleasant" (as advertised on the light pole flags) and the surrounding light industrial neighbourhood.
- Further, while the architects attempted to respect the access to mountain and city views for the Metro Vista, these are not the only views that should be considered as valuable. Views from the Landmark Belvedere were not considered in the design and the ability to view sky and green space is also important. Particularly for the residents of the Landmark Belvedere, this new building will become "the view".
- The scale of the tower and the current design does not fit into the neighbourhood or the streetscape

Residents made the following requests:

- Reduce height of the tower
- The design character and form must fit the neighbourhood context, referencing the historic and industrial nature
- Study the impact on traffic in the area and address concerns at the intersection of East 7<sup>th</sup> Ave and Scotia Street.

#### **Public Information Session held at Western Front Building at 303 East 8<sup>th</sup> Ave., November 17, 2006**

NSDA Architects and City staff hosted a meeting at 303 East 8<sup>th</sup> (Western Front Building). A total of 5 neighbourhood residents attended the meeting. The applicant team described the proposal and invited questions from those in attendance.

The revised design was well received by those who attended and the neighbours seemed satisfied that their concerns were in large part adequately addressed.

**Note:** Due to the limited turnout at the Public Information Meeting, staff emailed out a summary package of the architect's meeting presentation material, including before and after photos of the project model and view analyses, to neighbours who had previously responded to notification. The residents were also invited to the City to view the full size models. One (1) response was received which was favourable.

#### **Neighbourhood Notification**

3 signs were erected on the site on June 12, 2006. On June 14, 2006, 363 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 22 responses have been received 5 of which were form letters. Their comments are as follows:

The responses are difficult to categorize as a clear support/oppose, as many people support the idea of the development and the public open space it will bring, but not the proposed height (for example).

The break down is as follows:

Support - 2

Opposed - 13

Concerned - 6

No position taken - 1

The concerns expressed, in order of the number of times that they were mentioned, are as follows:

- 9 storeys is too high. 4 or 5 storeys would be acceptable (17)
- Project (at that height) would create a precedent for the neighbourhood and impact character (7)

- Traffic impacts - already concerned with the impact of the Community Centre traffic (7)
- Conflicts in the lane - parkade entrance vs. other developments (6)
- Brewery Creek stability - what if adjacent buildings are damaged due to construction and destabilization of the area (1)

In addition, 11 respondents indicated the need for either further discussion with the Mt. Pleasant neighbourhood about densification, or the need to put this project on HOLD until a community Vision program has been done.

On October 19, 2006, a revised notification letter was sent out to the same 363 property owners advising them of the **revised** application. The 3 site signs on the site were revised accordingly. To date 9 responses have been received. Their comments are as follows:

- Neighbours felt that none of the concerns brought up at the community meeting on July 11th have been addressed by any of the minimal changes that are being put forward now in DE410347. See summary of November 17, 2006 Public Information Session for further comments

#### **Staff Response:**

**Height and Massing:** The height is comparable to other nearby C3-A buildings and the historic Lee building which lend a topographical prominence to this high point along Broadway Avenue. The massing has been stepped to defer to the lower RM-4 scale to the east, and the higher massing setback 42 feet back from the Scotia Street so as to present a lower scale at the street. The 10<sup>th</sup> floor penthouse was eliminated; the height of the building marginally reduced and the higher massing slimmed significantly with more area redistributed to lower massing forms.

**Private View Impact:** The C3-A guidelines seek to minimize private view impact, although some view loss may occur. For this application, particular care was taken in siting the higher massing to the north east of the site where private view impact would be minimized while maintaining a building separation of 120 feet with the future Mt Pleasant Centre building to the west. This is substantiated by numerous view analyses taken both from buildings to the south and east of the site.

**Green Space:** The provision of the Brewery Creek landscape amenity at the south end of the site represents a significant contribution to the public realm with dedicated public right of way access as noted under Condition A.2.1. This public amenity will be treated with both soft and hard landscaping, including benches, speciality paving and a water feature. In addition there is an extension of the Wellness Walkway to the south of the site, providing speciality paving, pedestrian lighting and benches. Existing mature trees along Scotia Street and East 7<sup>th</sup> Avenue have been retained and a second row added to create a leafy promenade at the street edges.

**Building Setback along E 8<sup>th</sup> Avenue:** There is a substantial building setback along East 8<sup>th</sup> Avenue of 48 ft. The higher massing is setback 130 ft from the East 8<sup>th</sup> Avenue property line and 240 ft from Metro Vista building to the south.

**Traffic Impact:** As detailed in the Engineering Services commentary, Engineering will continue to deal with these and other traffic concerns that may arise in this area. A forth coming study of the Mt Pleasant area expected to commence in 2007 will include a comprehensive traffic study for the area.

**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

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

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

Staff Committee note that the building design has improved from the previous design and reinforce that the issues have been well resolved.

Staff Committee agreed that the project as presented has earned the density and height requested, noting the inclusion of the public benefit of the Brewery Creek landscape amenity.

The Committee recommends approval of the application, subject to the conditions contained in the report.

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B. Boons  
Chair, Development Permit Staff Committee

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D. Morgan  
Development Planner

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T. Chen  
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 compliance with the FSR regulations of the C-3A District Schedule to provide a maximum FSR of 3.00;

**Note to Applicant:** The overage in balcony areas has been allotted to the computation of floor area and increases the FSR to 3.01.

- A.1.2 design development to the balconies which create an enclosed balcony “stacked” behind an open balcony;

**Note to Applicant:** Enclosed balconies “stacked” behind open balconies are not permitted as this limits the livability of the room it serves. Additional details of enclosed balconies are also required. 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.”

For further details and specifications on enclosure requirements, refer to the Council-approved Balcony Enclosure Guidelines.

- A.1.3 confirmation on the drawings that all habitable rooms receive sufficient access to natural light;

**Note to Applicant:** Confirm window sizes for dens and related areas located on the ground floor Scotia Street, providing full height glazing and maximizing window area where possible. The den in the dwelling unit north east corner, fifth floor, requires an exterior window.

- A.1.4 design development to provide storage facilities for the common amenity room, fifth floor level;

**Note to Applicant:** Storage room should be approximately 50 square feet in area.

- A.1.5 consideration should be given to provide a lesser amount of parking for this development as the new C-3A parking standards in Section 4.2.1.13 of the Parking By-law differs from the parking provisions as proposed;

- A.1.6 provision of the maximum 25% small car ratio as per Section 4.1.7 of the Parking By-law;

**Note to Applicant:** The current design exceeds the maximum parking required (see Condition A.1.5 above), and any parking over the minimum should still meet the small car ratio.

- A.1.7 provision of accurate floor plans and elevations as they do not match. Several graphical errors on plans and elevations occur throughout the plans, and parts of the building are missing from the elevations;

- A.1.8 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;

### Standard Landscape Conditions

- A.1.9 provision of an arborist report on the five back boulevard trees along Scotia Street, confirming that these trees cannot be retained;

**Note to Applicant:** Staff consider retention of back boulevard trees on Scotia Street not likely due to proximity of trees to the existing building and proposed excavation for the underground parking structure, subject to an arborist's confirmation. The report should include commentary on the method of safe retention of the trees, if retention is considered feasible. If it is determined that the trees need to be removed, provide the following notation on the Landscape Plan: "City tree removal with the permission of the General Manager of Engineering Services". Please contact Bill Stephen, Park Board, 604.257.8587.

- A.1.10 confirmation on the drawing as that the proposed new trees located near the property line have sufficient soil depth, providing sections;

**Note to Applicant:** Provide a minimum three foot depth for medium sized trees.

- A.1.11 provision of more detailed information on the Landscape Sections (L5) illustrating water features, fences/gates, trellises/arbours and planter walls;

**Note to Applicant:** Information to include dimensions, height, depths and materials;

- A.1.12 further design development to the south west corner (bordering the lane) of the Brewery Creek Walkway;

**Note to Applicant:** Extend the proposed East 8<sup>th</sup> Avenue back boulevard planting to meet the lane or provide lawn to the satisfaction of the General Manager of Engineering Services and to provide an enclosure with a low shrubbery planting strip and locate the bench to face east.

- A.1.13 provision of the location of the hydro transformer kiosk and underground parking exhaust vent on the Landscape Plan (See also condition 1.2 (c));

- A.1.14 provision of a raised curb edge with a minimum height of 8 inches, bordering the plantings in the landscape strip at the lane as protection from moving vehicles;

**Note to Applicant:** Curb should be located on private property.

- A.1.15 provision of a high-efficiency irrigation system in all common areas and the addition of hose bibs on 5<sup>th</sup> floor amenity patio and private patio areas and on the extensive green roof (illustrated on the Landscape Plan);

**Note to Applicant:** The irrigation system design and installation shall be in accordance with the Irrigation Association of BC Standards and Guidelines;

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### Crime Prevention Through Environmental Design (CPTED)

- A.1.16 design development to reduce opportunities for skateboarding through the use of stepping of benches or placing 'chunky reveals' on bench edges;
- A.1.17 design development to reduce opportunities for graffiti on the rear wall at the lane through the use of graffiti coating;

### Social Planning/Cultural Affairs

- A.1.18 design development to ensure adequate tool storage on the 5<sup>th</sup> floor amenity patio, adjacent to the shared-use garden plots;

**Note to Applicant:** Ensure tool storage has capacity to hold, at minimum, one wheel barrel, gardening tools, fertilizers, soil amendments, etc.

- A.1.19 design development to ensure that 5% of the shared-use garden plots are accessible to people with mobility restrictions, including seniors and individuals in wheelchairs;

**Note to Applicant:** height of planting surfaces should be 30 to 36 inches (.75 to 1 metre) from ground plane to enhance usability by people with mobility restrictions.

- A.1.20 design development to incorporate edible landscaping;

**Note to Applicant:** In particular, the use of edible shrub plantings which provide all season interest should be considered and located in the planters on the 5<sup>th</sup> floor amenity patio, to the satisfaction of the Director of Social Planning.

### 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 a surface right of way for public access over proposed public plaza at the south end of the site;
  - A.2.2 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the release of E and IA F70870 (special treatment landscaping on Scotia Street and on 7th Avenue) and E and IA M65175 (buildings encroaching onto Scotia Street and 8th Avenue) prior to issuance of any occupancy permit for the new development;
  - A.2.3 clarification is required as to whether access is proposed from "Lot East ½ of Lot B, adjacent to A" or portions of currently dedicated lane;
  - A.2.4 provision of required loading bay length for parallel spaces;  
**Note to Applicant:** Parallel spaces must be a minimum of 30' long with at 10x10 cut for pull out. (See also condition 1.2 (d)).
  - A.2.5 provision of heated ramps for all ramps with a 15% slope that are exposed to weather;
  - A.2.6 relocation of the overhead security gate so that its activation is located on the 10% slope of the parking entry ramp;
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**Note to Applicant:** It is not acceptable to require people to wait on a 15% slope for the overhead gate to open. Clarify type of gate activation device to be used and note on the plans.

- A.2.7 provision of view portals at both the bottom and top of the parking entrance ramps on levels P1 and P2 between Grids 6 and 5 or cut back the wall at the bottom of P2, and at the bottom and top of P1;

**Note to Applicant:** An interlock occurs when vehicles entering the parking area (the ramp from the lane is 116' in length) and turn right, encroach into the path of vehicles turning left to exit the parkade.

- A.2.8 provision of a 20' ramp leading to the split level of parking stalls on P1 and P2 or reconfigure the parking area to eliminate interlock;

**Note to Applicant:** Cars entering the ramp must be adjacent to stalls #41-43 (on the 'wrong' side of the travel aisle) in order to enter the ramp. Underground parking spaces can be extended to the property line.

- A.2.9 provision of a parking ramp redesign to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** There is inadequate transition between the ramp sections at 15% and the flat section, and there is inadequate ramp width through the angled section for two-way vehicle flow. Contact Louise Marphis for additional clarification at 873-7286.

- A.2.10 clarification that the parking access for this site does not conflict with the approved parking access for previously approved DE 408303 for 1 Kingsway;

**Note to Applicant:** Provision of ramps rather than stairs within the loading corridor will allow loading to take place from the loading area and not from the surrounding streets. Consideration for the provision of wider doors from the loading area into the building (they measure less than 3' in width).

- A.2.11 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a water course agreement;

**Note to Applicant:** Show culvert/pipe location on site plan.

- A.2.12 arrangements to the satisfaction of the General Manager of Engineering Services for proposed corner bulge at 7<sup>th</sup> and Scotia Street;

- A.2.13 clarification of garbage pick-up operations;

**Note to Applicant:** Written confirmation from a disposal company is required they can service proposed storage location;

- A.2.14 relocation of the proposed bicycle rack and granite boulders shown on city property to private property;

**Note to Applicant:** The General Manager of Engineering Services will require all utility services to be underground for "conditional" developments. All electrical services to the site must be primary with all electrical transformers located on site. 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

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development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

- A.2.15 provision of boulevard and sidewalk improvements adjacent to the site to be consistent with the greenways standards (Wellness Walkway) for the area;

**Note to Applicant:** Improvements to include street trees, benches, plantings and drinking fountain. Arrangements to the satisfaction of the General Manager of Engineering Services are required to ensure ongoing maintenance of the improvements by the adjacent Property Owners. Improvements to the Wellness Walkway to include:

- (a) adjust the location of the bench next to the easterly stairs in the open space to allow more room for wheelchair or stroller access;
- (b) provide modified 4-piece tree grates along with concrete side panels of approximately 2 ft. x 4 ft. on each side of grate, to City standards, to the satisfaction of General Manager of Engineering Services;
- (c) provision of 2 pedestrian standard lights on each side of 8th Avenue entry on public property to Mount Pleasant standard.

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

- A.3.1 confirmation shall be submitted by the applicant 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.3.2 confirmation shall be submitted by the applicant that 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.
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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 December 6, 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 **June 18, 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 All trees in accordance with Tree By-law No. 7347 are to be installed prior to issuance of any required occupancy permit or use of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
  - B.2.4 All approved street trees 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.2.5 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.2.6 Amenity areas of 1,372 square feet, located the main floor and 5<sup>th</sup> Floor and 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;
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AND

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

- B.2.7 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.2.8 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 September 21, 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. If the building permit application for this project is made after the effective date of the Vancouver Building By-law 2007, projected for April 15, 2007, the project must comply with the requirements of this new By-law.
  2. The building must be sprinklered throughout in conformance with NFPA 13 and the Vancouver Building Bylaw. A standpipe system must be provided in conformance with NFPA 14 and Sentence 3.2.5.11. (1) of the Vancouver Building Bylaw.
  3. Areas of refuge are required on the below grade parking levels in conformance with Clause 3.8.3.19.(1).(f), unless a generic equivalency has been prepared and accepted as outlined in the City of Vancouver Bulletin 2006-001-BU.
  4. The building must be of noncombustible construction.
  - \*5. There must be an accessible path of travel with door clearances that conform to the requirements of Sentence 3.3.1.12. (10) of the Vancouver Building Bylaw provided to all suite entries and amenity areas. Please review the paths of travel to and from the parking level elevator lobbies, the main floor lobby, the garbage room and all bike storage rooms.
  - \*6. Dwelling units are not permitted to open directly onto the exit lobby per Clause 3.4.4.2. (2). (c) of the Vancouver Building Bylaw.
  7. Spatial separation at the lane must be reviewed.
  8. This building must comply with the enhanced accessibility requirements of Sentence 3.8.2.27. (4) of the Vancouver Building Bylaw.
  9. The doors between the amenity room and the exit lobby on the ground floor are required to swing in the direction of exit travel, and the doors in their swing must not obstruct the minimum required exit width.
  10. All exit doors including those along the property line at the lane and those leading to the exit lobby must swing in the direction of exit travel.
  11. Egress from townhome units must comply with Article 3.3.4.4. of the Vancouver Building Bylaw.
  12. The rear exit pathways and front exit ramps must be reviewed for exposure conditions.
  - \*13. This building must comply with the high building measures of Subsection 3.2.6. of the Vancouver Building Bylaw. This includes provision of a CACF, top venting of below grade stairs, and bottom venting of above grade stairs.
  14. The main floor exit to the lane must have a complete unobstructed pathway to the street.
  15. The building must be provided with a Siamese connection to be located within 100 m of a hydrant.
  16. 64mm standpipe hose connections are to be provided with sufficient clearance to permit use of a standard Fire Department hose key.
  17. 38mm hose stations are required to be provided in floor areas not covered by 39.6 m of hose and spray from the 64 mm service.
  18. Egress and access to exit from the 5<sup>th</sup> floor roof deck must comply with the requirements of Sections 3.3 and 3.4 of the Vancouver Building Bylaw.
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- \*19. There appears to be at least two ramps in this building that do not meet the dimensional requirements in Table 3.8.3.3. of the Vancouver Building Bylaw.
- 20. Vestibules are required between the parking garage levels and the exit stairs.
- \*21. The building main entrance is required to be located between 3 and 15 m from the Fire Department access route.

\* Items marked with an asterisk have been identified as serious non-conforming Building By-Law Issues.

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.

The applicant may wish to retain the services of a qualified 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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