



DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

14.2.

COUNCIL REPORT

| | |
|----------|---|
| Date: | May 9, 2022 |
| From: | Erik Wilhelm, Senior Community Planner |
| Subject: | 2195 Gordon Avenue – Development Permit 21-189 (Parcel A – Kiwanis North Shore Housing Society) and Development Permit 21-190 (Parcel B – Darwin Properties Ltd.) |
| File: | 05.1010.20/21-189.2021 and 05.1010.20/21-190.2021 |

RECOMMENDATION

THAT proposed “Development Permit No. 21-189” and “Development Permit No. 21-190”, as described in the report dated May 9, 2022, be considered at the June 27, 2022 Council meeting at 6:00 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (WebEx video conferencing software), and that statutory notice be given of consideration of the proposed development permits.

1.0 Purpose

To present to Council proposed development permits to regulate the form and character of two development projects at 2195 Gordon Avenue.

2.0 Legislation/Bylaw/Policy

Provincial Legislation

Section 488 of the Local Government Act provides municipalities the authority to designate lands as development permit areas for meeting specific objectives. The Official Community Plan (OCP) designates the site as the “22nd Street and Gordon Avenue” development permit area (**Appendix A**) for the following purposes:

- establishment of objectives for the form and character of multi-family residential development;
- establishment of objectives to promote energy conservation;
- establishment of objectives to promote water conservation; and
- establishment of objectives to promote the reduction of greenhouse gas emissions.

Council authority to approve or deny development permits must be exercised in accordance with the applicable guidelines. Accordingly, the development permits described herein must be reviewed against the “22nd Street and Gordon Avenue” development permit area guidelines and allowable land uses have already been determined within the CD61 zone.

Zoning Bylaw

The site is zoned Comprehensive Development Zone 61(CD61). The proposed use and density of the proposed development permits is compliant with the CD61 zone, noting that there are minor variances proposed to achieve the objectives within the development permit guidelines as detailed below.

3.0 Council Strategic Objective(s)/Official Community Plan

Council Strategic Objectives

Objective 1.1: Approve an average of 250 net new housing units each year, including accessible housing, of which approximately 100 are market or non-market rental, approximately 75 are infill or missing middle (such as coach houses, multiplexes, and townhouses), and approximately 75 are strata apartment or mixed-use.

Objective 6.4: Work with senior levels of government, non-profits, and private sector service providers to enable supports for healthy aging in place.

Official Community Plan (OCP)

The OCP provides direction to strengthen District centres and corridors by increasing housing diversity, supporting local economic vitality, and meeting environmental objectives by directing sustainable development close to transit, shops, services, employment and amenities. As shown in Figure 1, the subject site is located within the Ambleside Town Centre Local Area Plan (LAP) Boundary. The OCP envisions completion of a local area plan for this area that may create capacity for approximately 1,000 - 1,200 new residential units.



Figure 1 - Ambleside Town Centre Local Area Planning Boundary

The District has one of the lowest rental vacancy rates in the region and the OCP contains a range of policies that encourage the delivery of rental housing with around 20% of all new development anticipated to be rental (i.e. approximately 1000 net new rental units by 2041). Policy 2.1.17 supports securing new purpose-built market and non-market rental, seniors and supportive housing units in appropriate locations close to transit and amenities. As well, policy 2.1.21 supports use of surplus District-owned lands to increase the availability of more diverse and affordable housing.

Specifically, for the subject site, the OCP designates the site as the “22nd Street and Gordon Avenue” development permit area which contain specific design guidelines and performance criteria as further detailed below.

4.0 Financial Implications

4.1 Infrastructure Upgrades

Redevelopment of the site will require in-ground servicing infrastructure upgrades, road reconstruction and new boulevards with wider sidewalks adjacent to the development site (to be paid for by the developers).

5.0 Background

5.1 Previous Decisions

In 2014, the District of West Vancouver acquired the site at 2195 Gordon Avenue previously occupied by Vancouver Coastal Health. In 2018, Council directed staff to proceed with public consultation on possible options for developing the site with the intent to address housing affordability and balance revenue needs for other District projects.

Following a robust initial public consultation process in 2019, Council unanimously passed a resolution authorizing staff to proceed with a rezoning application.

On July 14, 2020, after receiving and considering submissions from the Public Hearing, Council approved the zoning and OCP amendment for 2195 Gordon Avenue with the goal of creating housing, increasing rental supply and improving affordability with no ongoing cost to the District. The OCP amendment designated the site as the “22nd Street and Gordon Avenue” development permit area to direct the form and character of the development.

In early 2021, the District issued a Request for Proposals (RFP) seeking proposals to accomplish the project’s objectives. It was determined by Council that the lands would remain under the ownership of the District and redevelopment of the lands would be completed through implementation of long terms leases. Through the RFP process, the following parties were selected:

- Kiwanis North Shore Housing Society, for the development and operation of the non-market rental housing (Parcel A)
- Darwin Properties, for the development of the market housing (Parcel B); and
- Kiwanis and Vancouver Coastal Health Authority, for the development and operation of the Adult Day Centre.

On May 9, 2022, Council approved a motion to publish a Notice of Disposition with respect to the long term leases and approved first reading to a proposed Housing Agreement Authorization Bylaw that provides terms and conditions for the proposed operation by Kiwanis of the non-market rental housing.

6.0 Analysis

6.1 Discussion

Site Context

The subject site, which was cleared and graded in 2020, is generally flat, 1.76 acres in area and includes peripheral trees. The surrounding land uses can be seen in Figure 2. The site is within walking distance of the Community Centre, Marine Drive and the Seawall to the south and centrally located for connectivity to the west (towards Dundarave) and eastward towards upper Ambleside.



Figure 2 – Aerial image showing adjacent uses

Zoning

The subject site is zoned CD61, and with the CD61 zone, the site is divided into two distinct areas (See Figure 3).

Area A (referred to as Parcel A for the proposed development permit) which is approximately 4,867.7 m² (52,362 sq. ft.) is limited to residential rental tenure (i.e. rental housing only) and an adult day centre as allowable uses and is limited to 6 storeys. Kiwanis North Shore Housing Society is slated to develop the Area A lands and operate the non-market rental housing. Upon completion of construction, Vancouver Coastal Health is slated to operate the adult day centre to be located within Area A.

Area B (referred to as Parcel B for the proposed development permit) which is approximately 2,248.5 m² (24,202 sq. ft.) allows for market housing with an 8-storey maximum height. Darwin Properties Ltd. is slated to develop the Area B lands and then sell each apartment to individual owners. Ultimately, a strata corporation would operate the residential apartment building on Area B lands.



Figure 3 –Excerpt of CD61 zone to show “Areas” (or Parcels)

The design guidelines include the following primary sections. Staff reviewed both proposals against the design guidelines and conclude both proposals meet the overall intent and objectives of the development permit area.

- **Context and Character** - Design buildings to have their own stand-alone character that relate to one another through a common architectural expression.
- **Building Siting and Design** - Buildings to be located generally as illustrated in Figure 4 with a consistent street wall, uppermost storeys setback to reduce building massing and ample setbacks between buildings.
- **Building Materials** - Quality materials that are appropriate to the building face orientation for sun, wind, noise and view.
- **Adult Day Centre** – Provide a separate prominent entrance with a drop off/pick-up area along with separate and secure outdoor amenity area.
- **Rooftops** - Rooftop patios and amenity areas are encouraged.
- **Sustainable Building Design** - All buildings must meet or exceed requirements of the Sustainable Buildings Policy.
- **Landscape Design** - Provide well-designed outdoor spaces that are livable, accessible and functional. Native, adaptive and drought tolerant plants should be used.
- **Circulation and Parking** - Parking access should be consolidated within a single shared ramp to underground parking to reduce potential impacts to both vehicle and pedestrian traffic.

The design guidelines also include the following images (Figure 5) to convey the general architectural intent of the guidelines.



Figure 5: Excerpt of development permit area guidelines - artistic renderings of envisioned/potential development

Overall Proposal

The overall site is planned to be developed by two separate developers yet construction is planned to occur concurrently. Building A and Building B (as seen in Figure 6) are located on Parcel A¹ and Building C is located Parcel B². As proposed, there will be a total of 214 residential apartment units. The overall siting of both parcels is seen in Figure 7 and the streetscape view of the development can be seen in Figure 8.



Figure 6 – Rendering of proposed development (building C in background)

¹ To be developed by Kiwanis Housing Society

² To be developed by Darwin Properties Ltd.

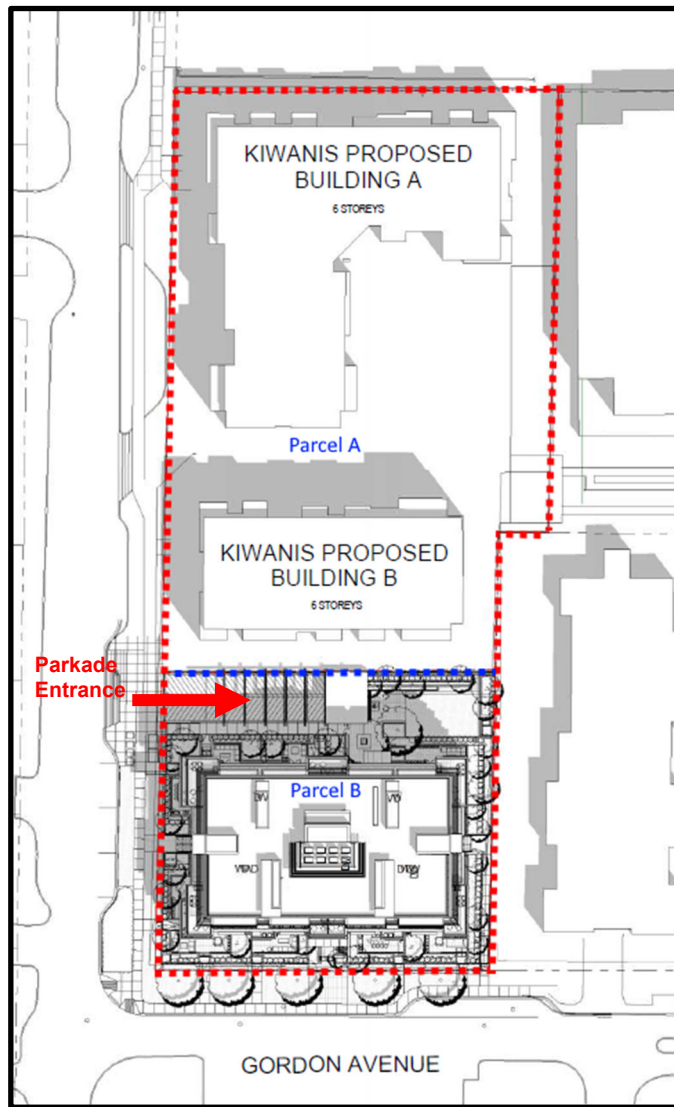


Figure 7 – Overall Siting



Figure 8 – View of proposed development from 22nd Street (looking eastward)

The following sections will focus on each separate development.

Parcel A (Kiwanis Housing Society):

Proposed Development Permit 21-189 (**Appendix B**) includes two six-storey non-market rental buildings with an adult day centre within the northernmost building (Figure 9). Parking is proposed within an underground parkade accessed from 22nd Street on the west side of the site³. As proposed, the adult day centre will be operated by Vancouver Coast Health with access to the front entrance provided with a one-way 'horseshoe' driveway (Figure 9).

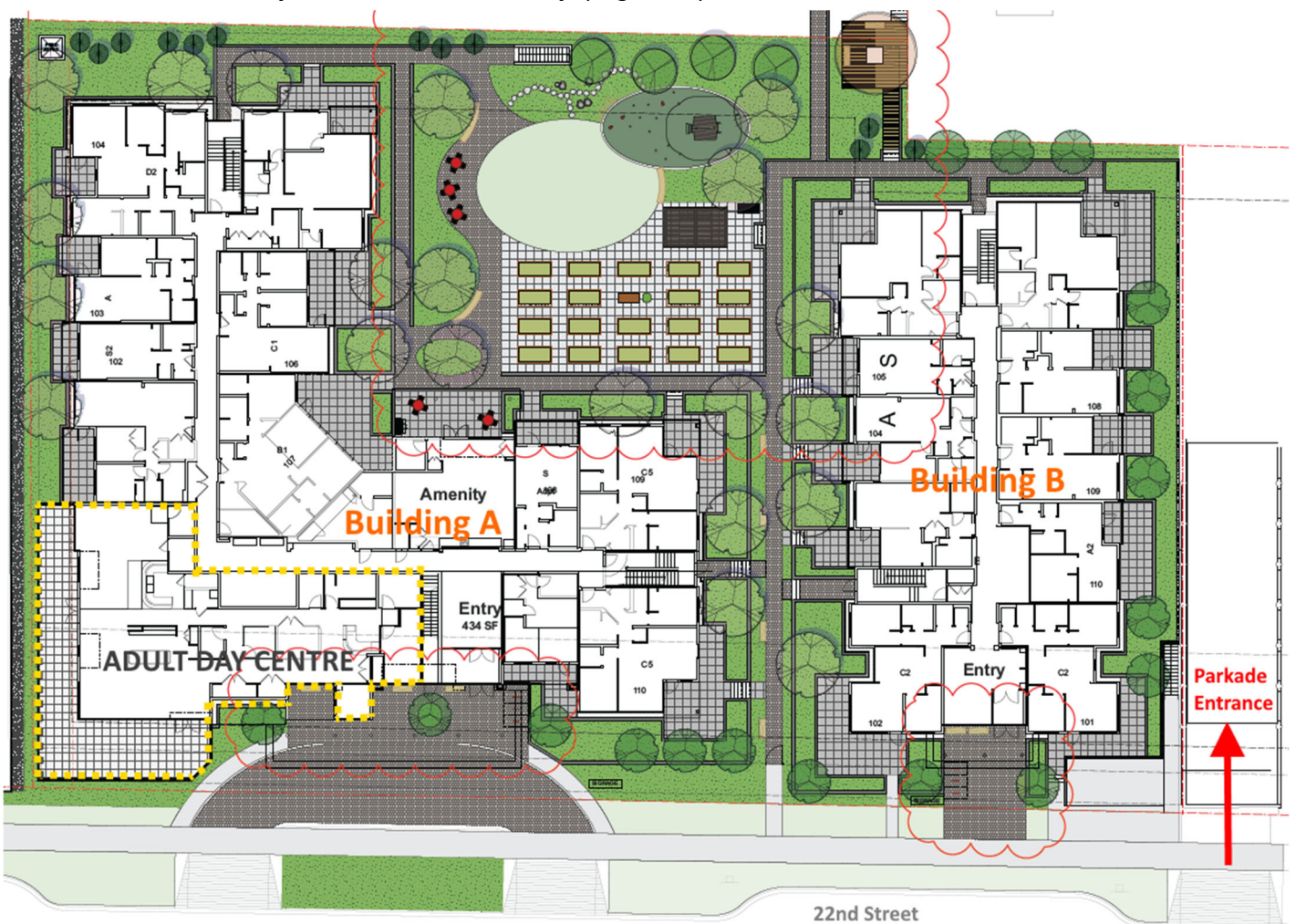


Figure 9 – Landscape/Site Plan for Parcel A (Kiwanis Housing Society)

³ The parkade ramp is located on Parcel B and access will be secured through an easement

Architectural and landscape drawings of the proposal on Parcel A are included as part of proposed DP21-189 (**Appendix B**). The general architectural expression of buildings on Parcel A is seen in below (Figure 10).



Figure 10 – Entrance to adult day centre (looking southwards down 22nd Street)

Summary of proposed development on Parcel A:

- 156 residential non-market rental apartment units (96 units in Building A and 60 units in Building B);
- 6 storeys (wood frame construction)
- Ground level adult day centre (ADC) (approximately 3,066 sq. ft.) with 'horseshoe' driveway entrance facing 22nd Street and secure outdoor amenity area⁴;
- An approximate floor area ratio (FAR) of 1.73 spread between 2 buildings;
- 12,312 sq. m. (132,525 sq. ft.) of floor area;

⁴ A horseshoe driveway was a requirement of VCH (for handyDART access and drop-offs) in addition to a secure outdoor area.

-
- 30% site coverage (yet CD61 does not regulate site coverage);
 - 146 parking stalls in total (4 accessible stalls, 95 regular car stalls, 41 small car stalls and 6 stalls dedicated for the ADC);
 - 236 secure bicycle storage stalls and 12 short-term bicycle storage stalls;
 - 1 level of underground parking (entrance located on Parcel B to the south)
 - Landscaped amenity area on eastern/central portion of site;
 - Connectivity permitted to adjacent Kiwanis site to the east; and
 - New separated sidewalk and boulevard for 22nd Street.

Proposed Zoning Variances

Development Permit 21-189, applicable to Kiwanis Housing Society site (Parcel A), includes the following variances:

1. Allowable maximum height is proposed to be varied from 18.9 m to approximately 20.1 m for Building A and 19.9 m for Building B (while still not exceeding the six-storey maximum).
2. The minimum short-term bicycle parking (i.e. bicycle rack spaces) is proposed to be varied from a minimum of 31 bicycle parking spaces allowing provision of 12 short-term bicycle parking spaces.
3. The minimum short-term bicycle parking is proposed to be varied from 0.4 Short-term bicycle parking spaces per 100 m² for the Adult Day Centre to 0 Short-term bicycle parking spaces required.

Rationale for Variances:

The height variance is supported for the following reasons:

- Staff note that when the CD61 zone was drafted in 2020, the maximum height was an approximation and did not include a detailed building proposal.
- The increased height is due to additional roof structure height to allow increased insulation to attain the applicable Step 4 Energy Code requirements.
- The increased floor-to-ceiling height of the Adult Day Centre required by Vancouver Coastal increased the required height of Building A.
- The residential floor-to-ceiling height maintain an optimal height for livability of the non-market rental units.

The reduction in short-term bicycle parking is supported on the advice from the independent traffic consultant and allows for more outdoor seating at building entrances. It was determined that the proposed 12 short term

bicycle stalls (provided at grade near building entrances) will be sufficient for occasional use by visitors and residents. If it is found that use of the short-term bicycle stalls is insufficient in the future, there is available space within the site to install additional bicycle racks.

Parcel B (Darwin Properties Ltd):

Proposed Development Permit 21-190 (**Appendix C**) provides for an 8-storey building including 58 apartment units ranging from approximately 790 sq. ft. to 1,460 sq. ft., the majority with 2 or 3 bedrooms ideal for families. All suites adjoin balconies or terraces for providing outdoor living space with the penthouse suites featuring direct access to private roof decks. The balance of the landscaped roof is dedicated to a common amenity terrace which provides residents with outdoor gathering space with south facing views. The general architectural expression can be seen in Figure 11.

There is a lobby entrance adjacent to Gordon Avenue that connects to an indoor amenity room and adjacent lawn. The 2 uppermost storeys are designed with glazing as the primary material and are setback approximately 2 metres⁵ from the primary masonry finishes on the lower levels. The ground floor units provide direct street access which allows for a pedestrian friendly streetscape.



Figure 11 – Rendering of Building C (Darwin Properties – Looking northeast)

⁵ In general compliance with the design guidelines

Architectural and landscape drawings of the proposal on Parcel B are included as part of proposed DP21-190 (**Appendix C**).

The general siting of the building on Parcel B can be seen in Figure 12 and a summary of proposed development on Parcel B is as follows:

- 58 residential strata apartment units;
- An approximate floor area ratio (FAR) of 2.68;
- Approximately 7,125 m² (76,995 sq. ft.) of floor space;
- 46% site coverage;
- Approximate 28.5m (93.5 ft.) height (excluding elevator/mechanicals as allowed within the CD61);
- 8 storeys (with private and shared rooftop amenity areas);
- 119 parking stalls in total (including 6 visitor stalls);
- 89 secure bicycle storage stalls (approximately 1.5 stalls per unit);
- 3 levels of underground parking (entrance located entirely on Parcel B yet also provides the parkade entrance for Parcel A); and
- Improved sidewalk and boulevard along entire frontage.

The proposed development permit does not include any zoning variances.

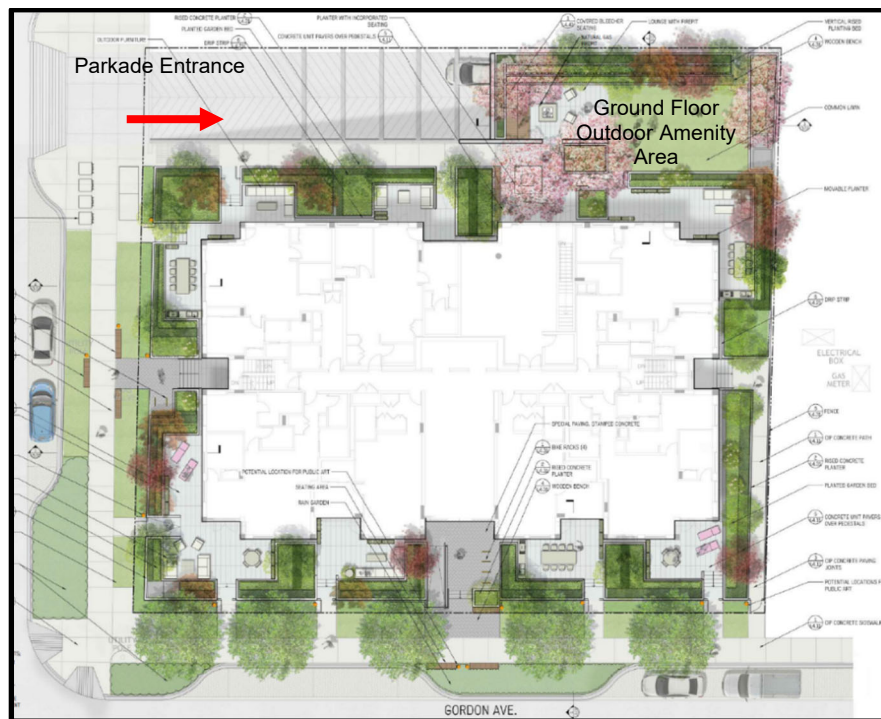


Figure 12 – Site Plan for Parcel B (Darwin Properties)



Figure 13 – South Elevation (Looking north from Gordon Avenue)

Design Review Committee (DRC)

Both development proposals on Parcel A and B were considered by the DRC on February 10, 2022. The DRC supported both development projects subject to further design development with staff on specified items.

DRC Feedback (Parcel A - Kiwanis):

THAT the Design Review Committee support the 2195 Gordon Avenue (Parcel A) application subject to further review of the following items with staff:

- Investigate an extended rain canopy over the drop off area at the front of the adult daycare.
- Work to differentiate the two entrances to define between the users. Consider placement of columns to achieve this.
- Consider changing the angle of the porte cochère to assist in the ease of the exit and entrance for vehicles.
- Meet with the Public Art Advisory Committee to explore opportunities to integrate art with the public realm.

- Encourage more use of the wood material to create a stronger expression.
- Review the upper level storey setbacks with the guidelines.
- Explore connectivity between the two buildings to provide weather protection.
- Review unit alignment in the two buildings to increase privacy.

The applicant team conducted analysis and revised the proposal to address DRC and staff comments. Primarily, the entrance canopy to the ADC was enlarged and the public realm areas near the ADC were revised to provide better accessibility. In addition, more wood material was added to both buildings in order to comply with the direction of the DRC.

In order to maintain connectivity between the buildings on Parcel A (east to west), maintain the proposed open space at grade and to ensure the health of the proposed trees between the building intended for privacy, it was determined that a weather protected connection between the building was not favourable.

In addition to the design analysis and improvements made in response to DRC comments, Kiwanis explored providing a rooftop amenity and it was found that the capital and maintenance costs required would negatively affect the Society's ability to provide the required level of affordability. The site benefits from being in an amenity-rich location, within one block of the West Vancouver Community Centre, Aquatic Centre, Seniors' Activity Centre, and Ice Arena. The site is also within an 8-minute walk from the Seawall and is adjacent to Pauline Johnson Elementary school which provides a public playground, basketball court, soccer field, and two baseball diamonds. In addition to these off-site amenities, future residents will have ample on-site amenities such as the community garden, patio with communal BBQ, indoor amenity room, and outdoor toddler play area. In consideration of these on-site and off-site amenities, as well as the financial implications and affordability requirements, it was found that a rooftop amenity is not viable for the project on Parcel A.

DRC Feedback (Parcel B – Darwin Properties):

THAT the Design Review Committee support the 2195 Gordon Avenue (Parcel B) application subject to further review of the following items with staff:

- Review the upper storey setbacks in context with the guidelines.
- Consider increasing the shared outdoor amenity area at the roof top level.

-
- Review the column locations of the parking area to meet the zoning bylaw.
 - Review visitor parking requirement and if possible increase the number of visitor parking stalls.
 - Review wider sidewalk along Gordon Avenue and study the provision of the garden plaza.
 - Consider more use of native and drought tolerant plants.
 - Review the location of the visitor bicycle parking at grade.
 - Review the boulevard treatment at the corner of 22nd Street and Gordon Avenue.
 - Meet with the Public Art Advisory Committee to explore opportunities to integrate art with the public realm.

The design team conducted further analysis and revised the proposal to address DRC and staff comments. Most notably, additional visitor stalls were introduced⁶, the size of the shared outdoor amenity area on the rooftop was enlarged and outdoor seating/appurtenances were added for the residents within the shared rooftop amenity (Figure 14).

Additional information was provided to clarify how the design of the upper storeys addresses the development permit guideline to maintain a minimum setback of 2.0 m from the building face “to reduce the visual effect of the building and to articulate facades”. As indicated on Figure 15 on the next page, the bay windows located on levels 7 and 8, provide a minor encroachment towards the building face yet allows for articulation and variation on the upper storeys. As the building exhibits a stepped back appearance as originally intended within the design guidelines, staff are satisfied that the guideline has been met. It is noted that a similar analysis was provided for the buildings on Parcel A which resulted in the same conclusion.

⁶ For a total of 6 visitor stalls on Parcel B

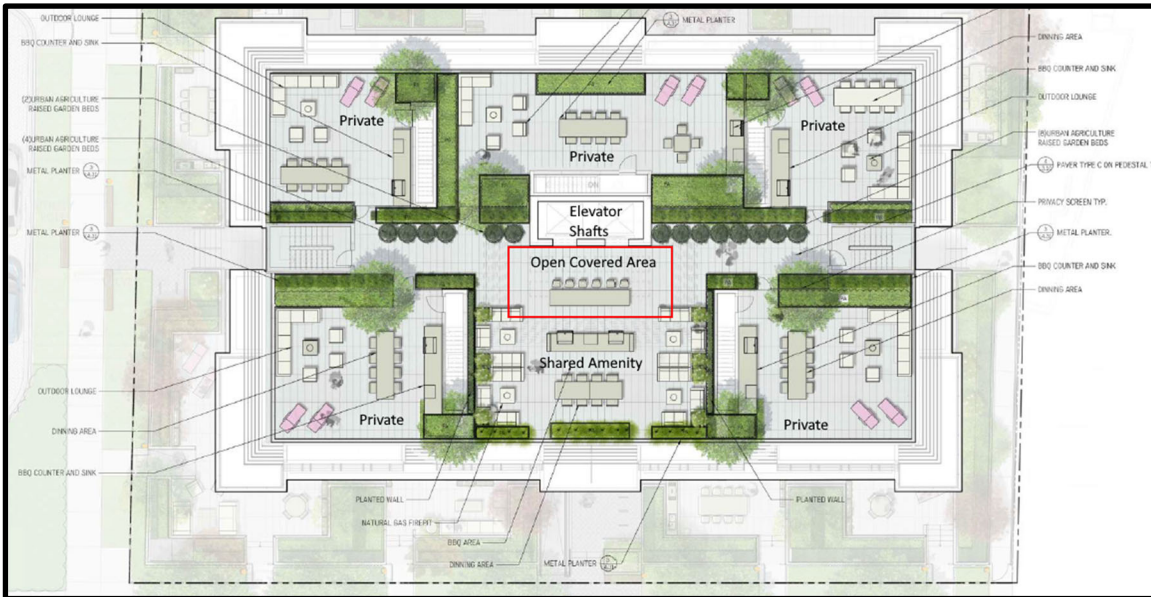


Figure 14 – Detail of revised rooftop amenity area on Parcel B (Darwin Properties)



Figure 15 – 2m setback analysis image for Level 7 and 8 (Parcel B - Darwin Properties)

Public Art Advisory Committee

The development permit design guidelines “encourage the provision of integrated public art to enhance the pedestrian experience”. Based on this guideline and in response to the comments from the DRC, the Public Art Advisory Committee (PAAC) reviewed the development proposals and surrounding public realm on April 12, 2022. The PAAC recommended that a public art component be incorporated into the development in locations along the public sidewalk and that funds from the Public Art Reserve Fund may potentially be allocated to finance the project.

To address the design guidelines and the direction of the PAAC, the development permits include a condition (to be met prior to Building Permit issuance) that potential public art be further considered by the developers, and be subsequently reviewed and supported by the Public Art Advisory Committee. Staff note that development permit applications are not required to provide a public art amenity contribution and it would be expected that allocation of funds from the Public Art Reserve Fund would be required for any significant public art installation.

The North Shore Advisory Committee on Disability Issues

The proposals were reviewed by the North Shore Advisory Committee on Disability Issues (ACDI) on Thursday, February 17, 2022 (Parcel A) and March 10, 2022 (Parcel B). The ACDI supported both applications and provided both applicants “feedback reports” which identified recommendations to be considered. Both applicant teams have implemented improvements to the project to include more accessibility measures as recommended by the ACDI.

Both applicant teams have provided summaries of the improvements to the developments, which have been forwarded on to the ACDI as requested.

Transportation and Safety

A coordinated Traffic Impact Assessment (TIA) was submitted to determine the amount of traffic to be generated by the 214-unit development. The TIA set out to identify any traffic safety concerns, confirm proposed parking, review nearby intersections and recommend potential improvements to be implemented through redevelopment.

The TIA confirmed the following:

- The available onsite parking is acceptable (as the site provides additional parking above the zoning bylaw requirement).

- The TIA also confirmed that the proposed development is anticipated to generate approximately 90 two-way vehicle trips (inbound and outbound combined) during the weekday morning, afternoon, and Saturday peak hour periods.
- The District should continue to monitor the intersections located at 21st Street and Mathers Avenue and 22nd Street and Mathers Avenue as those locations may benefit from future intersection upgrades such as signalization or roundabouts.

6.2 Sustainability

General

Good planning practice directs increased density close to amenities, transit and other supportive shops and services. The location of the site will enable less reliance on vehicles, support transit use and encourage non-vehicle trips within a convenient and flat area.

Sustainable Buildings Policy

In compliance with the *Sustainable Buildings Policy and “22nd Street and Gordon Avenue”* development permit area guidelines, the proposals will be required to obtain a higher step, of the BC Energy Step Code, than what is currently required by the District of West Vancouver Building Bylaw. Accordingly, the development on Parcel A will be required to attain Step 4 and Parcel B is slated to attain Step 3 and utilize a low-carbon energy system.

All residential parking spaces will be required to comply with the zoning bylaw to include EV charging and secure bicycle storage is proposed within the parkade in compliance with the zoning bylaw.

Tree Removal and Replacement

In order to allow for the proposed boulevard upgrades, driveways and extent of parkade to the property line, the following tree removal is planned:

- **Parcel A** - 15 trees (primarily cedars and hemlocks) located on the western property line adjacent to 22nd street; and
- **Parcel B** – 13 trees (sweetgum trees along Gordon Ave., cedars and english oak in the southwest corner).

To address the impact of the required tree removals, the landscape plan provides for a robust planting strategy at grade across both parcels and rooftop plantings on Parcel B. Additionally, there is one ornamental maple being retained on Parcel A that will be incorporated into the planned landscaping.

6.3 Public Engagement and Outreach

Public Information Meeting and Notification

In compliance with the Development Procedures Bylaw No. 4940, 2017, in order to provide an opportunity for public comment, a public information meeting hosted by the applicants will be held prior to consideration of development permit approval. The staff recommendation proposes that the proposed development permits be considered at the June 27, 2022 Council meeting. Notice of the public information meeting and consideration of the development permits will be given in accordance with District procedures⁷.

Signage

Should the proposals advance, the applicants will be required to install development information signs⁸ with particulars about the public information meeting and Council consideration of the proposed development permits.

Website

In alignment with current practise, a description of the proposals, applicable dates and architectural drawings were placed on the District website. The website will be updated should the proposal advance.

7.0 Options

7.1 Recommended Option

Council set a date for consideration of the proposed development permits.

7.2 Considered Options

- a) set an alternative date (to be specified) for consideration; or
- b) defer consideration of the proposals pending the receipt of additional information (to be specified) to assist in the consideration of the application; or
- c) reject the applications (and specify specific guidelines that need to be addressed).

⁷ The Development Procedures Bylaw requires a notice be given to residents within 100m of the site

⁸ One sign along 22nd Street (Parcel A) and one sign along Gordon Avenue (Parcel B)

8.0 Conclusion

Staff has concluded that the proposals meet the “22nd Street and Gordon Avenue” development permit area guidelines. The development proposals will advance Council objectives and OCP goals to provide non-market and market housing along with an adult day centre in a convenient location close to transit, shops, schools, services, employment opportunities and amenities.

Staff recommends that a date for consideration of proposed DP21-189 and DP21-190 be scheduled.

Author: 

Erik Wilhelm, Senior Community Planner

Concurrence 

Michelle McGuire, Senior Manager of Current Planning and Urban Design

Appendices:

- A “22nd Street and Gordon Avenue” development permit area guidelines
- B Proposed Development Permit 21-189
- C Proposed Development Permit 21-190

GUIDELINES

GUIDELINES BF-B 5

22ND STREET AND GORDON AVENUE

Policy BF-B5

Promote the siting and design of multiple family development, and an adult day centre, that reflects quality building design, materials and landscaping. The buildings should have their own stand-alone character and relate to one another through a common architectural expression.

- The lands shown in the area map on Policy BF-B5 are zoned to enable the development of three multiple family buildings (Buildings A, B and C), and allow for an adult day centre to be incorporated into Building A.
- The three buildings shall accommodate a maximum combined Floor Area Ratio (FAR) of 2.8.
- The buildings shall be located generally as illustrated in Figure 1: Conceptual Site Plan.
- Buildings A and B, shall be a maximum of 6 storeys in height.
- Building C shall be a maximum of 8 storeys in height.
- The specific form and character of development will be determined by Council in the context of the guidelines and objectives, outlined in Policy BF-B5, for the 22nd Street and Gordon Avenue development, in Council's consideration of the Development Permits.



**22nd Street and Gordon Avenue
Development Permit Area Designation
Map BF-B5**

| | | |
|--|-------------------|--|
| 22nd Street and Gordon Avenue BF-B5 | Category | Local Government Act s. 488 (1)(f)(h)(i)(j) |
| | Conditions | The development permit area designation is warranted to ensure that development for multiple family housing, and an adult day centre, is compatible with surrounding uses. |
| | Objectives | <ul style="list-style-type: none"> • to promote the siting and design of the buildings and landscaping in accordance with the 22nd Street and Gordon Avenue guidelines • to ensure quality building design, materials and landscaping • to ensure that the massing, scale, orientation, character and articulation of the buildings is responsive to the neighbourhood context • to create a pedestrian-friendly streetscape • to ensure that the buildings have their own stand-alone character and relate to one another through a common architectural expression • to promote an inviting public realm • to promote energy conservation, water conservation and the reduction of greenhouse gases |
| | Exemption | <p>Development may be exempted from the requirement for a Development Permit if the proposal:</p> <ol style="list-style-type: none"> i. does not involve the construction of any new buildings or structures; ii. is for a renovation that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw and conforms to the Policy BF-B5; or iii. is for a renovation that is considered to be minor in nature, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Review Committee, or an equivalent body appointed by Council, and conforms to the Policy BF-B5. |

I. CONTEXT AND CHARACTER

- Design should be responsive to the neighbourhood context.
- Design buildings to have their own stand-alone character and relate to one another through a common architectural expression.
- Situate buildings to maximize north-south unit orientations and to allow for light penetration through the site.
- Provide well-designed outdoor spaces that are livable, accessible and functional.
- Promote an inviting public realm including public-private space that is responsive to the civic uses south across Gordon Avenue.
- Encourage the provision of integrated public art to enhance the pedestrian experience.

II. BUILDING DESIGN

- Buildings A, B and C should be sited as generally illustrated in Figure 1: Conceptual Site Plan.
- Despite the above, alternative building configurations and siting may be considered if a superior urban design is demonstrated resulting in a better development overall.
- Buildings A and B shall not exceed a maximum height of 6 storeys.
- Building C shall not exceed a maximum height of 8 storeys.
- All buildings shall form a consistent street wall to articulate clearly expressed building bases.
- As shown in Figure 2, the uppermost 1-2 storeys of Buildings A, B and C shall be setback a minimum of 2.0 metres from the building face to reduce the visual effect of the building and to articulate facades.

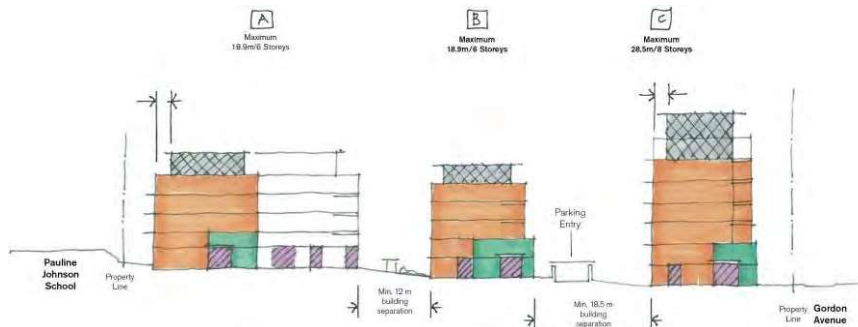


Figure 2: Conceptual Sketch of Street Wall and Building Massing Along 22nd Street



Figure 1: Conceptual Site Plan

- g. Minimum building separations have been outlined as reflected in Figure 1 and Figure 2.
- h. To provide improved privacy between units and the adjacent development to the east balconies shall not be located along the east elevation of all buildings, with the exception of balconies that wrap the corner of the buildings. The length of the balconies that wrap the buildings shall not extend beyond 2.0 metres along the east elevations. Windows should be minimized along the east elevation of all buildings.
- i. The scale of the buildings should be visually broken using architectural design elements and blank walls shall be avoided. Architectural design elements may include finer-grain architectural detailing, fenestration, balconies and changes in materiality (see examples within Figures 4 through 7).
- j. Individual functional elements should be expressed to create identity, rhythm and variety to help reduce visual scale.
- k. Building massing should be articulated through projections and recesses into the building envelope.
- l. Rooftop outdoor amenity areas are encouraged on all buildings. The height of the elevator machinery atop the buildings shall be minimized.
- m. Lobby entrances shall be clearly identifiable and accessible from the public realm with Crime Prevention Through Environmental Design (CPTED) principles taken into account.
- n. Ground-oriented individual residential unit entrances shall be provided for all units at grade.
- o. Individual entrances shall be distinguished in plan and elevation and may include elements such as projecting bays, vertical framing, individual roofs, visible addressing and entry canopies, as shown in the examples in Figure 3.
- p. Entrances should be clearly identifiable through the use of low walls, steps, special paving, and special planting, as shown in the examples in Figure 3.
- q. A pathway shall connect the unit entries to a common sidewalk or walkways. Entry doors should be aligned with the pathway.



Figure 3: Examples of Separation of public and private space and Pedestrian Friendly Ground-Oriented

!!!. BUILDING MATERIALS

- a. Quality materials shall be selected that are appropriate to the building face orientation for sun, wind, noise, view.
- b. Natural colours are preferred and should be derived from the materials used for the primary surfaces of the buildings.
- c. Accent and/or secondary finish material colours should complement the primary materials.
- d. Where appropriate the use of wood as a feature material is encouraged.
- e. Materials shall include but are not limited to:
 - Natural Stone
 - Cementitious siding or panels
 - Brick or cast-stone masonry
 - Terracotta panelling
 - Exposed architectural-finish concrete
 - Wood, particularly in protected locations
- f. Materials shall not include:
 - Vinyl siding
 - Stucco
 - Exterior Insulated Finishing System
 - Mirrored or heavily tinted glass

Figure 4: Artistic Rendering Looking North Illustrative example of a potential form of development



Figure 5: Artistic Rendering Looking North - Illustrative example of a potential form of development



Figure 6: Artistic Rendering Looking South - Illustrative example of a potential form of development



Figure 7: Artistic Rendering Looking South - Illustrative example of a potential form of development



IV. WEST COAST CONTEMPORARY EXPRESSION

Buildings should be grounded in West Coast Contemporary expression, as shown in Figure 8.

a. Contemporary expressions include:

- Simple structures in wood, concrete or steel
- Clear glazing, especially in connection with outdoor spaces
- Concrete or stone walls, stairs, and platforms
- Wood, metal, brick, cast stone and cementitious wall panels
- Wood or metal doors and railings
- Metal or fiberglass windows
- Latticed wood or metal screens



Figure 8. Examples of West Coast Contemporary Architecture

II. ADULT DAY CENTRE

- a. An adult day centre shall have its own separate entrance, with clear wayfinding, and be located within close proximity to a pick-up and drop off area.
- b. The entry to the adult day centre should be architecturally articulated by means of detailing, canopies, materiality or colour.
- c. An adult day centre should have a pick-up and drop off area, generally as shown in Figure 1.
- d. An adult day centre should have canopies and awnings incorporated into the building design to provide weather protection and a covered walk extended to the curb line of the pick-up and drop off area nearest to the lobby.
- e. An adult day centre shall have a secured outdoor area incorporated adjacent to the adult day centre and generally as reflected in Figure 1.

III. ROOFTOPS

- a. Rooftop outdoor amenity areas are encouraged to be provided on all buildings.
- b. Rooftop mechanical rooms, units and equipment, elevator penthouses and other rooftop devices should be integrated into the building massing and should be grouped and screened with materials and finishes compatible with the building.

IV. SUSTAINABLE BUILDING DESIGN

- a. All buildings must meet or exceed requirements of the Sustainable Buildings Policy, or its equivalent.
- b. Parking shall be compliant with electric vehicle charging requirements as outlined under the Sustainable Buildings Policy, or other applicable policy.
- c. Sustainable design initiatives should be considered and may include:
 - Balcony areas and overhangs that offer effective shading, especially along the south and west elevations.
 - Solid and punched walls providing increased thermal value.
 - Selected areas of glazed walls and/or triple-pane glazing.
 - Exterior sun-shading devices.

V. LANDSCAPE DESIGN

- a. Paving materials for plazas and public spaces must include cast concrete, stone or concrete pavers.
- b. The landscaped areas shall be accessible to wheelchairs and walkers.
- c. Provide well-designed shared outdoor spaces that are substantial, livable, accessible and functional, as generally shown in Figure 9.
- d. Promote an inviting public realm including public-private space that is responsive to the civic uses on the south side of Gordon Avenue.
- e. Encourage the provision of integrated public art to enhance the pedestrian experience.
- f. Native, adaptive and drought tolerant plants should be prominent in planting design.

- g. Appropriately choose tree species to support their function while considering aesthetic qualities including seasonal change.
- h. Siting of outdoor amenity areas should be located near or integrated with indoor amenity areas, seating areas, and areas with high levels of visual overlook and should offer opportunities for intergenerational activities.
- i. Elements such as arbors, trellises, paving materials and texture, low wall elements, bollards and planting are encouraged to create transitions between public, semi-private, and private pedestrian realms (see Figure 3).
- j. Accessible rooftop amenity areas are encouraged. Roofscapes may include a combination of useable areas, green roof and urban agriculture (See Figure 10).
- k. A lighting plan, which incorporates LED lighting and down-lighting to improve wayfinding and safety, shall be included as part of Development Permit review.
- l. Employ best practices for landscape design for the adult day centre including a secure, screened, non-climbable perimeter, accessible walkways and social spaces.
- m. The underground parking ramp should be discrete, screened and may include a trellis to provide screening from above.
- n. Pad Mounted Transformers (PMTs) should be provided a landscaped perimeter/buffer and be located away from busy pedestrian areas or preferably located underground.

VI. **CIRCULATION/ PARKING**

- a. Parking access should be consolidated within a single shared ramp to underground parking to reduce potential impacts to both vehicle and pedestrian traffic.
- b. The single underground parking entrance shall be located along 22nd Street.
- c. All required parking, besides temporary loading stalls, must be located underground.
- d. At grade areas for refuse/recycling removal staging areas must be appropriately screened with elements such as trellises, arbours, fences and/or landscaping.
- e. Visitor bicycle parking should be secure, located near main entrances, and should be visible to the public and be sited in well-lit areas.
- f. Ground floor residential units with outdoor access should include residential bicycle parking that is readily accessible, secure and weather protected to encourage daily use.



Figure 9: Landscaped courtyard with mature trees & defined pathways



Figure 10: Rooftop amenity area with greenery and urban agriculture