
700 HAMILTON (COMPLETE AFTER
PRELIMINARY APPLICATION)
DE409307 - ZONE DD

RRS/TC/JG/DK

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

B. Boons (Chair), Development Services
M. Thomson, Engineering Services
L. Gayman, Real Estate Services
D. Naundorf, Housing Centre
V. Morris, Social Planning
D. Jantzen, Vancouver Coastal Health Authority

Also Present:

R. Segal, Urban Design & Development Planning
T. Chen, Development Services
S. Barker, Development Services
J. Greer, Development Services
R. Waite, Engineering Services

APPLICANT:

Hotson Bakker Boniface Haden
406 - 611 Alexander Street
Vancouver, BC
V6A 1E1

PROPERTY OWNER:

Canadian Broadcasting Corporation
1400 Rene Levesque East Boulevard, Room B-1
Montreal, PQ
H2L 2M2

EXECUTIVE SUMMARY

- **Proposal:** Alterations and additions to the existing CBC/Radio-Canada building; and the development of the south (Robson Street) portion of the site with a mixed-use project containing retail and residential uses, with a 21-storey residential tower and a 31-storey residential tower, containing a total of 450 dwelling units, over a retail/residential podium and five 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 Review of Residential Floor Plates in the nearby Downtown area

Appendix G Comparison of the PDP and Complete Floorplates

Appendix H Shadow Impacts on Library Square Daycare

Appendix I Letter from P. Arbuckle, CBC Development Consultant: RE: Community Space

Appendix J Loading Rationale from Applicant

● **Issues:**

1. Detailed architectural treatment of towers
2. Resolution of proposed community use/amenity space (exclusion from FSR)
3. CBC parking provision

● **Urban Design Panel: Support**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE409307 as submitted, the plans and information forming a part thereof, thereby permitting alterations and additions to the existing CBC/Radio-Canada building (CBC); and the development of the south (Robson Street) portion of the site with a mixed-use development containing retail and residential uses, with a 21-storey residential tower and a 31-storey residential tower, containing a total of 450 dwelling units, over a retail/residential podium and five 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:

1.1 design development to refine the architectural treatment of the towers, including the detailed treatment of how the towers meet grade;

Note to Applicant: This should include:

- reconsidering the red-coloured "frame" expression;
- diminishing the scale of the freestanding columns on Robson Street (by extending level 4 residential out to encompass the columns);
- re-examining the palette of colours; and
- introducing a finer grain to the tower podiums to better integrate with the lower level treatment of the CBC building.

1.2 design development to the public courtyard's south and west perimeter to refine the treatment of the space's transition edges and walls, including maximizing glazing of the residential amenity and west tower's interior spaces;

Note to Applicant: Consideration should also be given to details of the soffit of the overhanging west tower, including lighting. Submission of additional large-scale architectural sections through the various edge conditions illustrating the public realm interface at the water feature, stairs, walls, trees (including soil depth to support their healthy growth), etc., is required.

1.3 arrangements to the satisfaction of the Director of Legal Services and the Director of Planning for public access to all areas of the site intended for public use, including but not limited to the two corner plazas (at Robson & Cambie Streets, and Robson & Hamilton Streets), the Hamilton Street Courtyard and setback areas and the Robson Street "grand stair";

Note to Applicant: As the public access areas will not be definable until after they are constructed the rights of access, passage, use and the obligations for maintenance shall be secured by a blanket right-of-way until such time as the right-of-way areas can be reduced based on the as-built condition. The plans and documents to reduce the right-of-way areas to be to the satisfaction of the Director of Legal Services, the Director of Planning and the General Manager of Engineering Services.

1.4 provision of power outlets, lighting and other technical support items in the Hamilton Street public open spaces to enhance the ability to program these areas;

1.5 clarification of the use of the proposed "Community Use" space;

Note to Applicant: Intended occupant(s) of the space and confirmation of use arrangements such that Downtown Official Development Plan FSR exclusion intent is met (i.e. non-revenue, social and recreational purposes) is required, (See also Standard Condition A.1.2). A letter of

undertaking, signed by the owners, shall be provided which assures the availability of the amenity/community use areas for the intended occupants/users/tenants or otherwise, and floor plans shall indicate any furnishings and/or equipment being provided;

- 1.6 design development to provide access to the residential podium and tower rooftop areas to maximize provision of private open space and "green" roofs;
- 1.7 design development to improve daylight access to east tower bedrooms (lower levels) facing existing blank CBC wall;

Note to Applicant: Refinements to the ground floor treatment of the "slot" area at this interface between existing and new construction as seen from the Cambie sidewalk is also sought.

- 1.8 provision of a minimum 104 off-street parking spaces for the CBC use;

Note to Applicant: Engineering Services staff continue to support a parking relaxation of the current Parking By-Law requirement of 240 spaces to a minimum of 104 spaces. This represents a "grandfathering" of the originally required parking under development permit DE206121. However, the requirement that a minimum 104 staff and visitor parking spaces be provided has not been met in this complete application. The applicant has proposed 79 parking spaces, 4 of which are fleet vehicle storage spaces, for a total of only 75 countable parking spaces. The result is a shortfall of 27 parking spaces (when including double counting of disability parking). Staff are prepared to consider payment-in-lieu or off-site covenanted parking arrangements in order to meet the minimum 104 parking space requirement.

- 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: Area 'C' - Downtown Official Development Plan

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size	-	-	499.79 ft. x 259.94 ft.
Site Area	-	-	128 519 sq. ft.
Floor Space Ratio ¹	All uses: 5.00 Interim Policy on Residential Use: 3.00	-	Existing CBC: 2.02 Residential: 2.86 Commercial: <u>0.14</u> Total: 5.02
Floor Area ¹	All uses: 642 593 sq. ft. Interim Policy on Residential Use: 385 557 sq. ft.	-	Existing CBC: 259 766 sq. ft. Residential: 367 904 sq. ft. Commercial: <u>18 468 sq. ft.</u> Total: 646 138 sq. ft.
Height ²	150.0 ft. View Cone for East Tower: 291.5 ft.	-	West tower Top of roof slab: 196.3 ft. Top of mech. Room: 208.0 ft. East tower Top of roof slab: 285.1 ft. Top of mech. room: 286.7 ft.
Parking ³	<u>CBC</u> : 258 spaces <u>Commercial</u> : 16 spaces Small car (25%): 138 spaces -	<u>CBC</u> : 240 spaces <u>Residential</u> : 456 spaces <u>Commercial</u> : <u>15 spaces</u> Total: 711 spaces - Disability: 10 spaces	<u>CBC</u> : 75 spaces (Small car: 23) (Disability: 2) (Visitors: 3) <u>Residential</u> : 456 spaces (Small car: 23) (Disability: 8) (Visitors' : 3) <u>Commercial</u> : <u>15 spaces</u> Total: 550 spaces Small car: 46 spaces Disability: 10 spaces
Loading ⁴	-	<u>CBC</u> Class B: 12 spaces Class C: 2 spaces <u>Residential</u> Class B: 2 spaces <u>Commercial</u> Class A: 0 spaces Class B: 2 spaces	<u>CBC</u> Class B: 5 spaces Class C: 0 spaces <u>Residential</u> Class B: 2 spaces <u>Commercial</u> Class A: 2 spaces Class B: 0 spaces
Bicycles ⁵	-	<u>CBC</u> Class A: 24 spaces Class B: 0 spaces <u>Residential</u> Class A: 563 spaces Class B: 6 spaces <u>Commercial</u> Class A: 2 spaces Class B: 6 spaces	<u>CBC</u> Class A: 73 spaces Class B: 0 spaces <u>Residential</u> Class A: 576 spaces Class B: 0 spaces <u>Commercial</u> Class A: 2 spaces Class B: 0 spaces

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Amenities ⁶	10 000 sq. ft.	-	<u>Residential</u> South tower: 7 923 sq. ft. North tower: <u>1 776 sq. ft.</u> 9 699 sq. ft. <u>CBC</u> Main floor Community sp.: <u>12 680 sq. ft.</u> Total: 22 379 sq. ft.
Balconies ⁷	Open: 29 432 sq. ft. Encl (50% of open): 14 716 sq. ft.	-	Open: unspecified Enclosed: 14 814 sq. ft.

¹ **Note on Floor Area and FSR:** The new commercial space in the CBC development and the mechanical shafts above base surface must be included in the computation of floor area. Standard Condition A.1.1 seeks the reduction of floor area to be within the maximum permitted.

² **Note on Height:** Both towers exceed the height limit of 150 ft. The Development Permit Board may permit a building which exceeds the height limit, up to a maximum of 450 ft. A view cone height limit has been identified for the East Tower and is set at 291.5 ft. Staff support the proposed heights of both towers. It should be noted that because of the slope of the site, the top of mechanical roof and the top of roof slab are similar in calculated height. Standard Condition A.1.8 seeks the provision of details of the height of the proposed antennae above the roof of the east tower. DP Board approved-in-principle the proposed antenna, functional for emergency use, on east (taller) tower to a maximum design of 12 in. square at the base, 6 in. square at the top and 75 ft. above the roof deck and confirmation that there be no signage or other appurtenances on the antenna;

³ **Note on Parking:** The present CBC site provides for 92 parking spaces, all of which are located at the surface of the site. The applicant has proposed replacing these spaces with 75 commuter parking spaces. These 75 proposed parking spaces do not include the 4 fleet parking spaces (#40 to #43) and 20 operational vehicle spaces. The 13 parking spaces shown in the separate parking garage have also not been included in the proposed figures as these spaces do not meet Parking By-law standards. Condition 1.8 seeks the provision of a minimum of 104 off-street parking spaces for the CBC use as approved by the Development Permit Board on August 29, 2005 (Refer to Engineering Services comments, p. 14).

⁴ **Note on Loading:** Engineering Services staff support the requested relaxation to the required loading for the CBC use (see Engineering commentary on page 14). Standard Engineering Condition A.2.11 seeks the relocation of one of the residential Class B loading spaces to be in closer proximity to the elevator core of the westerly tower, and Standard Engineering Condition A.2.10 seeks the provision of 2 Class B loading spaces for the commercial uses (rather than 2 Class A loading spaces which have been indicated).

⁵ **Note on Bicycles:** Class B (visitor) bicycle spaces have not been provided for either the Residential or Commercial uses. Standard Condition A.1.3 seeks the provision of these spaces.

⁶ **Note on Amenity:** The Downtown Official Development Plan allows a maximum of 10,000 sq. ft. of amenity space to be excluded from the computation of floor area. Staff support a relaxation of this provision to a maximum of 20,000 sq. ft. (Standard Condition A.1.2) under the "hardship" clause of the Downtown ODP on the basis that maintaining the existing structure, which is beneficial in broad terms, does create constraints for utilization of existing floor area. Further, the creation on this full block site of two principal components, residential and CBC, would, if subdivided, typically allow for the provision of two separate amenity spaces, each qualifying for the 10,000 sq. ft. amenity exclusions (refer to Other Items: Amenity Area FSR Exclusion on page 12.) Condition 1.5 seeks clarification of, and arrangements for the use of the proposed "Community Use" space.

⁷ **Note on Balconies:** Statistics on the amount of open balcony area have not been provided by the applicant. Standard Condition A.1.5 seeks this clarification on the total proposed area of open balconies to comply with the maximum excludable from the computation of floor area.

● **Legal Description**

Block: 57
 Plan: 13168
 District Lot 541

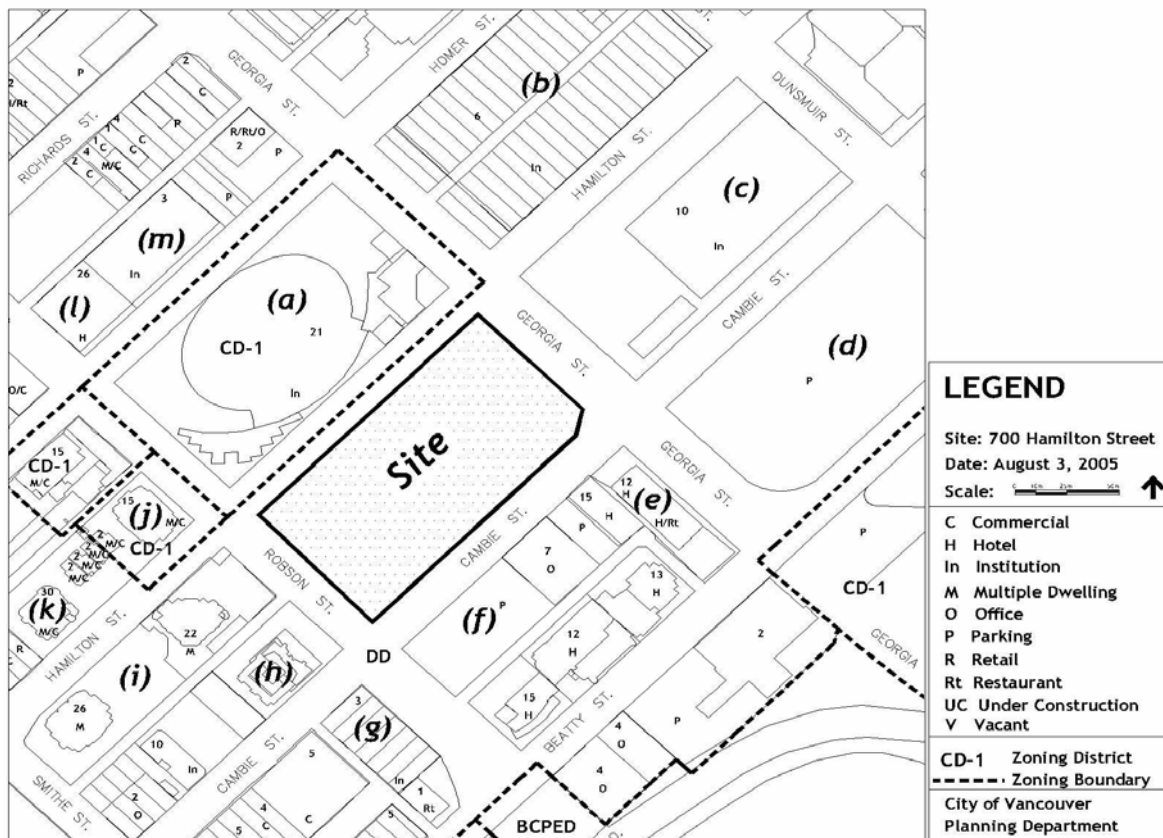
● **History of Application:**

05 03 31 Preliminary DE submitted
 05 06 08 Urban Design Panel: Non Support
 05 07 06 Revised Preliminary DE submitted
 05 07 20 Urban Design Panel: Support
 05 08 17 Development Permit Staff Committee
 05 08 29 DPB Approval-in-Principle
 05 10 05 Complete DE submitted
 05 10 26 Urban Design Panel: Support
 05 12 21 Development Permit Staff Committee
 06 01 04 Development Permit Staff Committee

● **Site:** The site comprises an entire city block, bounded by Robson, Hamilton, Georgia and Cambie Streets.

● **Context:** Significant adjacent development includes:

- | | |
|------------------------------------|--|
| (a) Library Square | (h) 821 Cambie ("Raffles"); DE 409233, approved 23-storey retail/residential development |
| (b) Post Office | (i) 838-88 Hamilton(Rosedale); 22/26 storey hotel/retail/residential development |
| (c) Queen Elizabeth Theatre | (j) 819 Hamilton; 13-storey retail/residential development |
| (d) City-owned surface parking lot | (k) 867 Hamilton; (Jardines) 30-storey residential tower |
| (e) Sandman Inn | (l) Westin Grand Hotel; 26-storey hotel/retail development |
| (f) Potential development site | m) Theatre: "The Centre" |
| (g) Catholic Services | |



● **Background:** Subsequent to the Approval in Principle granted by the Development Permit Board on August 29, 2005 the applicant sought interim feedback from the Board on the direction being pursued in response to preliminary “prior-to” condition 1.13 regarding tower floor plates (refer to p.11). On October 11, 2005, the Board members, after a brief presentation on this specific aspect of the project, commented that the proposed changes to the towers appeared to be going in the right direction, although noting with respect to the complete application, that the Board would need to hear from the public and the Urban Design Panel before commenting further.

With respect to the other items to be addressed from the preliminary approval, staff met several times with the applicant team, indicating general support for the design approaches being pursued.

● **Response to Preliminary Conditions:** Following are the PDP conditions (*italics*), the applicant’s response and staff assessment:

PDP 1.1 *design development of the Hamilton Street Public Realm interface to be undertaken in consultation with users to maximize pedestrian interest, animation, programming, landscape quality and residential adjacency impacts;*

Note to Applicant: An inviting, gracious transition between the sidewalk and various fronting functions (Courtyard, Café, Stage and CBC Plaza “Precincts”), incorporating existing and new trees into a green “canopy” is sought as is provision of attractive, active edges for the Courtyard’s north and south sides that avoids any blank walls. Detailed sections illustrating the various grade transitions, including proposed structure below are required.

Applicant’s Response:

A community group meeting was organized by CBC to review the Hamilton Street public realm in order to ensure that this area would maximize pedestrian amenity, animation, programming and landscape quality. Attendance at this meeting included: CBC French Radio; CBC English Radio; CBC French TV; CBC English TV; CBC Communications; CBC Corporate Branding; Vancouver International Jazz Festival; Vancouver Opera; Pacific Sport; Vancouver Public Library.

The community group was very excited and supportive of the plan for the open space and community uses. Positive input from the community group included the need for technical support such as power outlets and outdoor lighting requirements in the outdoor spaces. Revisions have been made to the design of the Hamilton Street public realm with the inclusion of a double row of street trees and revised details of the north and south sides of the proposed courtyard. Detailed sections of the various grade transitions have been provided in the revised Development Permit drawings. Street trees have been held back from the corner of Georgia and Hamilton. This allows the “Prow” of the CBC Integrated Newsroom to remain visible from Georgia Street, Vancouver’s primary ceremonial corridor. Critical to the primary function of the CBC’s English and French television production is to ensure proper “Vancouver backdrops” are provided. Extensive surveys were made to locate the optimum vantage point for CBC cameras at the corner of Georgia and Hamilton. This location provides views down Georgia Street and down Hamilton Street toward the North Shore mountains.

Staff Assessment: The array of revisions to the public realm has substantially upgraded its treatment and addresses most items. Still outstanding are the needed refinements to the Courtyard’s south edge transition to the residential semi-private open space and west tower, and clarification of details of the grade transition at various public realm edges as well as technical provisions for programming of the public spaces (recommended Conditions 1.2 & 1.4). With respect to the lack of street trees at the Georgia/Hamilton corner, staff are persuaded (reluctantly) that this normal public realm requirement (three additional trees on each of Georgia and Hamilton Streets) can be sacrificed to suit CBC camera vantage points.

PDP 1.2 design development to reduce the west tower's Hamilton Street length at its north end to diminish its protrusion over the Courtyard's water feature and shadow and scale impact on Hamilton Street;

Note to Applicant: Adjustments in the tower's typical floor plate to achieve this do not envision a reduction in floor area.

Applicant's Response:

The west tower has been modified in several ways to reduce its impact on Hamilton Street. The floor plate has been shortened in length and stepped back along the Hamilton facade to reduce its apparent length. The lower floor plates adjacent to the water feature step forward with amenity and residential uses that reduce the overhang of the typical upper floors

Staff Assessment: A minor adjustment to the tower's north edge has minimally diminished its length and protrusion over the water feature. This concern over this tower's Hamilton Street length, however, has been overtaken by the broader issue of tower floor plates raised in the preliminary review. Staff are satisfied that the intent of this preliminary condition has been met in respect to overall tower dimensions but remain concerned about the lower level detailed treatment of its north face and overhanging soffit as these surfaces relate to the covered Courtyard water feature area (recommended Condition 1.2).

PDP 1.3 design development to provide more active uses along the existing and new arcade (concourse) and "grand stair" edges to improve publicness and address CPTED concerns, including elaborating on the proposed "Community Use" in the existing buildings;

Applicant's Response:

A number of interested parties in the community have expressed interest in occupying the "Community Use" base along the arcade of the existing CBC Building. Interested parties to date have included the Bill Reid Foundation, the Vancouver International Jazz Festival, and Reel 2 Real. Discussions have also been initiated with Cultural Affairs of the City to identify potential appropriate tenants for the "Community Use" area. The "Grand Stair" edges have been simplified and provide for easy access to the arcade. A retail tenant will be located on the landing of the "Grand Stair". A CBC presence will also be developed on Robson Street to allow for street related broadcasting opportunities. As a part of the animation of the arcade, a series of markers are to be developed along the length of the arcade commemorating significant individuals and events associated with CBC's activities. A secure gate system will also be provided at the entry of the arcade to secure after hours loitering in this area.

Staff Assessment: Staff are satisfied that the design aspects have been addressed. The issue of which public organization(s) would occupy the amenity space (to be excluded from FSR) needs to be finalized. Staff support relaxation of the maximum 10,000 sq.ft. amenity exclusion (Section 6.1 of the DODP) under the ODP's "hardship" clause to a maximum 20,000 sq.ft. exclusion. See Other Items: Amenity Area FSR Exclusion page 12. (recommended condition 1.5 and Standard Condition A.1.2).

PDP 1.4 design development to better integrate the open stairs at the north edge of the Courtyard into the landscape design;

Note to Applicant: Reducing the extent of blank retaining and building wall sought.

Applicant's Response:

The Hamilton Street stair leading to the CBC Radio Canada promenade has been revised to create a more formal planted access to the new community use along the promenade. This includes the introduction of new trees leading to the stairs. The southerly face of Studio 41, adjacent to the stairs, will support four new banners that will relate directly to the future "Community Use" area

Staff Assessment: The concern regarding blank walls has been addressed. The condition is satisfied.

PDP 1.5 design development to the Robson Street residential podium component to better integrate its expression with the retail frontage as a strong streetwall element;

Note to Applicant: Pulling the upper level units closer to Robson Street and terracing them back on the Courtyard side to provide more sun access to the Courtyard is recommended, as well as reconsidering blank end walls.

Applicant's Response:

The commercial/residential podium fronting Robson Street has been refined to clearly articulate the commercial and residential components of the building. The two storey commercial component at street level is clearly distinguished from the upper townhouse and tower volumes by recessing the third floor residential volume. The lower commercial floors are also clad in materials that will clearly distinguish them from the residential floors above.

Staff Assessment: The proposed redesign satisfies the condition.

PDP 1.6 design development to incorporate Robson-fronting, pedestrian-scaled weather protection at the base of both towers;

Note to Applicant: In addition to weather protection, these canopies should also address the issue of downdraft onto Robson Street off the broad facades of the towers. Wind Tunnel testing of the proposal should be considered to determine and address any negative effects on both Robson Street and the proposed public Courtyard.

Applicant's Response:

Continuous canopies are now incorporated into the building elevations, providing pedestrian protection along the full length of the Robson Street facades. The canopies have also been extended around the corners to provide protection along the southern portions of the Hamilton and Cambie frontages

Staff Assessment: The introduction of weather protection satisfies the condition. Staff are satisfied that the concern regarding potential wind turbulence or downdraft can be addressed by canopies of sufficient width. (See Standard Condition A.1.9 - Note to Applicant)

PDP 1.7 design development to the residential entry and lobby of the southeast (taller) tower to shift it as close to the "grand stair" as possible to maximize retail frontage on Robson Street;

Applicant's Response:

The residential lobby entrance of the southeast (taller) tower has been moved to a location immediately adjacent to the "grand stair", thereby maximizing the retail frontage on Robson Street and around the corner onto Cambie

Staff Assessment: The proposed redesign satisfies the condition.

PDP 1.8 design development of the proposed antenna, functional for emergency use, on east (taller) tower to a maximum design of 12 in. square at the base, 6 in. square at the top and 75 ft. above the roof deck and confirmation that there be no signage or other appurtenances on the antenna;

Applicant's Response:

The proposed antenna on the east (taller) tower is functional for emergency use only. It will project 75 feet above the roof deck with a maximum design of 12" square at the base and 6" square at the top. There will be no signage or other appurtenances on the antenna.

Staff Assessment: Implicit in the Development Permit Board's PDP condition 1.8 above was an increase in the height of the antenna beyond the 10% increase provision in the DODP under the ODP's "hardship" clause [i.e. beyond 320.65 ft. (291.5 ft. + 29.15)] to 366.5 ft. Staff are confident the condition will be satisfied. Details of the antenna are required. (See Standard Condition A.1.8)

PDP 1.9 design development to maximize residential common open space through utilization of rooftop areas, including the podium and west tower roofs;

Applicant's Response:

The roof surfaces of both towers will be used as deck and amenity spaces and will be landscaped with hard and soft landscape material appropriate for this use. The lower residential podium roofs will also be landscaped to provide visual amenity from above as well as usable deck surfaces for residential outdoor uses. Landscaping will also be used to delineate separations between commercial/public spaces and the private and semi-private residential areas.

Staff Assessment: The only residential common open space clearly indicated is at the main level (L4), south of the Public Courtyard. Access to the roof of the lower residential podium or to tower roof areas, either common or from individual units, is unclear on the drawings. Clarification on drawings regarding access to rooftops as described in the written response, above, is sought. (recommended Condition 1.6)

PDP 1.10 clarification of the proposed treatment of the Georgia Street facade noting its prominence on Vancouver's primary ceremonial street;

Applicant's Response:

The Georgia Street façade has been treated to address both the ceremonial functions of Georgia Street and to enhance pedestrian comfort and interest along Georgia Street. The new Integrated Newsroom will serve as a strong symbolic presence for the national broadcaster on Georgia Street. The Integrated Newsroom has been designed using largely glass and Spandrel glass. The focal point of the Integrated Newsroom will be the television studios for both English and French television at the corner of Georgia and Hamilton. At street level, Studio 60 will allow for interaction with the public and will also provide a café. The radio functions of CBC will be celebrated along the Georgia Street face of the Integrated Newsroom. "Sound cones" will animate the sidewalk. The existing blank wall of Studio 1 will be clad in granite to tie in with the use of this material at the base of the whole development including Robson Street. CBC branding elements will also animate this façade. A new glass canopy will provide weather protection for pedestrians on Georgia Street.

Staff Assessment: Given the constraints of the existing structure and studio function, the response satisfies the condition.

PDP 1.11 confirmation that Public Realm improvements on the entire site (plazas, open space, Courtyard, etc.) are to be constructed and finished prior to occupancy of any portion of the residential development;

Applicant's Response:

The public realm improvements on the entire site are to be constructed and finished prior to occupancy of any portion of the residential development

Staff Assessment: As it is understood that all work on-site will be done concurrently staff are satisfied the condition will be met. A condition on the Development Permit will be applied (DP Condition B.2.2).

PDP 1.12 design development to ensure proper daylight access to east tower units adjacent to existing CBC building's blank south party wall.

Note to Applicant: The transition between the east tower's north face and the existing CBC building should be carefully considered.

Applicant's Response:

The residential unit plans at the lower levels of the taller east tower, adjacent to the CBC Building, have been modified to improve daylight access. Primary living spaces within the unit plans have been oriented either to Cambie Street or into the interior courtyard. The balconies have been stepped back along the north façade to follow the incline of the sloped CBC building volume

Staff Assessment: Affected units have been designed for primary daylight access from east (Cambie Street) and west (courtyard) exposures. However, some bedrooms still orient to the existing blank wall. The condition is not fully satisfied (see recommended condition 1.7).

PDP 1.13 design development to further explore the tower design with particular regard to floor plate size having regard to Downtown South Design Guidelines, the development across Robson Street and tower siting and impacts on privacy, views and shadow.

Applicant's Response:

Both towers have been significantly modified to lessen their impact on neighboring sites, particularly those across Robson Street. The floor plate of the taller tower has been reduced by 530 SF. Both towers have been reduced in width with respect to the Robson Street frontage. This narrowing of the two towers and the shifting of the shorter tower further to the west has increased the view corridor between the two towers by 7 ft. These modifications have improved the view opportunities for development across Robson Street. They have also increased the sunlight available to the interior courtyard space and given greater visual prominence to the internal public arcade.

Staff Assessment: The typical floor plate width of the east tower has been reduced by approximately 828 sq. ft. to 7,130 sq. ft., achieving an increase in the separation between the two towers from 80 ft. to 87 ft. The west tower floor plate has remained essentially the same (8,400 sq. ft.) while its height has increased marginally by a half level to accommodate, along with other moves, the redistribution of floor area from the east tower, allowing the developer to maintain residential density at 2.86 FSR. Staff consider the slimming of the east tower and increased gap between the two towers to noticeably improve views for existing and approved towers across Robson Street. This, in combination with the previous sensitive shaping of the proposed towers, improves privacy for neighbouring towers and sun access to the proposed public open spaces. While the proposed floor plates are still notably larger than those of typical Downtown South towers (max. 6,500 sq. ft.), the east tower's floor plate is similar to many built or approved residential towers in the downtown, North False Creek and Coal Harbour (refer to Appendix F). Staff conclude the intent of the condition is satisfied.

Other Items:

Tower Architectural Expression: A number of suggestions regarding refinements to the architectural treatment of the towers were offered by the Urban Design Panel. Staff concur with this commentary

specifically regarding the “frame” expression on the towers facing elevations, fine tuning of colours and the details of how the towers meet grade. (recommended Condition 1.1).

Amenity Area FSR Exclusion: In addition to the 9,699 sq. ft. of residential amenity space proposed, the proposal seeks 12,680 sq. ft. of excluded amenity space in the existing CBC complex. The CBC space would consist of approximately 4,000 sq. ft. for CBC employees and 8,680 sq. ft. for “Community Use”. The latter space could be used by groups such as the Bill Reid Foundation, the Coastal Jazz & Blues Society, and Reel 2 Real (groups to be identified by CBC). While the Downtown Official Development Plan limits the total amenity FSR exclusion permitted to 10,000 sq. ft. the applicant intends to create an air space parcel(s) for non-CBC use (i.e. residential) which typically would generate a total 20,000 sq.ft. FSR exclusion for these two primary uses, noting that on a full city block, four or more separate developments could typically be anticipated, each one qualifying for the 10,000 sq. ft. exclusion. Further, retention of the existing CBC building, which has numerous overall benefits, does create hardship for the user in terms of utilization of the existing space. On this basis staff recommend relaxation of Section 6.1 of the DODP from 10,000 sq.ft. to a maximum of 20,000 sq.ft. under the “Interpretation” section (“hardship” clause) which states “The Development Permit Board, in the exercise of its jurisdiction, may relax the provisions of this Plan in any case where literal enforcement would result in unnecessary hardship. In granting any relaxation, the Board shall have regard to the intent and policies of this Plan, and such other applicable policies and guidelines adopted by Council.” Staff seek clarification of the use of the “Community Use” space (recommended Condition 1.5).

• **Conclusion:** This complete application has addressed most of the issues raised at the Preliminary stage, with the design advancing and improving as expected. Staff believe the proposal will contribute substantively to the vitality of the surrounding precinct area and recommend Approval subject to resolution of the few remaining items contained in the prior-to conditions, including parking.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on October 26, 2005, and provided the following comments:

EVALUATION: SUPPORT (7-1)

• **Introduction:** Ralph Segal, Development Planner, presented this complete after preliminary application, noting that in response to the preliminary condition regarding tower floor plates the applicant has reduced the floor plate of the taller tower from approximately 7,900 sq. ft to 7,400 sq. ft., with the lower tower remaining substantially the same floor plate size as the preliminary application. The objective was to increase the separation between the towers and allow for more penetration of views for the neighbouring towers across Robson Street while more closely reflecting the floor plate sizes of the Downtown South District. Mr. Segal also noted that the antennae was permitted by the Development Permit Board.

Specific advice from the Panel is sought on the following:

- the Public Realm response on Hamilton, Georgia and Robson Streets and the public areas in general with respect to how successfully they have been handled in terms of pedestrian animation and activity, overall landscape quality and various uses and architectural treatment;
 - the overall architecture and expression, particularly with respect to how the residential podium element relates to the retail below;
 - the revised tower floor plate sizes in terms of impacts on views, shadowing and privacy.
- **Applicant’s Introductory Comments:** Joost Bakker, Architect, said that since the last time this proposal was before the Panel, the applicant team has worked on refining the detailed concerns that have come forward from the Panel and the Development Permit Board.

Mr. Bakker provided an overview of the space and Walter Francl, Architect, described the material palette, the changes to the proposal and also the sustainable strategies incorporated into the application. Bruce Hemstock, Landscape Architect, reviewed the landscape plan and further expanded on the sustainable strategies for the site. The applicant team responded to questions from the Panel.

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

- Greater attention and design development to the public courtyard area to integrate the project and existing building element in order to tie the whole site together;
- Consider changing the dark red frame element on the inside facades of the towers for something more subtle and creating a stronger connection to the architecture, details and materials of the existing CBC building.

- **Related Commentary:**

The Panel said this will be a beautiful and exciting project that should be successful in terms of animating this downtown block. Generally the Panel supported the public realm response and thought there had been great improvements in the progression of developing the public spaces and street treatments. Overall it was felt that the landscape quality was good with a couple of Panel members suggesting better definition of private versus public space and more development to strengthen the landscaping and street trees. Another Panel member noted that it will be critical to make the Hamilton Street animation work twelve months of the year.

The Panel supported the tower floor plate sizes at the preliminary stage and supported the adjustments in this proposal, to the floor plate sizes, that were made to respond to the spirit and intent of the Downtown South District guidelines.

Several Panel members said that they would like to see more vertical articulation of the tower and a finer grain on the residential podium so that it reflects the grain, texture and scale of the CBC building, noting that the CBC building should dominate the residential building and not the other way around. It was also felt by several Panel members that there should be fewer colors incorporated in order to help simplify the look of the buildings.

With respect to sustainability, one Panel member asked that the applicant consider taking the heat from the existing building and using that in the domestic water system. The same Panel member also expressed concern for the livability of units that have a lot of glass and no air-conditioning and suggested that the applicant address that issue.

Two Panel members said they would like to see further refinement to the Cambie Street interface.

- **Applicant's Response:** Mr. Bakker thanked the Panel for their comments and said that this project has been difficult and at the same time has come a long way. With respect to animation of the public spaces, Mr. Bakker said he is confident that this proposal will provide an enormous transformation from what exists there now and will make it a friendlier space. Mr. Negrin added that this project is a new Concord brand and the applicant team wants it to be as good as or better than other Concord projects.

ENGINEERING SERVICES

Following the review of this complete application, the significant issues remaining are the provision of a minimum of 104 parking spaces for CBC staff and visitors as approved in principle by the Development

Permit Board on August 29, 2005, and the confirmation that there exists adequate loading for the existing CBC building. Other issues, relating to loading for the new commercial space and curb return design, remain unresolved.

Engineering Services staff continues to support a parking relaxation, from the current Parking By-Law requirement of 240 spaces to a minimum of 104 spaces. This represents a "grandfathering" of the originally required parking under development permit DE206121. Staff remain supportive of maintaining this as a minimum parking requirement for the CBC in consideration of the longevity of this arrangement and the improved transit services in progress to serve the Downtown. However, the requirement that a minimum 104 staff and visitor parking spaces be provided has not been met in the complete application. The applicant has proposed 79 parking spaces, 4 of which are fleet vehicle storage spaces, for a total of only 75 countable parking spaces. The result is a shortfall of 27 parking spaces (when including double counting of disability parking). Staff are prepared to work with the applicant to explore all means of satisfying the shortfall, but could not support a relaxation beyond the 104 spaces approval in principle as part of the preliminary application.

The applicant's drawings do not show the provision of the Parking By-law required 12 Class B loading spaces which were approved in DE 206121 for the CBC site. A site visit was made by Engineering Services staff, December 21, 2005, who met with Ken Golemba, Project Manager, CBC Vancouver Redevelopment Project, to discuss the existing loading provision and future loading requirements for the site. From this meeting, it is understood that small day to day deliveries are received at the existing secured loading area located off of Cambie Street.

The majority of the CBC fleet vehicles remain fully loaded, with equipment, at all times, and do not require daily loading and unloading. Currently only smaller vans, which are parked on the exterior parking area adjacent Hamilton Street, have some technical equipment removed, on a daily basis, to prevent theft from vehicle break-in. It is understood that while the Parking By-Law requires the provision of 12 Class B loading spaces, the actual demand appears to be significantly less. The applicant's plans show a large existing area at the southeast corner of the building where behind 3 large overhead doors there is sufficient room for 5 modified (15m length vs. required 8.5m) Class B loading spaces which are identified as the "shipping and receiving" docks for the CBC. Some loading of television production materials (props, sets etc.) will continue to take place at the Studio level through the service corridor into the staging area. However, if some spaces are to be shared between loading and fleet storage functions, while serving fluctuating operational demands, this must be identified by the CBC, as well written confirmation supplied that such spaces will provide adequate service such that all loading can be conducted on the site. See condition A.2.14.

The applicant has not, as required from the preliminary application, provided correctly sized Class B retail loading spaces but continues to show spaces with a substandard length. For the new commercial developments, provision of 2 Class B retail spaces is sought in Condition A.2.10. Of particular concern is the applicant's intention to serve the Hamilton Street commercial space and the café from the street. We are seeking confirmation from the CBC that these tenancies will be able to access the garbage areas within the CBC shipping and receiving area. Staff continue to seek provision of an internal loading connection to all commercial space. See Condition A.2.9.

The curb return at the northeast corner of the intersection of Hamilton and Robson Streets has a large radius which has enabled buses to turn from westbound Robson to northbound Hamilton, but this places the head of the bus stop (far side on Hamilton) uncomfortably close to the location of a proposed driveway crossing. As buses no longer make this turn, nor are expected to in future, staff are seeking redesign of this curb return in Condition A.2.3. This would enable the bus stop to be located closer to the corner, thereby providing comfortable separation from the proposed driveway entrance, and would provide for improved pedestrian crossing. It may be beneficial to also install a pedestrian bulge on Robson Street, thereby reducing the crossing distance across Robson Street. Staff wish to have the flexibility to arrange for these beneficial changes once Coast Mountain Bus Company confirms their

requirements. This curb work could be completed with regular sidewalk and curb replacement as a routine part of the project, and would not need to be completed until reconstruction of the sidewalks takes place, typically a few months prior to building completion.

The applicant should note that all utility services are to be underground and all transformers are to be located on site. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

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

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

HOUSING CENTRE/SOCIAL PLANNING/CULTURAL AFFAIRS

The proposed development includes a significant number of units (125 of 450) with two or more bedrooms. Forty-nine (49) of these, including six townhouses units are located on the lower eight floors of the two towers.

The current plans show a children's play area separated from the amenity room by a public walkway on the podium/"Main Level Plan" (L4 level). Staff recommend that an equipped outdoor children's play area with a resilient play surface area be to maximize visual surveillance, in accordance with the City's High-Density Housing for Families with Children Guidelines. (See Standard Condition A.1.23)

ENVIRONMENTAL PROTECTION BRANCH

A site profile for this site has been forwarded to the Ministry of Water, Land, and Air Protection (MWLAP) for review. Clearance from the Ministry is required prior to issuance of a development permit. (See Standard Condition A.4.1)

PROCESSING CENTRE - BUILDING

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Processing Centre-Building staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire fighting access and energy utilization requirements.

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

VANCOUVER COASTAL HEALTH AUTHORITY

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

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

Further recommendations of VCHA are contained in Standard Conditions A.3.1 through A.3.3.

NOTIFICATION

Four (4) signs were installed on the site on November 18, 2005. On November 24, 2005, 892 letters were sent to neighbouring property owners advising them of the application. To date four (4) responses have been received. Their comments are as follows:

- The requested height is excessive;
- The proposed development will have a negative impact on views from surrounding buildings;
- The proposed development will create excessive shadowing on the surrounding streets and Library Square;
- The parking for the site is inadequate.

Staff response to notification:

Height, Views and Shadows: Staff acknowledge the significant height increase requested. Alternative massing options at 150 ft. height that have been assessed at the preliminary stage are, in Staff's opinion, less responsive than the proposal in respect to neighbouring views and the ability to provide meaningful on-site public open space. As the site is on the north side of Robson Street, shadowing of this shopping street will not be generated by the proposal. In addition, slimming of the east tower, as submitted in this complete development application, has further improved views for surrounding buildings.

Parking: The new development site (southern portion of the site) meets the Parking by-law requirements. The existing CBC site requirement of 104 spaces will be sought as per the Development Permit Board "Approval in Principle" on August 29, 2005.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee supports this complete development application with the conditions as noted in this report including support for limiting the parking relaxation to 104 spaces as per the DP Board "Approval in Principle" and the reconsideration of the colour palette.

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Downtown Official Development Plan (DODP) it requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

The application also requires the Board to consider a By-law relaxation of Section 4 (3) of the DODP (Building Height) in order to permit the emergency transmitter antennae to project into the prescribed view corridor height in excess of the 10% maximum permitted height increase and Section 6.1 (Amenities) of the DODP to permit 20,000 square feet of amenity space on the site. The Staff Committee supports the relaxations proposed under the "hardship" clause in the Interpretation Section of the ODP.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of Sections 4.3.1 and 5.2.5 of the Parking By-law with respect to parking and loading provisions on the CBC site. The Staff Committee supports the relaxations proposed, with the conditions outlined in this report.

B. Boons
Chair, Development Permit Staff Committee

R. Segal, MAIBC
Senior Development Planner

S. Barker for 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 reduction in the overall floor area to be within the maximum permitted in this area of the DD Zone;

Note to Applicant: Mechanical shafts (approximately 1,345 sq. ft.) in the CBC development cannot be excluded from the computation of floor area. Only mechanical spaces at or below base surface may be excluded from the computation of floor area.

- A.1.2 reduction to the proposed amenity area of the development to a maximum total of 20,000 sq. ft., or alternately, inclusion of the amenity areas in excess of 20,000 sq. ft. into the computation of FSR;

- A.1.3 provision of Class B (visitor) bicycle parking spaces for both the residential and commercial (including the CBC) uses;

- A.1.4 provision of a separation of the commercial and residential parking in the residential portion of the development, by means of a gate;

Note to Applicant: Individual stalls should be numbered, and should be designated for each user group, including those for disability parking spaces.

- A.1.5 provision and clarification of the amount of open balcony area proposed for both towers;

Note to Applicant: A maximum 8% of the provided residential area may be excluded as balcony, and no more than 50% of the excluded balcony area may be enclosed.

- A.1.6 clarify layout and details of balcony enclosures;

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

- A.1.7 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impact on the building's open space and the Public Realm;

- A.1.8 provision of details of height of the proposed antennae above the roof of the east tower;
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Note to Applicant: The DP Board gave approval-in-principle to the proposed antenna, based on its function for emergency use, to a maximum design of 12 in. square at the base, 6 in. square at the top and 75 ft. above the east tower roof deck and confirmation that there be no signage or other appurtenances on the antenna.

- A.1.9 provision of 1:100 elevations of all new construction, with a focus on the podium and lower levels of the towers, illustrating the relationship to the public realm;

Note to Applicant: Details of canopies are required, with sufficient width provided for those at the base of the towers to address potential downdraft and wind turbulence onto the sidewalks.

Standard Landscape Conditions

- A.1.10 clarification of the public realm paving treatment to the approval of the General Manager of Engineering Services. Hamilton Street should have the Library Square- Hamilton Street treatment and Robson Street should have the Library Square - Robson Street treatment. Details of exposed aggregate banding, scoring patterns and pavers as well as street furniture, continuous pedestrian lighting, benches etc. should be noted on the Landscape Plan.

Note to Applicant: Contact Eileen Curran (871-6131) of Engineering Streets Division regarding sidewalk details.

- A.1.11 provision of larger trees pits for the inner row of trees along Hamilton Street, in order to improve the health and longevity of the proposed street trees. Where possible, adequate space for healthy tree development should be provided by lengthening the tree pits to the width of the two parking stalls (on the parking level directly under the trees) or approximately 5 meters long.

Note to Applicant: Clarify the soil depth in the tree pit on Section E. The underground structure has not been illustrated on the section.

- A.1.12 provision of large scale details (1:50) for the proposed public benches, in-ground memorial plaques, plaza flagpoles and site identifier monuments, including notations of materials and dimensions;

- A.1.13 provision of a detailed section illustrating the construction of the proposed green roof. The section should include details of the green roof framework, soil depth and type of growing medium;

- A.1.14 provision of a key on the Landscape Plan identifying street furniture and other hardware, such as fire hydrants, parking meters, lamp standards, stop lights, etc.;

- A.1.15 design development to landscape treatment of all roof deck areas;

Note to Applicant: Landscape drawings to indicate hose bibs, electric outlets etc on all common and private roof decks areas.

Crime Prevention Through Environmental Design (CPTED)

- A.1.16 submission of a security report;
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Note to Applicant: The report shall be prepared by a licensed security professional to respond to security supervision of the public areas (on the site) in coordination with CBC security, and including parking security.

A.1.17 design development to reduce opportunities for theft and mischief in the underground parking;

Note to Applicant: This can be achieved by reducing the scale of the bike parking rooms, by separating the exit stairs from the elevator lobby, by providing secure access to the residential garbage for each tower and by providing open visibility in accordance with the Parking By-Law.

A.1.18 design development to delete exit alcoves on the streets;

Note to Applicant: This can be achieved by bringing the exit alcove flush with the building face or grouping with a retail setback.

A.1.19 provision of glass vestibules for the elevator on the street or in public areas;

A.1.20 design development to reduce opportunities for mail theft;

Note to Applicant: This can be achieved by locating the mail boxes so that they are fully visible to the residential elevators;

A.1.21 clarification of the light well area adjacent to the public area in the concourse;

A.1.22 design development to reduce opportunities for skateboarding and graffiti;

Social Planning/Housing Centre/Cultural Affairs

A.1.23 provision of a secure (fenced) outdoor equipped children's play area with a resilient play surface located to maximize visual surveillance from the amenity room on the "Main Level Plan" (L4) level (refer to section 3.3 of the City's High Density Housing for Families with Children Guidelines) to the satisfaction of the Director of Social Planning.

Note to Applicant: Particular care should be given to avoid the use of toxic plants and landscaping materials in and around the play area. A planting list of should be provided for planters around the play area to ensure toxic plants are avoided (a list of toxic plants is available as an appendix to the City's Childcare Design Guidelines and is available on line at <http://vancouver.ca/commsvcs/Guidelines/C017.pdf>).

A.2 Standard Engineering Conditions

A.2.1 arrangements to be made to the satisfaction of the General Manager of Engineering Services for the dedication of the tapered widening line (to 7' width at Cambie Street) for road purposes;

A.2.2 arrangements to be made to the satisfaction of the General Manager of Engineering Services for all crossings over City property;

Note to Applicant: A crossing application is required. The crossing on Cambie Street will require modification to accommodate the CBC Mobile 1 truck and will require the relocation of the existing Lamp Standard/Trolley Pole #9/7. See also Standard Engineering Condition A.2.3.

- A.2.3 clarification of the proposed crossing on Hamilton Street including arrangements to the satisfaction of the General Manager of Engineering Services for adjustments to the curb return at the northeast corner of Hamilton and Robson Streets;

Note to Applicant: The proposed crossing conflicts with existing bus stop and lamp standard/trolley pole. Arrangements to the satisfaction of the General Manager of Engineering Services and Coast Mountain Bus Company are required for relocation of the bus stop. The applicant's drawings do not agree with City records which indicate the existing bus stop extends to the lamp standard/trolley pole # 8/7 located on the north side of proposed crossing. Reducing the radius of the curb return will lengthen the bus stop zone on Hamilton Street and improve the clearances between the bus stop and the proposed Hamilton Street crossing.

- A.2.4 arrangements to be made to the satisfaction of the General Manager of Engineering Services for all canopies over City property;

Note to Applicant: A canopy application is required.

- A.2.5 provision of correct design elevations on Hamilton Street (sheet A2.6) and Georgia Street (sheet A2.7) and provision of design elevations on both sides of the Hamilton Street parking ramp at the property line, and at all break points with notation of the length of ramp at the specified slope;

Note to Applicant: The slope appears to exceed 10% for the first 6 m of ramp.

- A.2.6 provision of design elevations in metric measurements;

Note to Applicant: The plan is scaled in metric but the elevations are in imperial measurements.

- A.2.7 provision of consecutive numbering of all stalls within underground parking for ease of reference;

- A.2.8 provision or modification of parking spaces as necessary, including:

- a) deletion of column encroachments on both sides of a single stall module, as it is not permitted;
- b) provision of parking space dimensions to comply with the requirements of section 4.8.1 of the Parking By-Law;

Note to Applicant: Some parking spaces are dimensioned at less than 2.5 m width for standard car stalls and less than 2.3m for small car stalls. Disability parking spaces in the CBC parking area are also incorrectly dimensioned.

- c) clarification of the provision of disabled egress from the parking area not requiring the use of stairs;

Note to Applicant: Provision of access to the elevator located at grid line G13 appears to be a possible solution.

- d) provision of increased stall width for parking spaces with 21' 4" and 20' 8" aisle width located at the eastern side of the site;

- e) provision of a minimum 2.6m small car stall width and 2.7m stall width for parking spaces located adjacent walls or columns set back in excess of 4' from either end of the stall;

Note to Applicant: the parking stall located between the two disability parking spaces on parking level L1 is insufficient width and cannot be counted as a parking stall; likewise the stall in the northwest corner of the L1 level near the sub electric room is too narrow.

- f) provision of a parabolic mirror at the bottom corner of the Hamilton Street parking ramp

- A.2.9 provision of a direct connection from the retail loading spaces to all CRU's fronting onto Robson Street;

Note to Applicant: The retail units located at the corner of Robson & Hamilton Streets, as well as Retail unit B and retail unit F have no connection to loading.

- A.2.10 provision of two Class B loading spaces to serve the retail uses;

Note to Applicant: Engineering Services does not support provision of Class A loading spaces for the retail uses.

- A.2.11 provision of one residential Class B loading space in close proximity to the westerly tower elevator core;

Note to Applicant: The proposed location requires the moving of belongings and furniture along the drive aisle and across the main entry to all retail and residential parking.

- A.2.12 clarification of the elevator access to retail parking on P1 and the residential parking on P2;

Note to Applicant: There appears to be public access to the secured residential parking.

- A.2.13 deletion of door swing over property line on Cambie Street; and

- A.2.14 provision of written confirmation of the current CBC loading operations; the ability of all future site loading to occur within the site, as well as provision of access to loading from the newly constructed commercial building on Hamilton Street.

A.3 Standard Vancouver Coastal Health Authority Conditions

- A.3.1 an acoustical consultant's report shall be submitted which assesses noise impact on the site and recommends noise mitigation measures in order to achieve noise criteria;

- A.3.2 a letter from an acoustical consultant shall be submitted confirming that the development permit drawings show a minimum STC 55 construction between the commercial and residential components of the building, or a minimum 6" solid concrete slab shall be specified on the drawings. Where music, recorded or live may be a major activity in the commercial premises, submit a report from an acoustical consultant recommending minimum STC 60 construction between the commercial and residential components and advising the required control of music levels to satisfy the requirements of the City of Vancouver Noise Control By-Law No. 6555.;

- A.3.3 correction to the annotation on plans which reads "Mechanical systems will be designed and located to maximize noise and air quality impacts on the neighbourhood and to comply with Noise control By-Law No. 6555" to change the word "maximize" to "minimize"
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A.4 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:

- A.4.1 clearance from the Ministry of Water, Land, and Air Protection (MWLAP) is required with respect to the site profile.

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.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **July 16, 2006**, 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 Construction and occupancy of all open spaces (plazas, courtyards, surrounding sidewalks etc) on the entire block shall be completed prior to the issuance of any occupancy permit. All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
 - B.2.4 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.2.5 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 of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.6 The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure details on the approved plans and are not to be used as an integral part of the interior space of the building.
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- B.2.7 Amenity areas 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, commercial tenants, or otherwise of the building. 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/or otherwise of this building complex.
- 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 for the Preliminary Application received on April 8, 2005 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. The drawings are very preliminary and Vancouver Building By-law review comments reflect accordingly.
2. The existing building may require full upgrade as per Part 10 of VBBL.
3. *Existing non-conforming issues shall be upgraded to acceptable level.
4. All new construction shall meet the current code.
5. The building is high-rise and entire building shall comply with VBBL 3.2.6.
6. *Area of refuge shall be provided to all accessible floors.
7. Storage garage security shall conform to VBBL 3.3.6.7.
8. *Storage garage exit stair shall terminate at the ground level.
9. *Two means of egress /exit required where area or travel distance exceed the VBBL requirements per 3.4.2. and 3.3.1. eg. Retail B and D require 2 exits.
10. *Minimum 2 exits required from the proposed CBC parking area.
11. *Minimum 2 exits required from residential suites.
12. Exit exposure protection shall conform to VBBL 3.2.12.
13. *Dead end public corridor shall not exceed 6m.
14. Exiting from various floor areas are not clear and do not meet minimum code requirements.
15. *Residential suites shall conform to enhanced accessibility requirements.
16. Interconnected floors shall conform to VBBL 3.2.8.

Note: Clarification is required regarding intention to subdivide, if subdivision is contemplated there will be further implications including possible requirements for air space parcels.

***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.

Fire and Rescue Services Comments

The following comments have been provided by Fire and Rescue Services and are based on the architectural drawings received on April 8, 2005 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with fire provisions of the Vancouver Building By-law.

The project architects met with Processing Centre - Building and F&RS staff to explain and discuss the project in conceptual terms.

There are a number of different uses proposed in this project and each will require a review of the F&RS response points. The drawings presented are very preliminary and further comments may be forthcoming when more detailed drawings are submitted.
