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1111 RICHARDS STREET (COMPLETE APPLICATION)  
DE419710 - CD-1 (562)

SDB/BB/LK

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

J. Greer (Chair), Development Services  
C. Joseph, Engineering Services  
D. Naundorf, Housing Policy and Projects  
M. Roddis, Park Board

**Also Present:**

S. Black, Urban Design & Development Planning  
B. Balantzyan, Development Services  
L. King, Development Services  
Y. Hii, Social Policy

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**APPLICANT:**

Joey Stevens  
GBL Architects  
139 East 8th Avenue  
Vancouver, BC  
V5T 1R8

**PROPERTY OWNER:**

Brenhill Developments Ltd.  
487 Helmcken Street  
Vancouver, BC  
V6B 2E6

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**EXECUTIVE SUMMARY**

- **Proposal:** To develop this site with a 35-storey mixed-use building containing retail store and restaurant uses on the ground floor, commercial child day care facility on the ground and second storeys, 110 secured market rental dwelling units and 278 market dwelling units over seven levels of underground parking accessed from Helmcken Street.

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 View Analysis

Appendix F Plan View of View Cone C2.1

Appendix G Applicant's Design Rationale

Appendix H Response to Rezoning Conditions

● **Issues:**

1. Refinement of the exterior design and landscape
2. Resolution of loading and access in and around the site

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

THAT the Board APPROVE Development Application No. DE419710 submitted, the plans and information forming a part thereof, thereby permitting the development of a 35-storey mixed-use building containing retail store and restaurant uses on the ground floor, child day care facility on the ground and second storeys, 110 secured market rental dwelling units and 278 market dwelling units over seven levels of underground parking accessed from Helmcken Street, subject to the following conditions and Council's approval of the Form of Development:

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

**1.1 design development to refine the exterior expression of the building, including:**

- a) improvement in the richness and durability of finish materials at or near the public realm interface, especially through greater use of natural materials such as quarried masonry to better relate to the site's park context;
- b) measures to reduce the visual scale of the Seymour Street façade, especially as seen from the Park, to be more consistent with the articulation of the other building sides;
- c) greater extent of lighter-coloured materials, especially on the north and Park facing elevations;
- d) resolution of the level 12 soffit visible from Helmcken Street to a high standard through enlarged details including materials and lighting;

**Note to Applicant:** See also Landscape Conditions in Appendix A, which should be considered along with the above in a coordinated approach.

**1.2 relocation of those portions of the development proposed to extend over Helmcken Street to be within the site;**

**Note to Applicant:** Intent is to ensure that the architectural expression is maintained on the subject site. This can be accomplished by reducing the cantilever dimension of the projecting element including its exterior mounted diamond frame by approximately 12 inches. The frame should not be deleted.

**1.3 confirmation that the application is on track to meeting the Green Buildings Policy for Rezonings including a minimum of LEED® Gold rating, including a minimum of 63 points in the LEED® rating system, with 1 point for water efficiency and stormwater management, and a minimum of 6 points under Optimize Energy Performance; and**

**Note to Applicant:** Provide an updated LEED® checklist and sustainable design strategy outlining how the proposed points will be achieved, a letter of confirmation from an accredited professional confirming that the building has been designed to meet these goals, and a receipt including registration number from the CaGBC. The checklist and strategy should be incorporated into the drawing set. Application for certification of the project will also be required under the policy.

**1.4 fulfillment of obligations in the No Development Covenants CA359351 and CA4339333, see Standard Condition A.2.1.**

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

• Technical Analysis:

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size <sup>1</sup>	-	-	Irregular
Site Area <sup>1</sup>	-	-	20,945.0 ft. <sup>2</sup>
Floor Area <sup>2</sup>	Commercial 5,000.0 ft. <sup>2</sup> All uses 360,045.0 ft. <sup>2</sup>	Res. (rental) 63,512.0 ft. <sup>2</sup>	Residential (rental) 88,717.0 ft. <sup>2</sup> Residential (market) 251,605.0 ft. <sup>2</sup> Commercial 3,510.0 ft. <sup>2</sup> Day care 5,363.0 ft. <sup>2</sup> Total (all uses) 349,195.0 ft. <sup>2</sup>
FSR <sup>2</sup>	All uses 17.19	-	Residential (rental) 4.24 Residential (market) 12.00 Commercial 0.17 Day care 0.26 Total (all uses) 16.67
Balconies	Open 40,839.0 ft. <sup>2</sup> (max. 12% of residential area)	-	Open 29,624.0 ft. <sup>2</sup> (8.7% of residential area)
Amenity <sup>3</sup>	Maximum 10,000.0 ft. <sup>2</sup>	-	Level 10 825.0 ft. <sup>2</sup> Level 34 1,584.0 ft. <sup>2</sup> Total 2,409.0 ft. <sup>2</sup>
Height <sup>4</sup>	Top of parapet 320.0 ft.	-	Top of parapet 319.42 ft.
Parking <sup>5</sup>	Commercial 3 Shared Vehicle (per DOP) Small Car (25% of 238) max. 60	Residential (rental) 59 Residential (market) 167 Sub-total 226 Commercial 2 Day care 8 Visitor 0 Shared Vehicle 0 Total (min.) 236 Disability 16	Residential (rental) } Residential (market) } 208 Commercial 3 Day care 10 Visitor 12 Shared Vehicle 3 Total 236 Small Car 58 Disability 17
Loading <sup>6</sup>	-	Class A Class B Residential 3 2 Commercial 0 1 Total 3 3	Class A Class B Residential 3 2 Commercial 0 0 Total 3 2
Bicycle Parking <sup>7</sup>	-	Class A Class B Residential 485 6 Commercial 1 0 Day care 0 0 Total 486 6	Class A Class B Residential 483 6 Commercial 6 0 Day care 6 0 Total 495 6
Dwelling Unit Area	-	Minimum 400.0 ft. <sup>2</sup>	Minimum 401.0 ft. <sup>2</sup>
Horizontal Angle of Daylight <sup>8</sup>	-	Minimum 50°	Minimum 0°
Unit Type <sup>9</sup>	-	Rental Two-bedroom 26 units Minimum 110 units	Rental Market Studio 19 25 One-bedroom 49 157 Two-bedroom 26 50 Three-bedroom 16 46 Sub-total 110 278 Total 388 dwelling units

<sup>1</sup> **Note on Site Size and Site Area:** Site area is per CD-1 (562) By-law, prior to any dedications.

<sup>2</sup> **Note on Floor Area and FSR:** Commercial uses include Retail Store and Restaurant - Class 1 uses. Minimum area required for residential rental housing is a rezoning condition and is not part of the related CD-1 By-law.

<sup>3</sup> **Note on Amenity:** Proposed use(s) of the amenity spaces is unclear, and Standard Condition A.1.2 seeks clarification.

<sup>4</sup> **Note on Height:** Proposed building height is well below the maximum height permitted by the “Queen Elizabeth Park to the Downtown skyline and North Shore mountains” View Cone affecting the site.

<sup>5</sup> **Note on Parking:** The proposal is deficient in the number of residential parking spaces. Condition A.1.22 seeks compliance by using shared vehicles, or by converting visitor parking spaces, which are not required by the Parking By-law, to residential parking spaces, or by double-counting required disability parking spaces to make up the shortfall. Class A passenger spaces, required for the Child Day Care Facility per the related CD-1 By-law, signify parking spaces, and are based on the applicant’s proposal of 45 children.

<sup>6</sup> **Note on Loading:** Residential Class A loading spaces are required as part of the related CD-1 By-law. The proposal is deficient in the number of Class B loading spaces, and Standard Condition A.1.27 seeks compliance or provision of alternative arrangements through Standard Condition A.2.9.

<sup>7</sup> **Note on Bicycle Parking:** The proposal is deficient in the number of residential Class A bicycle spaces, and Standard Condition A.1.28 seeks compliance.

<sup>8</sup> **Note on Horizontal Angle of Daylight:** Non-compliant rooms are identified and required to comply in Standard Condition A.1.4.

<sup>9</sup> **Note on Unit Type:** Minimum requirements for residential rental units are a rezoning condition and are to be secured by a Housing Agreement.

• **Legal Description**

Lot: C  
Block: 94  
District Lot: 541  
Plan: EPP35544

• **History of Application:**

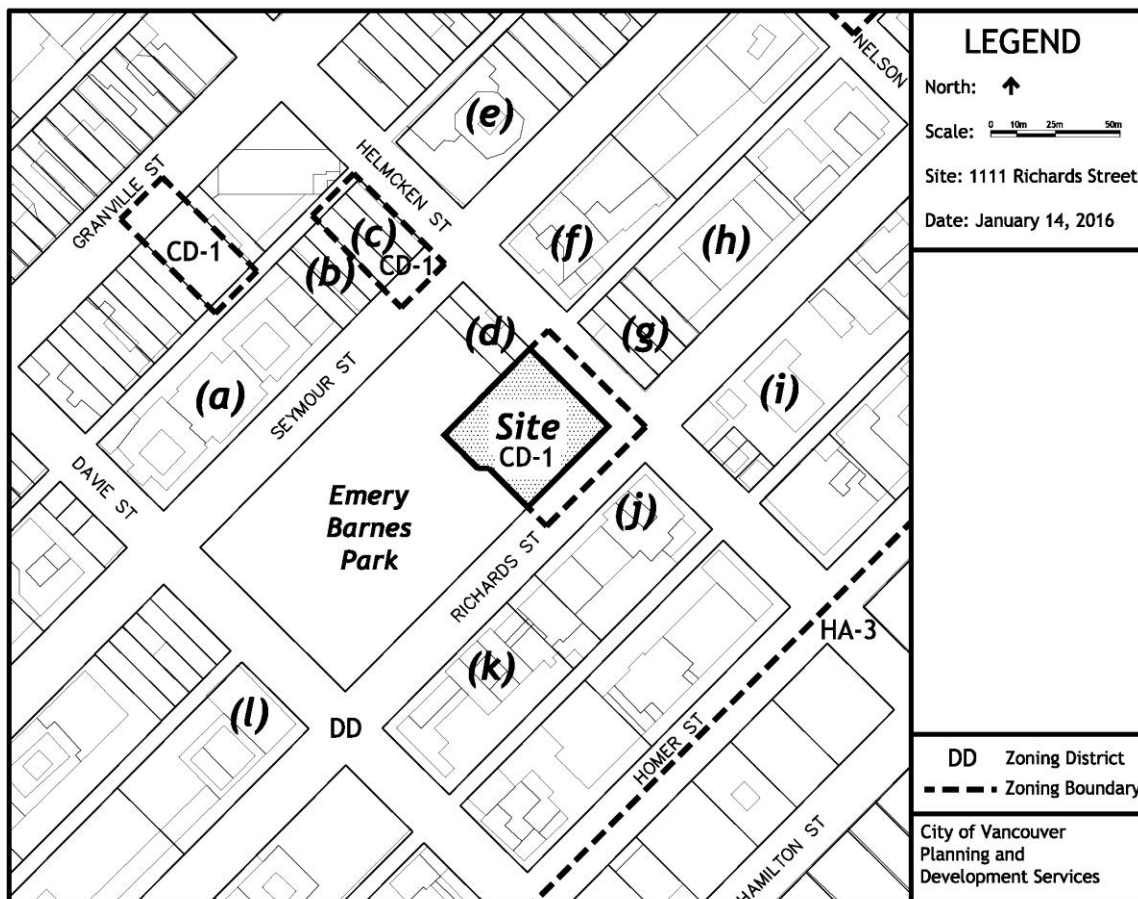
15 09 29 Complete DE submitted  
15 12 02 Urban Design Panel  
16 01 13 Development Permit Staff Committee

• **Site:** The site is located at the corner of Helmcken and Richards streets, next to the north end of Emery Barnes Park. The site has a frontage of approximately 42.6 m (140 ft.) along Helmcken Street and 44.2 m (145 ft.) along Richards Street. The site is currently owned by the City and is occupied by the three-storey Jubilee House building which contains 87 social housing units. Transfer of this site from the City to the applicant is subject to the satisfactory completion and occupancy of replacement social housing currently under construction at 1099 Richards Street.

• **Context:** The site is within the New Yaletown sub-area of Downtown South (sub-area L1). The local neighbourhood includes a wide variety of uses including residential, hotel, office, social service, retail and entertainment uses. Non-market housing is located to the north and west, with market residential towers beyond these and directly to the east.

Significant adjacent development includes:

- (a) Brava Towers - 1199 Seymour Street, 32 and 26-storey mixed-use building
- (b) 1111 Seymour Street, future eight-storey residential building
- (c) 1107 Seymour Street - future 15-storey residential building
- (d) Brookland Court - 127 Society for Housing - 540 Helmcken Street, six-storey residential building
- (e) New Continental Residence - 1067 Seymour Street - 16-storey mixed-use building
- (f) Freesia - 1082 Seymour Street - 19-storey mixed-use building
- (g) Jubilee House - 1099 Richards Street, 13-storey social housing building (under construction)
- (h) Donovan - 1055 Richards Street, 18-storey residential building
- (i) Richards - 1088 Richards Street, 19-storey residential building
- (j) Robinson Tower - 488 Helmcken Street, 16-storey mixed-use building
- (k) Park Plaza - 1188 Richards Street, 23-storey residential building
- (l) Eden - 1225 Richards Street, 25-storey mixed-use building



• **Background:**

This site, previously addressed as 508 Helmcken Street, was rezoned from Downtown District (DD) to CD-1 (Comprehensive Development) District to allow a 36-storey building containing 448 residential units, of which 110 were proposed as secured market rental housing, with retail use and a commercial pre-school/kindergarten facility at grade.

This application is part of a land exchange agreement between the City of Vancouver and Brenhill Developments Ltd. and a subsequent rezoning application for the site. Prior to enactment of the rezoning, a No Development Covenant was registered on title. This covenant secures the satisfactory conclusion by the applicant of all outstanding prior to enactment conditions for this site, once the site is transferred from the City to the applicant. It also secures an in kind Community Amenity Contribution consisting of a standalone building at 1099 Richards Street containing 162 units of social housing (87 replacement units for the current Jubilee House residents and 75 new social housing units) to be constructed and transferred to the city in “turn key” condition before the subject site can be transferred to the applicant.

Additional detail on the above aspects of the site background is available on the City website at [www.vancouver.ca/508helmcken](http://www.vancouver.ca/508helmcken).

The social housing building at 1099 Richards Street was approved by the Development Permit Board and is currently nearing completion, and the residents of Jubilee House will transfer to the new building when ready.

A development permit application for 1111 Richards Street was received on September 29, 2015 for a 35-storey mixed-use building with 388 dwelling units, including 110 market rental units. Retail and restaurant spaces are proposed at grade, with a commercial child day care facility proposed on the ground and second floors.

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

**1. CD-1 (Comprehensive Development District) 562**

This district establishes the permitted uses, height, and density for the site; to be considered in combination with the overall form of development approved in principle by Council.

**2. Downtown South Guidelines**

The intent of the Guidelines as they apply to this site in the New Yaletown area is to provide residential livability and improved street and lane interfaces with enhanced public realm treatments. The guidelines provide qualitative goals for the public realm and open space, livability, and architectural treatments.

**3. Green Buildings Policy for Rezoning**

This policy is intended to achieve a higher standard of sustainable design, including improvements in building energy use, water efficiency and stormwater design.

**4. High Density Housing for Families with Children Guidelines**

These guidelines apply to any development that proposes a density that is 75 dwelling units per hectare or higher. The guidelines describe the recommended design of child-friendly areas, including indoor and outdoor amenity spaces and outdoor play areas.



• **Response to Applicable By-laws and Guidelines:**

Staff feel that the relevant policies and guidelines have been addressed in this development permit application, except as noted below and in the recommended conditions of approval.

• **Response to Applicable Design Development Rezoning Conditions:**

**Rezoning Condition A.(b)1:** Design development to accommodate the Downtown South public realm setbacks and hard and soft landscape treatment, extending at least 16.8 m (55 ft.) from the corner of Richards Street.

Note to applicant: Intent is to provide room for the characteristic street interface for this neighbourhood, which includes a double row of street trees, and to ensure sufficient pedestrian-oriented space on both sides of this significant location on the intersection of two bikeways and two vehicle roadways. See also Landscape conditions regarding a more active character for the exterior design. See Downtown South design guidelines.

**Applicant Response:** Building has been setback as noted. Double row of street trees shown in landscape plans.

**Staff Assessment:** The design provides the required open space at grade and extending up through the podium level. In order to better separate the building into three distinct elements, thereby reducing the visual scale, the building wall cantilevers above this volume to within 2 ft. of the property line for the remainder of the tower height. An exterior mounted frame is proposed to extend over the property line. Staff note that the cantilevered portion will have some impact to visual openness along Helmcken Street when compared to typical Downtown South street setbacks that extend up at all levels. For example, the location of the cantilevered element reduces the openness of public views down Helmcken Street, and it affects some private views. Appendix E shows the impact on private views, which are similar to those seen at rezoning. Staff also note that the cantilever helps to break down the building massing in architectural terms, an approach that was supported by the Urban Design Panel in their comments. In general, the amount of massing through the Richards Street and Helmcken Street corner has been reduced since the rezoning stage, by angling the Richards Street façade further back from the street.

Staff accept the proposed response, provided the architectural design does not extend over Helmcken Street (see Condition 1.2).

**Rezoning Condition A.(b)2:** Design development to the upper portion of the tower to enhance its architectural contribution to the city skyline, and to visually distinguish the uppermost floors from the rest of the building.

Note to applicant: As this proposal is designed to just under the view cone line, the top of the tower will be readily visible from distant locations. Further design development should consider reducing the height of some portions of the perimeter to be notably lower than others, by setting back or terracing the upper floors, or some combination thereof. Consideration should be given to massing changes that will also reduce the length of shadowing and the apparent height as seen from the park. Note that service equipment including window washing apparatus, cell towers or antennae cannot extend into the view cone.

**Applicant Response:** Tower massing has been re-designed with extra consideration given to step the top. The tower face fronting Richards is 35-storeys while the tower face fronting the park drops down to 33-storeys.

**Staff Assessment:** The application substantially responds to the condition through a more pronounced articulation of the top level volumes. Staff support this approach.

**Rezoning Condition A.(b)3:** Design development to reduce the apparent visual mass of the tower through exterior design, composition, and finishes.

Note to applicant: Consider the use of graduated changes to balconies, colours and materials in the vertical axis, or similar visual effects to support the vertical massing elements proposed and to reduce the apparent size of the floor plates.

**Applicant Response:** The building concept has been completely revised and now proposes a “three building scheme.” Each building responds separately to the three unique site contexts - Emery Barnes Park, the urban grid and public realm, and the Yaletown skyline. The overall building composition integrates these three elements to create a much more layered and rich massing.

**Staff Assessment:** The new composition of the overall building helps in breaking down the visual scale of the building in architectural terms, and staff support this approach in general. Specific elements are addressed in other conditions. See also Rezoning Condition A.(b)7, below.

**Rezoning Condition A.(b)4:** Consideration to locate residents’ bulk storage below grade, to limit the size of the tower.

**Applicant Response:** Bulk storage is being proposed in each suite. The large unit sizes are conducive to providing a more accessible, secure storage room for residents. Furthermore, placing bulk storage underground reduces the efficiency of the parkade and would result in a minimum of two additional underground levels. Excavation and shoring constraints make going any deeper than the seven levels currently shown very challenging and costly.

**Staff Assessment:** The response is noted.

**Rezoning Condition A.(b)5:** Provision of commercial space on grade on Richards Street and facing onto Emery Barnes Park.

Note to applicant: Intent is to create a more active space that can serve the general public, and to maximize the opportunity of this corner that is unique in terms of sunlight and expected pedestrian traffic. This can be accomplished by replacing the proposed townhouses on Richards Street with commercial retail space. The commercial space should be designed to accommodate food service or a small restaurant, with provision for outdoor patio space on the site.

**Applicant Response:** Commercial space has been provided at grade, fronting Helmcken, Richards, and the park. Patio space provided along park edge.

**Staff Assessment:** Provision of restaurant or similarly active space at the Park corner on Richards Street substantially improves this condition, and staff support the approach taken.

**Rezoning Condition A.(b)6:** Substantial reduction in the amount of private entrance and lobby space occupying the building along the ground floor, especially at the intersection of Richards and Helmcken streets.

Note to applicant: Intent is to limit the amount of passive circulation space located adjacent to the

public realm interface, to allow more active uses to face the sidewalk.

**Applicant Response:** There are now separate lobbies for the market and rental directly adjacent to each other and fronting Richards Street. This allows for a more compact lobby area and opens up the corner of Richards and Helmcken for commercial use.

**Staff Assessment:** Staff generally support the revisions, except where the amount of passive landscaping (pools) conflicts with tree planting as expected in the Downtown South. See Standard Condition A.1.36.

**Rezoning Condition A.(b)7:** Design development to provide variety and interest to the architectural expression of the building with high quality durable materials that will contribute to the character and quality of the area.

Note to applicant: A high quality development that establishes a robust compatible character with the existing neighbourhood fabric is sought.

**Applicant Response:** The building concept has been completely revised and now proposes a “three building scheme.” Each building responds separately to the three unique site contexts - Emery Barnes Park, the urban grid and public realm, and the Yaletown skyline. The overall building composition integrates these three elements to create a much more layered and rich massing.

**Staff Assessment:** Staff support the overall composition, as noted under condition A.(b)3, but recommend more work on the materials and detailing. For example, the application proposes fibre reinforced concrete panels facing the former lane and the Park. Design guidelines note that the lower levels of buildings should include “richer materials ... to enhance the ‘close up’ view for the pedestrian.” The use of natural stone is recommended at the lower levels to increase the durability and natural character on these sides, and to better reflect the character of Emery Barnes Park.

The application also proposes exterior finishes to be “Liquid Black” on some faces, which could produce a darker than expected character where facing the Park or north sides. The Downtown South design guidelines note that “because of Vancouver’s often subdued or silvery quality of light as well as the high density and shadowing in the area, extensive use of dark colours is discouraged.” Lighter coloured materials consistent with typical Downtown South treatments should be used, especially on the north-facing side when natural light is less, and toward the Park (see Condition 1.1). These refinements may also help to address concerns noted by the Urban Design Panel.

**Rezoning Condition A.(b)8:** Design development to the ground-oriented storefront, display and weather protection to ensure variety and pedestrian interest in the expression of tenancies along the street frontages.

Note to applicant: Continuous weather protection should be provided.

**Applicant Response:** Continuous canopy shown along commercial and lobby Page 3 of 16 frontages. The restaurant and retail store frontages feature a prominently glazed envelope that will allow future tenants to create a unique frontage and identity.

**Staff Assessment:** Canopies should be drawn, labeled, and detailed clearly on the drawings. Additional design development may be sought on provision of these drawings (see Standard Condition A.1.6).

**Rezoning Condition A.(b)9:** Provision of a signage strategy to ensure a well-conceived approach to announcing the various tenancies.

Note to applicant: Strategy should confirm signage hierarchy, location and type in a separate package from the drawing set, provided for reference. Back-lit box signs are not supported. The strategy should demonstrate a fine-grained and creative approach that reflects this unique location.

**Applicant Response:** Coordination is on-going with a public art consultant and future tenants to fully integrate the signage, canopies, and public art features along the ground floor frontages. A separate package will be submitted with further development of these details.

**Staff Assessment:** Staff will assess the package when received (see Standard Condition A.1.5).

**Rezoning Condition A.(b)12:** Design development to Helmcken Street and Richards Street to provide a high quality public realm that includes the Downtown South/ New Yaletown design standards and a double row of street trees at grade (applicable to building setback portions only).

Note to applicant: The water feature, as proposed, should be deleted. The underground slab at or near the property lines to angle down to provide contiguous soil volumes for the inside row of trees or landscaping on private property

**Applicant Response:** The water feature at the corner of Helmcken Street and Richards Street has been deleted. Underground slab has been stepped down to provide contiguous soil volumes for the inside row of trees and landscape. Water feature at Richards lobby entrance was provided to enhance entry and create a high quality public realm. See landscape plan L1.01 and sections L7.02.

**Staff Assessment:** Further design development is needed to the Richards Street frontage to decrease the area allocated to the water feature such that one additional “inside” street tree can be provided to the west of entrance stairs to complete the double row (see Standard Condition A.1.36).

**Rezoning Condition A.(b)16(b):** Provision of a Tree Plan, including a strategy to retain/protect existing street trees and trees in the park.

Note to applicant: On busy commercial streets, site security fencing and construction staging may serve as tree protection. Existing street trees should be retained within the public realm. In the event that street trees require removal, new street trees must be provided. Contact Eileen Curran, Streets Engineering (604.871.6131) and Park Board (604.257.8587) for street tree information. New street tree planting should include a notation on the plan: “Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion”.

**Applicant Response:** See Landscape Demolition plan L0.1, arborist’s report and tree management plan. New street trees were proposed to replace the existing street trees based on the arborist’s report. The required notation has been added to the planting plan L4.01-4.03.

**Staff Assessment:** The request to remove and replace the existing street trees is subject the review by the General Manager of Engineering in coordination with the Vancouver Park Board. A separate application to the Vancouver Park Board is required for removal and replacement of existing street trees.

**Rezoning Condition A.(b)16(c):** Provision of large-scale sections [typical] through the landscaped areas, including the ground-oriented residential interface, the slab-patio planter relationship, the double row of street trees, the lane interface, common areas and upper storey planters.

Note to applicant: The sections should include the planter materials, tree canopy, tree stem, outline of the root ball, voiding, built up membrane and dimensions.

**Applicant Response:** The proposed ground-oriented residential units shown on the rezoning plan have been deleted. The sections for the street interface and the lane interface are on L7.01-7.02. The planting and planter details are on L8.01-8.05.

**Staff Assessment:** Further details and dimensions are requested (see Standard Condition A.1.44).

**Rezoning Condition A.(b)16(d):** Provision of spot elevations to all outdoor areas (including top/bottom walls), including off-site context spot elevations in proximity (such as the park, public sidewalks, inner boulevards and lanes).

**Applicant Response:** Spot elevations are provided to all outdoor areas. See grading plan L3.01-L3.03.

**Staff Assessment:** Further spot elevations are requested with regard to outdoor areas (see Standard Condition A.1.43).

**Rezoning Condition A.(b)17:** Provision of adequate soil volumes and depths for planting on slabs and in planters.

Note to applicant: To ensure the long term viability of planting in non- continuous growing medium, soil depths must meet or exceed BCLNA planting standards. At the edges, new slabs should angle down to provide deeper soils.

**Applicant Response:** Underground slab has been stepped down to provide contiguous soil volumes for the inside row of trees and landscape. The volume of planting medium has been calculated to meet BCSLA/BCLNA recommended soil volume. See L7.01-7.02 for sections and L4.01 for soil volume calculation.

**Staff Assessment:** Further large scale details and dimensions are requested in the landscape/architectural sections (see Standard Condition A.1.44).

- **Conclusion:** Staff support the application, subject to the conditions noted.

## URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on December 2, 2015, and provided the following comments:

### EVALUATION: SUPPORT (5-1)

#### Introduction:

Sailen Black, Senior Development Planner introduced the project as a development permit application, following on from the rezoning of the site formerly known as 508 Helmcken.

Downtown South area policies apply to this site. Nearby towers are permitted up to 300 feet tall. The site is encumbered by two view cones which go over the top of it. View corridor "F" extending from Choklit Park to Grouse Mountain, caps the height of the building to approximately 324 feet. The second

view corridor "C 2.1" from Laurel Landbridge to Crown limits a portion at the corner to approximately 266 feet in height.

Downtown South Guidelines recommend:

- Tower plate of no more than 6,500 sq. ft. area
- Podium base to form a well-defined street wall set back twelve feet from the property line to accommodate a double row of street trees and a transition area from the public to private realm
- The recommended maximum dimension of towers is ninety feet across.

Rezoning of the site increased permitted height and density, in connection with construction of new social housing building across the street at 1099 Richards. CD-1 on site now permits up to 17.1 FSR and 320 ft. in height. The form was designed to fit below and to the side of the two view cones over the site.

Of note is that delivery of 1099 Richards Street (across the street) and the relocation of the tenants of the Jubilee house are required before the issue of development permit for 1111 Richards Street.

In terms of the immediate context of the area, Jubilee House is currently occupying the site, across the lane is Brookland Court; also social housing. A greenway is planned for north side Helmcken and a bike lane planned for Richards Street.

CD-1 zoning approved in principle has established a permitted density and height. Approval in principle was for a similar tower form, with variations permitted at the discretion of the DP Board and in fulfillment of recommended conditions of approval. Including the provision of a twelve foot setback from the street to permit double row of street trees.

The proposal is to construct a 35-storey mixed-use building including 388 dwelling units with commercial space and a child daycare on the ground and second floor.

The form of development at rezoning was notable for being a tower of 125 ft. wide, with floor plates of 10,130 sq. ft. area, extending up for 36 stories.

The floor plans above level six were fairly consistent from floor to floor with some variations in balcony design and a chamfer at level twenty-seven.

The new DE application presents a more articulated shape in elevation, which has been expressed as three distinct elements when seen from the Richards and Helmcken sides. The Seymour facing side is more consistent from floor to floor.

Along with this articulation, the upper portion of the tower has increased to a maximum width of 128 ft., and the depth is reduced by 4 ft., while floor plates at upper levels have increased to approximately 11,846 sq. ft. This is a change of 1,716 sq. ft. from rezoning.

Shadow studies at rezoning indicated that at 10:00 am, a portion of the park would be shadowed. The DE application proposes to increase the duration of shadowing on the park in the morning, estimated by the applicant at about ten minutes.

As proposed, private view impacts would be affected, with improvement for some residents and greater impacts to others such as 1088 Richards Street.

Twelve foot setbacks are provided as recommended on Richards Streets, with smaller than Guideline setbacks on the north 1/3 of Helmcken reflecting the Brookland Court setback.

In response to a recommended condition of approval to provide space for the typical Downtown South treatment including a double row of street trees, the DE proposes to set the southern 2/3 back from Helmcken at the lower eight stories. Upper levels would cantilever back over the treed area.

A Montessori pre-school is proposed on the bottom two floors facing into the park, with commercial spaces and the entry lobby facing onto Richards Street.

**Advice from the Panel on this application is being asked with regards to the following:**

Comments are sought on the landscape and architectural design of this complete development permit application, and in particular:

1. Does the Panel support the tower sculpting on Helmcken Street in relation to the intended public realm interface for Downtown South?
2. Does the Panel support the proposed changes to the tower dimensions in terms of neighbourliness, including shadow and view impacts?
3. Does the Panel have any advice on the overall design with regard to the open space and landscape treatments?
4. Does the Panel support the exterior expression, in response to this unique site and context?

**Applicant's Introductory Comments**

There are three unique contexts that converge on this site; the park, the urban grid and streetscape, and the Yaletown skyline. Our response to this was to break the building down into three unique components, each one expressing and responding to one of those contexts.

The park tower has been stepped down two storeys in height, and has a large rooftop amenity. The tower is primarily wrapped in balconies, broken into modules of eight. The Montessori school is located at the base of this tower, with a cantilevered box accent at the second floor, providing cover for the play area, and animates the park edge.

The base component takes a lot of cues from the heritage building next door, Brooklyn Court. Vertical bays of white masonry stone are used, and vertical aluminum fins provide solar shading, texture, and breakdown the massing.

There's a break between the base and the tower above and that allows for another roof top amenity space.

In terms of sustainability, a lot of solid wall has been used in the base, and a lot of thermal glazing has been used in the Yaletown tower. This performs better than a standard window wall. Extensive sun shading has been used to mitigate heat-gain. Mechanically, there is a geo-exchange heat pump and high efficiency fan coil units within each of the suites. There is a dedicated bike elevator on the corner which goes underground to bike parking.

A lot of effort has been put into the relationship between the building and the park. There is the idea of allowing the Montessori kids and restaurant to connect into the park.

The water feature requires access, and a lane has been layered with bollards to allow for vehicles access at times and keep it a pedestrian space at other times.

The bike elevator works best at Helmcken so it doesn't hinder the relationship to the park. Next to the park there are two great amenity spaces, and there is a rooftop garden for the rental area.

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

- The rental amenity is in the wrong location and needs to be bigger (no kitchenette, too small)

**Related Commentary**

The Panel expressed support for the project overall, commenting that it was rigorous, refreshing, sculptural and attractive. The architect was commended for their design development and the drastic improvement. The geometry and colour pallet work very well. The project is "doing the right thing".

The tower sculpting was supported by the Panel. Breaking up of massing is very successful and is a substantial improvement.

The Panel supported the proposed changes to the tower dimensions. They are logical and smart. The animated ground floor and park work very well. Shape and form is very strong and works well in surrounding area.

Open space and exterior expression were generally supported. It is very successfully dealt with, particularly the park interface.

There were some concerns about the materiality of facades - (too dark and sharp, a bit ominous, the northern façade looks monotonous). Many panel members supported the diamond screen treatment as it is unique in the city and seems inventive way to provide solar screening.

The rental amenity needs some improvement. It is too small and not the right location for a deck. The rental common space is on the wrong corner of the building. Consider flipping it around to face the park and enlarge it.

**Applicant's Response**

The applicant thanked the panel for their comments.

**ENGINEERING SERVICES**

The stop-up, closure and conveyance of portions of the lane adjacent to the site has been completed; Statutory Rights-of-Way in favour of the City and easements in favour of the adjacent property have already been registered. Standard Condition A.2.1 summarizes remaining engineering obligations in the No Development Covenants, to be completed by the applicant prior to development permit issuance. Additionally, the City is requiring more information about the operations of shared loading, access, garbage storage and pickup/dropoff practices through several of the standard Engineering conditions, including legal arrangements for shared loading spaces.

The City is requiring that the loading (both Class A and B) within the development be shared between all uses: residential, commercial, retail, and child day care facility. Additionally, the Class B loading spaces must be shared with the adjacent properties: Brookland Court to allow for garbage operations and Handidart pickup, and Emery Barnes Park for City and Park Board personnel vehicle maneuvering, as per Standard Conditions A.2.2 and A.2.10.



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

### **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN**

Staff recommendations are contained in the prior-to conditions noted in Appendix A.

### **HOUSING POLICY & PROJECTS**

The proposed development will deliver a total of 388 units, of which 110 units (28%) will be delivered as secured market rental units as per the rezoning. The rental units consist of 19 studios, 49 one-bedroom units, 26 two-bedroom units and 16 three-bedroom units.

#### **High Density Housing for Families with Children**

The proposed 35-storey mixed-use building contains 138 units (36.6% of total units) with two or more bedrooms (comprised of 76 two-bedroom units and 62 three-bedroom units) which may be suitable for families with children. The High Density Housing for Families with Children Guidelines are therefore applicable to the Development Permit application.

In keeping with the guidelines, the following amenities are proposed for this development:

- Level 10 fitness suite and multipurpose amenity room for rental units. Design development is needed to add a storage closet, kitchenette and accessible washroom to improve its multi-functionality ( see Standard Condition A.1.47) and to increase the size of the multi-purpose room from 300 sq.ft. to a minimum of 400 sq. ft. (see Standard Condition A.1.48);
- Level 10 outdoor common amenity area for rental units with deck, BBQ and common dining area. Design development is needed to include a soft surface children's play area with creative landscape/play features (such as balancing logs and boulders, a small/tangible water stream or feature, creative motor-skills developing features etc.) (see Standard Condition A.1.49);
- Level 34 fitness suite for condo units, amenity room and lounge with kitchenette, storage and accessible washroom, business lounge, outdoor common amenity area with storage shed, potting bench, covered deck area and common outdoor dining area. Design development is needed to include a soft surface children's play area (see Standard Condition A.1.49).

#### **Urban Agriculture Guidelines for Private Realm**

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The "Urban Agriculture Guidelines for the Private Realm" encourage edible landscaping and shared gardening opportunities in private developments. Design development is required to include opportunities for edible landscaping in both the level 10 and level 34 outdoor amenity space (see Standard Condition A.1.50).

### **SOCIAL POLICY & PROJECTS**

The applicant has included a placeholder in their application for a licensed commercial child daycare on the ground and second floors, pending lease agreement with a childcare operator.

At this stage of development, staff would typically have received a functional program and layout for the childcare facility, including confirmation of anticipated age groups and program sizes, and

functional drawings for indoor and outdoor spaces demonstrating ability to meet the City's Childcare Design Guidelines for new build, and a memo from Vancouver Coastal Health Community Care and Facility Licensing (CCFL) indicating their acknowledgement of a proposed licensed childcare onsite. Staff recommend that this information be provided as early as possible to assure applicant and potential operator of the feasibility of providing a licensable childcare that both meets City guidelines and performs to childcare licensing regulations as required by the CCFL (see Standard Condition A.1.51).

## **PARK BOARD**

The current property line bisects landscape elements (tree planters) in two locations. Clarity is required between landscaping maintained by the Park Board (and on Park Board property) and landscaping maintained by the development's strata (See Standard Condition A.1.52). Statutory Rights-of-Way in favour of the City and Park Board have been registered to provide maintenance access to Emery Barnes Park and the pump station; these must be modified to provide Park access from Helmcken and pump station access from Richards Street as per Standard Condition A.2.6.

## **BUILDING REVIEW BRANCH**

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.

A legal agreement to ensure a no-build area to satisfy code compliance issues is being sought through Standard Condition A.2.1; additionally, note 5 in Appendix C summarizes some initial upgrades that have been noted by the Building Review Branch. Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.

## **NOTIFICATION**

Two site signs were placed on site and installation verified on November 4, 2015. On November 6, 2015, 6,775 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. An "Open House" was held on November 25, 2015 at the Gathering Place from 4:00 - 7:30 p.m. 58 people signed in and 39 comment sheets were received. An additional 104 written comments were received from notification. In summary, 67 respondents support the project and 75 are in opposition. In addition, an electronic unverified petition with 1,653 names in opposition to the proposal was submitted. Comments from both the open house and notification are summarized below:

Rezoning and Downtown Official Development Plan:

- The proposal does not comply with the Downtown Official Development Plan.
- The spot rezoning was inconsistent with the spirit of the Downtown Official Development Plan.
- The rezoning process did not respect community input.

Density:

- The building is too dense and too large for the site.
- Downtown is already too dense and has more than its share of condominiums and apartments.
- The density is over four times the normal limits of the New Yaletown neighbourhood.
- The density fits the neighbourhood and will contribute to the vibrancy of the area and transit usage in the City.

Height:

- The building is too high for the neighbourhood. 18 -20 storeys would be more appropriate to match the surrounding buildings.

**Staff Response:**

The application is significantly denser than development under the Downtown District ODP which applies to nearby sites. The site was the subject of a rezoning process which resulted in approval in principle by Council of a new form of development, along with increased density and height. The CD-1 by-law which has been enacted for the site replaces the Downtown District zoning that previously applied.

Building Design:

- The building fits the surrounding context.
- The building is out of scale and does not fit with the character of the neighbourhood.
- The mews between the building and Brookland Court is well done.
- Support the redesign of the building from rezoning. Changes to the massing break up the building.
- Good integration with the park and corner of Richards Street and Helmcken Street.
- The design is unique and is an enhancement to the neighbourhood.
- Given the large scale and prominence of the project next to the park, it is important that high quality materials are used and well executed.
- The elevations facing Richards Street and Seymour Street are unchanged and are a concern.
- The building design would be nicer if it were more symmetrical. The interesting features are not easily viewed from the park. Suggest providing the crisscross pattern on both sides.
- The proposal is inconsistent with neighbourhood guidelines.
- Concern regarding shadowing impacts to the park, streets and adjacent area.
- Shadow study should consider 4 seasons.
- The proposal does not meet the setbacks of the CD-1 zone.

Views:

- The building will impact views of residents in surrounding buildings.
- Is the entire corner and balconies on the east of the tower out of the view cones crossing the site?

**Staff Response:**

View impacts and scale are generally consistent with the form approved in principle by Council. However, further refinement of the exterior expression and materials is recommended in Condition 1.1.

A plan view showing the proposed building in relation to View Cone C2.1 is shown in Appendix F. The development, including balconies, is clear of the View Cone C2.1 lines.

Housing:

- Support the provision of secured rental units and the combination of rental and market condominiums. Rental housing is needed in the area.
- Support the provision of two and three bedroom units.
- Concern the rental units will not be affordable.
- The proposal is not social housing and doesn't merit density exemptions reserved for social housing.
- Support the replacement of the Jubilee House which will allow residents to remain in the neighbourhood.
- New residents will improve security, street landscaping, cleanliness and vibrancy in the area.

**Staff Response:**

The application does not pursue density exemptions for social housing, as it does not provide any. Replacement social housing for the current site users will be provided in the new purpose-built mid-rise at 1099 Richards Street, on the other side of Helmcken Street. Consistent with the terms of the rezoning, rental units on the subject site will be offered at market rates.

Park:

- The site should be used for a park as there is a need for additional park space in the area.
- Emery Barnes Park is well used and the building will result in less park space for residents in the area.
- The building will negatively affect Emery Barnes Park.

**Staff Response:**

While the application occupies significantly more vertical space than the current Jubilee House on the site, there is no reduction in Park area. Other impacts to the Park, such as increased shadowing, have been generally considered through the rezoning process. The development of a new park at Smithe and Richards Streets, located two blocks from this site, will help address the need for additional parks in the neighbourhood. Park Board continues to seek opportunities to increase park space in this neighbourhood, and citywide.

Child Day Care Facility:

- Support the child day care facility in the building. Childcare is needed for the growing number of families living in the area.
- Concern that the child day care facility will treat Emery Barnes Park as their own.

**Staff Response:**

In accordance with the Childcare Design Guidelines, contiguous indoor and outdoor spaces are to be provided for the commercial child day care facility. The intent of the guidelines is to ensure that ample and dedicated play space is provided onsite to meet the high-use needs of a licensed group childcare, particularly full-day childcare programs (see Standard Condition A.1.51). While proximity to a public park or playground (within 0.8 km) is strongly encouraged for all child day care facilities, they are intended to be used as a support space, supplementary to dedicated on-site play space.

City parks are open for use to all residents. Based on current high demands on Emery Barnes Park, and anticipation of further growth on this site and in the downtown generally, the Provincial Community Care Facility Licensing Office (CCFL) is unlikely to and Park Board will not support the use of Emery Barnes Park as the primary play space for a licensed group childcare facility.

Childcare facilities without ample onsite play space may apply to CCFL for the use of 'away' play spaces as their primary outdoor play space, subject to meeting the CCFL regulations, including Schedules B ('applying for a license') and G ('program of activities'). To date, no application for a Provincial Childcare License has been submitted for this facility.

**Amenities:**

- Support a restaurant with patio on the ground level overlooking the park. It will bring a greater sense of community to the park.

**Traffic and Parking:**

- The road infrastructure will not be able to handle the volume of traffic that the project will create.

**Staff Response:**

The downtown road network and traffic signal system is designed and optimized to deal with peak volumes and increased demand from developments such as this project, and we do not expect the additional traffic generated to be of significant concern.

**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

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

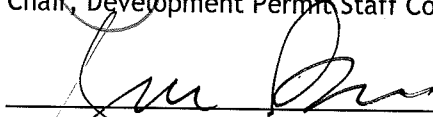
With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

The Staff Committee is confident that the proposal is consistent with the rezoning and supports the application with the conditions contained in this report.




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John Greer  
Chair, Development Permit Staff Committee



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Sailer Black, Architect AIBC  
Development Planner



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Berg Balantzyan  
Project Coordinator

Project Facilitator: L. King

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

### A.1 Standard Conditions

A.1.1 the proposed form of development can and does become approved by City Council and the obligations of the No Development Covenants are fulfilled;

A.1.2 notation/clarification of the uses of all rooms/spaces, noting the following:

i. “Restaurant” should be noted as “Restaurant - Class 1” on Level 1;

**Note to Applicant:** Proposed uses should be specified according to permitted uses defined in Section 2 - Definitions, of the Zoning and Development By-law.

ii. proposed use of each room/space is to be noted in the residential component of the proposed development;

iii. proposed use(s) of the amenity room on Level 34, including details regarding type, finishing, equipment, and/or furnishings;

**Note to Applicant:** In addition to their proposed use(s), all amenity rooms and spaces should be noted as “Amenity”.

iv. “Business Lounge” on Level 34 cannot be considered as an amenity;

**Note to Applicant:** Proposed use of the room should be compatible to amenity use.

A.1.3 provision of a vertical vent space to accommodate future proposed restaurant exhaust from the commercial level;

**Note to Applicant:** Intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building.

A.1.4 compliance with Section 6 - Horizontal Angle of Daylight, of the CD-1 (562) By-law, noting the following rooms do not comply:

i. room adjacent to storage room in Unit R9 on Levels 2 to 9;

ii. bedroom in Unit R2 on Levels 2 to 10, and in Unit 2 on Levels 11 to 33;

iii. room adjacent to storage room in Unit 10 on Levels 11 to 33;

A.1.5 provision of a separate commercial signage strategy, to ensure a well-conceived approach to announcing the various tenancies;

A.1.6 provision of drawings to include the clear delineation, labeling and detailing of all canopies;

**Note to Applicant:** Canopies must be continuous over residential entries and in front of commercial spaces, and provide generous protection from weather. Canopies should extend horizontally from these spaces for a dimension that is at least 70% of their height above grade.

A.1.7 provision of a minimum of 5.7 m<sup>3</sup> (200.0 ft.<sup>3</sup>) of useable storage space for each dwelling unit for the storage of bulky items, e.g., winter tires, ski and barbecue equipment, excess

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furniture, etc., in compliance with Planning By-law Administration Bulletin entitled, "Bulk Storage - Residential Developments", noting the following:

- i. 9 of the rental residential units and 2 of the market residential units are without storage rooms;

**Note to Applicant:** The storage area(s) may be below grade with individual lockers in a common space or may be provided en-suite.

- ii. unless designated as residential storage, the storage rooms in the underground parking levels must be included in the computation of the floor space ratio (FSR);
- iii. en-suite storage rooms in the following dwelling units do not fulfill minimum required volume of 5.7 m<sup>3</sup> (200.0 ft.<sup>3</sup>):
  - a. Unit R3, Levels 2 to 10, and Unit 3, Levels 11 to 33;
  - b. Unit R15, Level 10;
  - c. Units 5 and 6, Levels 12 to 33;

**Note to Applicant:** Bulk storage room area must be minimum 25.0 ft.<sup>2</sup> when minimum ceiling height provided is 8.0 feet.

- A.1.8 clarification of number of bedrooms in Unit R12 on Levels 3 to 10;

**Note to Applicant:** "3 Bedrooms" is noted, but 2 bedrooms are shown.

- A.1.9 identification of dwelling unit types with regard to number of bedrooms in each unit, to be noted on the floor plan of Level 34;

- A.1.10 clarification of balcony size on the west side of Level 2;

**Note to Applicant:** Balcony size does not match on the Architectural floor plan and corresponding FSR overlay.

- A.1.11 clarification of a proposed shade structure as part of a covered deck on the south side of Level 34, shown on the Landscape Plans but not shown on the Architectural Plans;

**Note to Applicant:** Covered area is to be included in the computation of FSR, or Amenity space, depending on proposed use.

- A.1.12 clarification of proposed location of the 6'-0" high glass panel screen shown on Drawing No. L8.06;

**Note to Applicant:** Location of the screen should match on Architectural and Landscape Plans.

- A.1.13 deletion of references to outdoor seating adjacent to the restaurant on Level 1 on both Architectural and Landscape Plans;

**Note to Applicant:** Outdoor seating shall be approved under a separate Development Permit.

- A.1.14 complete and fully-dimensioned floor plans;
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A.1.15 provision of a project north arrow by considering Richards Street as a north/south bound street, consistent with the City building grades plan;

**Note to Applicant:** Titles on the elevation drawings should be revised accordingly.

A.1.16 an original, sealed copy of a survey plan of the site, verified by a British Columbia Land Surveyor is to be submitted, clearly indicating site area;

A.1.17 an up-to-date copy of the City building grades plan is to be submitted;

A.1.18 an acoustical consultant's report which assesses noise impacts on the site and recommends noise mitigation measures to achieve noise criteria, to the satisfaction of the Director of Planning, is to be submitted;

A.1.19 compliance with Section 10.12.2 - Demolition of a Building, of the Zoning and Development By-law which states that:

"Except as set out in Section 10.12.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued.

The development permit for the new development shall not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable."

A.1.20 identification on the architectural and landscape drawings of any built features intended to create a bird friendly design;

**Note to Applicant:** Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

A.1.21 arrangements to the satisfaction of the Director of Planning to demonstrate that disclosure statements for prospective purchasers include their acknowledgement that the building is located adjacent to a public park that is electrically illuminated, includes dedicated spaces for dogs and children, and is actively used until 10 p.m.; that the Park Board could expand its activities in the future, including increased illumination; and that the park users and the Park Board should not be subject to complaints for its current or expanded uses;

A.1.22 provision of the minimum required number of parking spaces for the residential component of the proposed development in accordance with the Parking By-law, to the satisfaction of the General Manager of Engineering Services, noting the following:

i. based on submitted data, a minimum of 59 parking spaces for the rental residential component, and a minimum of 167 parking spaces for the market residential component are required;

**Note to Applicant:** Required disability parking spaces may count as two parking spaces for the purpose of satisfying the minimum required number of parking spaces, as per Section 4.1.15 - Calculation of Disability Parking Spaces, of the Parking By-law.

ii. clarification if the provision of shared vehicles and shared vehicle parking spaces is required to make up for the shortfall of residential parking spaces;

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**Note to Applicant:** If shared vehicles are to make up for shortfall of residential parking space, arrangements shall be made for a shared vehicle agreement with the City to secure the provision, operation and maintenance of shared vehicles and the provision and maintenance of shared vehicle parking spaces for use exclusively by such shared vehicles, (with such parking spaces to be in addition to the minimum parking spaces required by the Parking Bylaw), on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:

- a) provide shared vehicles to the development for a minimum period of 3 years;
- b) enter into an agreement with a shared vehicle organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicles;
- c) provide and maintain the shared vehicle parking spaces for use exclusively by such shared vehicles;
- d) make arrangements to allow members of the shared vehicle organization access to the shared vehicle parking spaces;
- e) provide security in the form of a Letter of Credit for \$50,000 per shared vehicle;
- f) registration of the shared vehicle agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right-of-way, or other instrument satisfactory to the Director of Legal Services, securing these conditions; and
- g) provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy.

**Note to Applicant:** Shared vehicle spaces are required to be a minimum width of 2.9 m

- iii. as visitor parking is not required, visitor parking spaces may be converted to residential parking spaces to make up the shortfall;
- iv. a minimum of 5 disability parking spaces for the rental residential component, and a minimum of 10 disability parking spaces for the market residential component are required;
- v. number of parking spaces designated for each use, i.e., rental residential, market residential, commercial, daycare, and visitor, is to be identified on the plans;

A.1.23 compliance with Sections 4.8.1 and 4.8.2 - Size of Parking Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services, noting the following:

- i. all parking stall and manoeuvring aisle dimensions should be shown on the plans;
- ii. drop-off parking spaces for the Child Day Care Facility must be full size, in accordance with Section 4.1.6 - Vehicular Access and Parking, of the Childcare Design Guidelines;

A.1.24 compliance with Sections 4.8.1 and 4.8.4 - Disability Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** A minimum of 2.3 m (7.5 feet) unobstructed vertical clearance is required for a disability parking space and all entry points, manoeuvring aisles, and access ramps leading to the disability parking space. Compliance with required vertical clearances should be clearly demonstrated on the submitted plans.

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- A.1.25 provision of curbs for perpendicular parking spaces, in accordance with Section 4.8.9 - Curbs, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** Curbs should be dimensioned and identified with notation on the floor plans. The vehicle space labelled #12 on P2, and on this space on lower levels requires a wheel stop.

- A.1.26 confirmation that at least 20 percent of all off-street residential parking spaces will be available for charging of electric vehicles;

**Note to Applicant:** Although this is a Building By-law requirement under Part 10 of the Vancouver Building By-law, the Director of Planning is seeking acknowledgement that this condition can be met during the Building review of this development. For more information, refer to the website link:

<http://vancouver.ca/home-property-development/electric-vehicle-charging-requirements.aspx>

- A.1.27 provision of a minimum of six (6) loading spaces in accordance with the Parking By-law, to the satisfaction of the General Manager of Engineering Services, as follows:

- i. a minimum of three (3) Class A and two (2) Class B loading spaces is required for the residential component of the proposed development;

**Note to Applicant:** Class A loading spaces for the residential component are a requirement of the rezoning's CD-1 (562) By-law.

- ii. a minimum of one Class B loading space is required for the commercial component of the proposed development;

- iii. number and class of loading spaces designated for each use should be noted on the submitted plans;

**Note to Applicant:** Staff may support an alternative arrangement of loading spaces, subject to the submission of a detailed loading management plan (see Standard Condition A.2.9 and A.2.14).

- A.1.28 provision of bicycle parking, in accordance with Section 6 of the Parking By-law, noting the following:

- i. a minimum of 485 Class A bicycle spaces is required for the 388 dwelling units in the residential component of the proposed development;

- ii. at least 20 percent of the total number of Class A bicycle spaces must be bicycle lockers, in accordance with Section 6.3.13A - Minimum Number of Bicycle Lockers, of the Parking By-law;

**Note to Applicant:** Of the 495 Class A bicycle spaces proposed, at least 99 must be bicycle lockers. Only 88 lockers are shown on the submitted plans.

- iii. a minimum of 4 clothing lockers for each gender is required for the 6 proposed commercial Class A bicycle spaces, and a minimum of 4 clothing lockers for each gender is required for the 6 proposed day care Class A bicycle spaces, in accordance with Section 6.5 - Clothing Lockers, of the Parking By-law;

**Note to Applicant:** At least 50 percent of the clothing lockers must be full size.

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A.1.29 clarification and confirmation of proposed number of Class A bicycle spaces on Level P7, noting the following:

- i. 25 vertical bicycle spaces are noted, but 18 are shown in Bicycle Storage #1;
- ii. 20 bicycle lockers are noted, but 19 are shown in Bicycle Storage #12;
- iii. 23 bicycle lockers are noted, but 24 are shown, and 1 vertical bicycle space is noted, but none are shown in Bicycle Storage #13;

A.1.30 clarification and confirmation of proposed number and location of Class B bicycle spaces, matching on Architectural and Landscape Plans;

A.1.31 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

**Note to Applicant:** In order to prevent contaminated air from being drawn into the building, all fresh-air intake portals must be located away from driveways, and parking or loading areas.

A.1.32 location of all roof-top mechanical units, including their specifications and details of screening;

A.1.33 provision of the following notations on the submitted plans:

- i. "The acoustical measures will be incorporated into the final design, based on the consultant's recommendations;"
- ii. "adequate and effective acoustic separation will be provided between the commercial and residential portions of the building";
- iii. "The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law";
- iv. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces";
- v. "The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law";
- vi. "Mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555".

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

A.1.34 notation on the drawings of those measures provided in response to CPTED principles, having particular regard for reducing opportunities for:

- i. theft in the underground parking;
  - ii. residential break and enter;
  - iii. mail theft;
  - iv. mischief in alcoves and vandalism, such as graffiti;
-

### Standard Landscape Conditions

- A.1.35 design development to level 10 common amenity area so that it enjoys better visual connection to the park;

**Note to Applicant:** Intent is to allow more occupants to benefit from close access to nature and direct sun. This can be accomplished by relocating the common amenity area directly adjacent to the park at the south west corner of the building. The area and proportion of space dedicated to the common area and private patios should be maintained. The shape of the upper floors of the building may be adjusted, in balance with other urban design requirements.

- A.1.36 design development to reduce the water feature at the entrance area adjacent to Richards Street to allow space for an additional street tree planted at grade on private property;

**Note to Applicant:** The water feature may also be revised to include planting closer to the street and water feature setback closer to the building. Ensure distance to property lines from tree trunk is considered per the Downtown South guidelines and the depth of growing medium is sufficient for a suitable tree species tree and layered planting. The additional street tree is to be complimented with area specific tree grates/motifs.

- A.1.37 design development to the area around the child day care facility entry to ensure an inviting passage for the general public in addition to its commercial users;

**Note to Applicant:** This can be accomplished by lowering the five raised planters to grade that currently interrupt the open space and the addition of wayfinding measures such as enhanced lighting. A slight reduction in the width of the planters located along the property line adjacent to the park will improve pedestrian openness and circulation. The below grade slab will need to be lowered to obtain adequate soil depth. Provide detailed elevation(s) of the metal gate enclosure designed to improve openness while respecting security requirements. Further comments may be outstanding.

- A.1.38 provision of one additional inside row street tree within the public bike share (PBS) area along Helmcken Street to be located in a demountable tree planter of sufficient size and soil volume to support a suitable street trees species (see Standard Condition A.2.14);

**Note to Applicant:** The planter will require irrigation.

- A.1.39 provision of a planted setback at the north edge of the lane;

**Note to Applicant:** Respecting the necessary maneuvering radius for vehicles and loading, provide a narrow linear planted strip of 18-24 inches wide to compliment and blend the landscaping beyond the property line on the adjacent site.

- A.1.40 setback any protruding stair element that may impede pedestrian flow at the base of the entrance stairs along Richards Street (see Standard Condition A.2.18);

- A.1.41 provision of downward lit wall lighting on the planter walls facing pedestrian sidewalks to the perimeter of the site, particularly adjacent to Richards Street;

- A.1.42 setback the proposed railing located at the west edge of the proposed restaurant seating area a distance of 2-3 feet from the south property line;

**Note to Applicant:** Any outdoor restaurant seating and patio use is reviewed under separate permit. For purposes of this approval, the railing should be setback to avoid obstructions to pedestrian flow along Richards Street. While activated patio use is generally supported, any

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constructed separation elements (railings, screens) associated with future commercial patio use should be deleted from submission.

- A.1.43 provision of additional elevations with regard to soft and hardscaped elements to the perimeter of the building;

**Note to Applicant:** Applicable to sheet L3.01-L3.03 (landscape grading) and related architectural grading plans, additional spot elevations are needed to verify final heights for all planters, patio surfaces, stairs, stair landings, soil surfaces and hardscaped areas.

- A.1.44 clarification on the landscape sections of the width and depth of planting medium and labelling of all underground materials;

**Note to Applicant:** Applicable to landscape sections and plans showing structural soil, the response requires full detailing of depths and widths for all planting areas. As presented, dimensions are not presented to all areas. Clarify type of "planting medium" as differentiated from other underground space, such as "voiding". The sections suggest that there is sufficient area to expand soil volumes at grade, street level. Where possible, soil volumes should be optimized.

- A.1.45 provision of area specific public realm design details on the landscape plan;

**Note to Applicant:** For example, illustrate the distance from property lines for the inside row of street trees and provide specifications/drawings for tree grates, motifs and related street furniture. This condition is in coordination with Planning and Engineering Staff. Refer to Downtown South Guidelines (New Yaletown).

- A.1.46 where applicable, provision of new street trees adjacent to the development site;

**Note to Applicant:** coordination is required with the General Manger of Engineering Services with regard to the proposed street tree removal. Any new street trees to be shown on the development permit plans and confirmed prior to the issuance of the building permit. Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (311) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

### Housing Policy and Projects

- A.1.47 design development to the level 10 multi-purpose room to add a storage closet, kitchenette and accessible washroom;

- A.1.48 design development to the level 10 multi-purpose room to increase the size to at least 400 sq. ft.;

**Note to applicant:** You may wish to consider swapping the fitness suite space with the multi-purpose room;

- A.1.49 design development to the level 10 and level 34 outdoor amenity space to include a soft surface children's play area with creative landscape/play features (such as balancing logs and boulders, a small/tangible water stream or feature, creative motor-skills developing features etc.);
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- A.1.50 design development to the level 10 and level 34 outdoor amenity space to include opportunities for edible landscaping ;

**Note to applicant:** Please see Appendix A of Urban Agriculture Guidelines for suggested edible plant species.

### Social Planning

- A.1.51 design development for proposed child day care facility to meet the intent of the City of Vancouver's Childcare Design Guidelines to the satisfaction of the Director of Social Policy and Projects;

**Note to applicant:** All childcare facilities in new developments are reviewed by staff against the City's Childcare Design Guidelines. In accordance with the Childcare Design Guidelines, the amount of outdoor play space shown in the current proposal would support a maximum of 4 children in a licensed three-to-five child daycare program, OR 6 children in a pre-school child daycare program.

The intent of the City guidelines is to ensure that ample and dedicated play space is provided onsite to meet the high-use needs of a licensed group childcare, particularly for full-day childcare programs. City parks are open for use to all residents. Proximity of a child daycare to a public park or playground (within 0.8km) is strongly encouraged for all childcare facilities, to be used as a support space, supplementary to dedicated on-site play space. Licensed child daycare programs with less intensive need for outdoor play (e.g. occasional, pre-school or school age care) may be approved for off-site or "away" play spaces as primary outdoor space, subject to approval of the managing director of Social Policy and Projects and the Provincial Community Care Facility Licensing Office. Staff advise the Applicant to provide clarification on intended childcare program and functional layout as early as possible, in order to ensure that the childcare facility is both licensable by the Province and meets the City's guidelines.

### Park Board

- A.1.52 confirmation of landscaping to be maintained by the Park Board (and on Park Board property) and landscaping maintained by the development's strata; and

**Note to Applicant:** Suggest adjusting the extent of landscape elements (e.g. around the perimeter of a planter or other landscape feature) to allow for clear delineation between park maintained property and development site. Landscape elements that straddle property lines are problematic and should be avoided.

### Public Art

- A.1.53 provision of a detailed Public Art Plan to the satisfaction of the Public Art Program Manager prior to issuance of the Development Permit.

### A.2 Standard Engineering Conditions

- A.2.1 fulfillment of the Engineering obligations as identified in the no-development covenants registered as CA3591351 and CA4339333 which are summarized as follows:
- i. provision of an Statutory Right-of-Way to accommodate the Public Bike Share station. A Statutory Right-of-Way agreement for Public Bike Share has been registered as CA3591364-67 and requires modification prior to issuance of an occupancy permit. The owner must provide a topographical survey of the Statutory Right-of-Way area, and provide a reference

- plan (which may be volumetric) in registrable form defining the boundaries of the Statutory Right-of-Way area;
- ii. provision of a services agreement to address the on- and off-site works and services;
  - iii. provision of adequate water service, upgrade to the sanitary sewer, and all utility services;
  - iv. provision of Statutory Rights-of-Ways in favour of non-City utility companies over the former westerly lane (the Statutory Rights-of-Ways are to be based on volumetric survey plans) and to be registered prior to issuance of an occupancy permit);
  - v. provision of a legal agreement to ensure a no-build area over the portion of the former westerly lane adjacent to Brookland Court, and upgrades to the Brookland Court unprotected openings (refer to Appendix C note 5);
  - vi. coordination of garbage storage and pickup practices of the Brookland Court building and the development site and appropriate legal agreements;
  - vii. provision of adequate pick-up, drop-off and turnaround for all required vehicles servicing Brookland Court and appropriate legal agreements;
- A.2.2 provision of survey plans delineating the easement areas for the Brookland Court garbage storage and pickup area, and pick-up, drop off and turnaround for all required vehicles servicing Brookland Court. A modification to easement CA3591371 will be required prior to issuance of an occupancy permit;
- A.2.3 provision of an operations plan to address garbage storage and pickup, and passenger pickup, drop-off, and loading for Brookland Court; and for maintenance vehicle access to the pump station on the park during the construction period;
- A.2.4 provision of an as-built survey of the new building structure in the westerly closed lane and provision of a modification or replacement agreement to redefine the Statutory Right-of-Way area by way of a volumetric plan in registrable form prior to issuance of an occupancy permit as required by CA3591353-54;
- A.2.5 provision of a detailed design and cross-section of the westerly closed lane showing the proposed parkade, the provision of a sacrificial slab to protect the membrane from excavation activities and proposed surface treatments to the satisfaction of the General Manager of Engineering Services;
- Note to Applicant:** Pavers are not a preferred surface treatment in areas with high loading, traffic and service vehicle traffic, therefore Engineering is requiring a detailed design sealed by an engineer in order to consider the laneway treatments.
- A.2.6 provision of a topographical survey of the Statutory Right-of-Way area for maintenance vehicle access, and modification or replacement of the agreement to redefine the Statutory Right-of-Way area by way of a reference plan in registrable form prior to building occupancy as required by CA3591360-63, on completion of the owner's works in the westerly and southerly closed lanes;
- A.2.7 completion of the owner's work for the public walkway over the westerly closed lane, and provision of a topographical survey of the Statutory Right-of-Way area prior to issuance of an occupancy permit as required by CA3591355-58;
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A.2.8 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement & Indemnity Agreement 211055M (commercial crossing) prior to issuance of an occupancy permit;

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

A.2.9 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for sharing all of the 3 Class A loading spaces and all of the Class B loading spaces between the residential and commercial strata corporations and child daycare facility;

A.2.10 arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services to secure the right of access into either Class B loading space and onto the site via the Statutory Right-of-Way for City Personnel to accommodate vehicle movements by the Park Board;

A.2.11 arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for the permanent maintenance and replacement of the removable bollard at no cost to the City;

A.2.12 the existing anchor rods in the street and lane must be decommissioned to the satisfaction of the General Manager of Engineering Services and the agreement (P10797-8) must be discharged prior to issuance of an occupancy permit;

A.2.13 delete the aluminum solar screens (pages A-2.13 to A-2.16) and the horizontal bands (pages A-2.09, A-2.11 & A-2.14) from encroaching onto Helmcken Street or relocate within private property; see Recommended Condition 1.2;

A.2.14 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

**Note to Applicant:** The following items are required to meet provisions of the Parking By-law and the Parking and Loading Design Supplement.

- i. modify access to the bicycle parking;
  - ii. provide automatic door openers on the doors providing access to the bicycle rooms and into the vestibule near the bicycle elevator all noted on plans;
  - iii. ensure the required 15 m long by 4 m wide Statutory Right-of-Way for the future Public Bike Share Station is free of trees. Demountable tree planters, temporary planter boxes and benches would be permitted, but must be easily removable and located to the satisfaction of General Manager of Engineering Services and Director of Planning. Any temporary planters or furniture must be removed or relocated prior to implementation of Public Bike Share at no cost to the City see Standard Condition A.1.38;
  - iv. provide written confirmation and notation on plans that the exit door is located as an integral component within the overhead security such that a width of 21' is provided for two-way vehicle movement from the lane onto and off of the parking ramp;
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**Note to Applicant:** The 18' 4" wide opening measured from the wall to the edge of the emergency man door is insufficient for two-way vehicle movement.

- v. modify and dimension all disability parking spaces proposed with a shared or adjacent pedestrian aisle to contain a minimum 8'2" wide parking space with a minimum 1.5m (5') shared pedestrian aisle;
- vi. provision of measures to improve visibility of oncoming vehicles where 90 degree turns are required and walls or other structure obscure such visibility;
- vii. install painted hatch markings on the concrete floor area adjacent to stalls 44, 46 and 49 on parking levels P3 to P5 to ensure that this area is not used for parking;
- viii. delete all reference on plans to reserved parking for Park Board vehicles on Richards Street;
- ix. provision of a loading management plan and confirmation that management and the scheduling of access into and use of the loading spaces will be handled by a building manager as discussed in the Bunt Report;

Please contact Rob Waite of the Neighbourhood Parking and Transportation Branch at 604-873-7217 for more information or refer to the Parking and Loading Design Guidelines at the following link: (<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>)

- A.2.15 clarify garbage pick-up operations. Confirmation that a waste hauler can access and pick up from the location shown is required. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location;
- A.2.16 provision of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements is required. Please submit a copy of the landscape plan directly to Engineering for review;
- A.2.17 correct design elevations in lane shown at south side of ramp (should read 65.5') and show design elevation (65.0') at centre of southerly Class B loading;
- A.2.18 provision of setbacks on Richards Street in compliance with the Downtown South Guidelines (see Standard Condition A.1.45);

**Note to Applicant:** The guidelines note in New Yaletown, the minimum required 12 foot building setback should accommodate the second row of trees and the display gardens. The first 2 feet adjacent to the property line should permit a clear at-grade extension of the sidewalk, the next 4 feet permits the second row of trees and the remaining 6 feet allows for the display garden which may include some useable outdoor space. In addition, parking structures should be located far enough below the surface of the sidewalk in order to provide a minimum soil depth of 3'6" for healthy tree root development. A below-grade soil environment conducive to tree root development should be provided by a continuous trough for the length of the display gardens. The trough should be at least 6 feet wide and ideally contiguous with the display garden soil volume. Adequate centrally-operated irrigation should be provided. Design development to the stairs, handrails, planters and fountain adjacent Richards Street will be required. In those locations where uses (i.e. Public Bike Share) limit the ability to provide below grade soil troughs, alternative design solutions should be explored. For example, trees can be planted in large movable planters. In all other locations, the standard New Yaletown public realm treatment must be provided.

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A.2.19 provision of a Statutory Right-of-Way for the purpose of public access for 2 foot sidewalk extension on Richards Street; and

**Note to Applicant:** This Statutory Right-of-Way would need to accommodate underground parking.

A.2.20 provision of at grade setbacks on Helmcken Street in compliance with the Downtown South Guidelines, except for zero feet on the western half of the frontage. Within the eastern half of this frontage, the setback must accommodate the second row of trees, while respecting the Public Bike Share Statutory Right-of-Way area.

**Note to Applicant:** This may require trees to be placed in moveable planters.

**A.3 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:**

A.3.1 provision of release from the Ministry of Environment for the Development Permit; and

A.3.2 if required by the Manager of Environmental Planning, arrangements for a remediation agreement to the satisfaction of the Manager of Environmental Planning and the Director of Legal Service to be signed and registered at the Land Title Office prior to the issuance of the development permit.

**B.1 Standard Notes to Applicant**

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated January 13, 2016. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the “prior-to” response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **August 10, 2016**), 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.1.6 Detailed drawings of the Child Care Facility to be submitted to and reviewed by CCFL for compliance with the CCF Act and Child Care Regulation.

**Note to Applicant:** The application must meet the requirements of the CCF Act and Adult Care Regulations prior to approval at Building Permit stage.

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

- B.2.1 All services, including telephone, television cables and electricity, shall be completely underground.
- B.2.2 Amenity areas consisting of 825.0 sq. ft. on Level 10, and 1,584.0 sq. ft. on Level 34, excluded from the computation of the floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion.  
Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or tenants of the building;  
AND  
Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.
- B.2.3 No enclosure of balconies is permissible for the life of the building.
- B.2.4 All approved street trees shall be planted in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- B.2.5 If the development is phased and construction is interrupted, the project will require an amendment, to the satisfaction of the Director of Planning, to address how the incomplete portions of the development will be treated.
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- B.2.6 In accordance with Protection of Trees By-law Number 9958, all trees are to be planted prior to issuance of any required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- B.2.7 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
- B.2.8 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.9 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.10 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12<sup>th</sup> floor of 601 West Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.11 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows or ventilation openings.
- If the building design cannot meet these requirements, modifications must be made. If you wish to discuss design options, please contact Electrical Inspections at 604.871.6401.
- B.2.12 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**
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### Processing Centre - Building Comments

The following comments are based on the architectural drawings dated October 23, 2015 that have been submitted for Development Application DE419710). This is a cursory review in order to identify issues which do not comply with the 2014 Vancouver Building By-law # 10908 (VBBL).

1. The high building provisions of Subsection 3.2.6. are applicable.
2. Enhanced parkade security is required per 3.3.7.7. Consider in particular the requirement for glazing in vestibules on the parkade levels and the termination of stair shafts at the ground storey.
3. The adaptable housing requirements of 3.8.5. are applicable to all dwelling units in the building. The requirements of 3.8.2.27.(4) are in addition to 3.8.5.
4. Demonstration of compliance with ASHRAE 90.1-2010 will be required at the Building Permit stage.
5. The building is to be constructed in proximity to the existing Brookland Court building. It appears that the amount of unprotected openings on Brookland Court exceeds the amount permitted by the VBBL. In order to resolve spatial separation issues between the two buildings provision of a legal agreement for no-build over the westerly closed lane in conjunction with an alternative solution to address unprotected openings on Brookland Court will be required. An alternative solution based solely on a no-build agreement will not be acceptable.
6. Limiting distance to the west (park) to be clearly indicated and spatial separation reviewed with respect to this property line.
7. Addressing, floor level and suite numbering shell comply to the requirements of Bulletin 2015-005-BU (revised October 20, 2015).
8. Fire department access to be reviewed by Fire Department as the lower building levels and upper building levels are not accessible from the same access point (there are two distinct entrance locations to this building).

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.

Please indicate the address and permit number on the subject of your incoming mails and emails to the city.

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