
39 SMITHE STREET (PRELIMINARY APPLICATION)
DE417276 - ZONE CD-1(519)

PC/AM/BAB/MW/MS/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
P. Storer, Engineering Services
*D. Anderson Eng, Social Policy
C. Buckham, Social Policy

Also Present:

P. Cheng, Urban Design & Development Planning
**A. Molaro, Urban Design & Development Planning
*B. Balantzyan, Development Services
K. Mulji, Engineering Services
M. So, Development Services
W. Mendes, Social Policy
T. Phan, Social Policy

* November 20 DPSC Only

** December 4 DPSC Only

APPLICANT:

Paragon Holdings
Attention: John Cahill
311 - 750 Pacific Blvd
Vancouver, BC
V6B 5E7

PROPERTY OWNER:

BC Pavilion Corporation
200 - 999 Canada Place
Vancouver, BC
V6C 3C1

EXECUTIVE SUMMARY

- **Proposal:** To develop this site with a mixed use building comprising of two hotel towers of 15 and 25-storeys, commercial (CRU) and casino over five levels of underground parking with vehicular access from Smithe Street, Expo Boulevard and Pacific Boulevard. The Casino area includes up to 600 slot machines and 75 gaming tables.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Engineering - NEU comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F Signage Plans & Elevations

Appendix G Signage Rationale

Appendix H Cambie Bridge (E1) View Cone Analysis

● **Issues:**

1. Public realm interface along Expo Boulevard, Smithe Street and Pacific Boulevard frontages.
2. Building's interface with the neighbouring stadium concourse and connectivity to the adjacent stadium.
3. Encroachment of the proposed building into council-adopted Cambie Bridge (E1) View Cone

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

THAT the Board APPROVE IN PRINCIPLE Preliminary Development Application No. DE417276 submitted, the plans and information forming a part thereof, thereby permitting the development of a mixed use building comprising of two hotel towers of 15 and 25-storeys, commercial (CRU) and casino over five levels of underground parking, subject to Council's approval of the form of development and the following conditions:

1.0 Prior to submission of a complete application and a final decision, the applicant is to carry out the following;

1.1 significant design development to the adjacent public realm in order to accommodate the multi-faceted role of this building as a major contributor to the downtown precinct as an entertainment destination, with special attention to the following:

a) design development to achieve a significant outdoor public plaza at the corner of Smithe Street and Pacific Boulevard through the following:

- i an increase in the overall amount of public plaza space by providing an additional 3 m (10 ft.) setback to the western elevation at the ground floor level;
- ii relocating the proposed café (CRU) at ground level to the southwestern corner, with significant frontage and entrancing along the west elevation in order to fully activate the adjacent public plaza;

Note to Applicant: In addition to conditions a(i) and a(ii), a possible design response could also include lowering the elevation of the public plaza by approximately 0.5m (1.6 ft.). This change in grade between the required sidewalk grades off Expo Boulevard and this lower plaza elevation may be negotiated with a gracious set of continuous steps with no more than 3 risers, which could border and further provide definition to the plaza at its western and southern edges. Furthermore, the resulting lower grade of the plaza would also shorten the required length of the adjacent handicap ramp and reduce the number of required risers from the Smithe Street sidewalk, thereby freeing more useable space for the plaza. Such a design response would nevertheless need to take into consideration the required headroom clearance of the ramp leading into the underground parking garage.

b) design development to improve the ground floor interface against the Pacific Boulevard public sidewalk by:

- i raising the finished grade of the proposed lounge to be flush with the exterior sidewalk grade;
- ii providing direct access into the lounge from the Pacific Boulevard sidewalk;
- iii a continuous building setback of 5.0m (16.4 ft.) for the at-grade storey along the entire frontage against Pacific Boulevard,

Note to Applicant: While most of the frontage along Pacific Boulevard conforms to a Statutory-Right-of-Way (SRW) requirement for a future streetcar line, a similar setback of 5.0m from the property line for the remaining frontage along Pacific Boulevard (at the northeast corner) would benefit pedestrian travel and also serve to open sight lines from the sidewalk to the vehicular entrance.

1.2 significant design development to all portions of the interface of the building along its northern edge, with special attention at the stadium concourse level to achieve a well-functioning, stimulating and gracious pedestrian experience at all times, including the entrancing and exiting of large crowds into, from and around the Stadium during Stadium events, through the following:

- a) an appropriate façade treatment facing the concourse public realm, with high-quality exterior cladding materials and a maximization of formal building articulation and visual transparency into the building wherever possible;

Note to Applicant: The proposed elevation drawings suggest an unbroken blank wall along the podium levels, making this area feel like the “back door” of the complex. Instead, this space should better integrate with the overall pedestrian experience by providing visual interest when viewed public from the concourse level.

- b) a significant increase to the public circulation areas leading from Stadium Gate “G” to better accommodate large crowds exiting the stadium to the surrounding street network;

Note to Applicant: The bottleneck created by the northwest corner of the building and the stadium should be widened to accommodate large crowds exiting simultaneously after a sporting event in the stadium.

- c) a significant increase to the public circulation areas leading from Stadium Gate “F” to better accommodate large crowds exiting the stadium to the surrounding street network;

Note to Applicant: The application proposes to demolish the existing stair leading from the concourse level, between Gates “F” and “G”, to the Pacific Boulevard sidewalk below. In its stead, a new external stair is proposed at the northeastern corner of the proposed building. With the introduction of this proposed building, the resulting amount of “crush” space available to the public during the exiting sequence after a stadium event, and the choice of travel paths available to the public, is therefore greatly diminished. A reduction or reorganization of the building mass in the northeast corner, at the concourse level, should aid in creating more public circulation space.

- d) accommodation for direct wheelchair accessibility to Gates “F” and “G” of the neighbouring stadium from the grade levels of Expo and Pacific Boulevards, preferably via an elevator provided either within the proposed building or along its periphery;

Note to Applicant: Wheelchair and stroller accessibility is currently provided for both gates via an existing slope road that leads from the Pacific Boulevard sidewalk to a point on the concourse between Gates “F” and “G”. Since this

road will be demolished with the introduction of this proposed building, coupled with the closure of the stadium concourse between Gates "F" and "G", an alternative solution is required.

- e) design development to the proposed exterior stairs that facilitate pedestrian traffic from the concourse level at gate "F" down to the Pacific Boulevard sidewalk, in order to ensure a well-facilitated exit path for large crowds exiting from a stadium event;

Note to Applicant: The application drawings do not clearly show the proposed interface of this stair with the Pacific Boulevard sidewalk condition. Further, the application should clearly show this stair and the proposed portion of the adjacent concourse, which are outside of the subdivided lot, as an obligation of this development application.

- f) an increase in the sidewalk width located along the main Smithe Street entrance, in order to help facilitate pedestrian travel between the remaining southern and eastern portions of the stadium.

Note to Applicant: Given that a portion of the stadium concourse is being cut-off by the proposed building, pedestrians needing to move between the south side and east sides of the stadium will need to take a circuitous route that will include this sidewalk. The current design shows a sidewalk width of approximately 2.0m (6.6 ft.), which would be insufficient to accommodate this pedestrian function. Converting the curbside lane of the three proposed vehicular lanes into an extension of the sidewalk is suggested.

- g) provision of an overall concept plan that illustrates how the exiting requirements of both BC Place Stadium and this proposed building will be met; and

Note to Applicant: This general condition works in conjunction with the above sub-conditions in Conditions 1.2. There are several factors currently being considered, including the removal and addition of external stairs, possible removal of an existing pedestrian bridge leading from Gate "F", and policy requirements for vertical circulation to Gates "F" and "G". As such, an overall concept plan will aid staff in assessing the final design response during the Complete Development Permit Application.

During the development of this concept plan, the applicant is further encouraged to consider redesigning the overall site plan such that the existing stadium concourse between Gates "F" and "G" remains open for pedestrian circulation. Staff feel strongly that keeping this section of the concourse open will greatly alleviate the difficulties of pedestrian circulation that has resulted from this current design, and would directly address several of the other sub-conditions in Condition 1.2.

- 1.3 significant design development to fully conform to the eastern boundary of Cambie Bridge (E1) View Cone.

Note to Applicant: See also Standard Condition A.1.15.

- 2.0 That the conditions set out in Appendix A be met prior to the submission of a complete application.
- 3.0 That the complete application be dealt with by the Development Permit Board.

• **Technical Analysis:**

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size	-	-	Irregular
Site Area	-	-	10,300.0 m ²
Floor Area ¹	Gaming activity 10,600.0 m ² All other uses <u>75,100.0 m²</u> Sub-total 85,700.0 m ² Hotel bonus (15%) <u>5,529.0 m²</u> Total 91,229.0 m ²	-	Gaming activity 6,636.0 m ² Hotel 63,433.0 m ² Retail Store <u>103.0 m²</u> Total 70,172.0 m ²
FSR ¹	N/A	N/A	Gaming activity 0.64 Hotel 6.16 Retail Store <u>0.01</u> Total FSR 6.81
Casino-Conditions of use ²	Slot machines 600 Gaming tables 75		Slot machines 592 Gaming tables 76
Height ³	Top of uppermost roof slab 91.0 m Cambie Bridge View Cone EL 63.3 m Cambie Street View Cone EL 93.1 m	-	Top of highest roof 89.0 m West tower EL 63.2 m East Tower EL 93.0 m
Parking ⁴	Hotel Max. 498 Casino + Retail Store 59 Stadium 300 Replacement Parking <u>200</u> Total 1,057 Small Car (25% max.) Max. 377	Hotel Min. 356 Casino + Retail 46 Stadium <u>300</u> Total 702 Disability Min. 29	Hotel 498 Casino + Retail 59 Stadium 300 Replacement Pkg <u>300</u> Sub-total 1,157 Surplus <u>352</u> Total 1,509 Standard 1,492 Small Car 17 Disability <u>0</u> Total 1,509
Loading ⁵	-	Cl. A Cl. B Cl. C Hotel 3 4 0 Casino <u>0</u> <u>2</u> <u>0</u> Total 3 6 0	Class A Class B Class C Hotel 4 2 2 Casino <u>1</u> <u>1</u> <u>0</u> Total 5 3 2
Bicycle Parking ⁵	-	Class A Class B Hotel 21 6 Casino <u>13</u> <u>4</u> Total 34 10	Class A Class B Hotel 20 51 Casino <u>27</u> <u>54</u> Total 47 105
Passenger Spaces ⁵	-	Cl. A Cl. B Cl. C Hotel 7 0 2 Casino <u>0</u> <u>0</u> <u>0</u> Total 7 0 2	Class A Class B Class C Hotel Casino Total 12 0 3
Unit Type ⁶	-	-	Hotel room 623

Note: The applicant should note that staff do not carry out detailed technical checks on preliminary applications. Figures shown are as supplied by the applicant.

¹ **Note on FSR and Floor Area:** The CD-1 (519) By-law, affecting this site, permits an increase in floor area for a hotel if the increase does not exceed 15% of the floor area of that portion of the building having floor to floor dimensions of less than 3 m (10.0 ft) and used for guest accommodation, ancillary corridors, service and access areas.

² **Note on Casino - Conditions of Use:** The number of gaming tables exceeds the maximum permitted by the CD-1 By-law, and Standard Condition A.1.8 seeks compliance.

³ **Note on Height:** The site is affected by the Cambie Bridge (E1) and Cambie Street view corridors. "View Shadow" means an existing building that penetrates into a view corridor approved by council and blocks a portion of that view across an area extending from the viewpoint origin to the mountains. See also comment on pages 10 - 11 in the Rezoning Policy Report and Rezoning Condition 5. Condition 1.3 requires design development to the east tower to ensure compliance to View Cone E1 and Standard Condition A.1.15 seeks confirmation that the proposed building does not project beyond the view shadow and the View Cones affecting the site.

⁴ **Note on Parking:** Proposed parking exceeds the maximum permitted by the CD-1 By-law and Standard Condition A.1.17 seeks compliance. The proposal is deficient in the number of required disability parking spaces and Standard Condition A.1.18 seeks compliance. Refer also to Engineering Commentary regarding the replacement parking requirement.

⁵ **Note on Loading, Bicycle Parking, and Passenger Spaces:** Parking standards for Casino - Class 1 have been used in computing required loading and bicycle spaces as the Parking By-law does not contain standards for Casino - Class 2. The proposal is deficient in the number of Class B loading spaces for the hotel and casino components, and in the number of Class A bicycle spaces for the hotel component. Submission of a Transportation Study and Traffic and Loading Management Strategy are required to properly assess loading, bicycle, and passenger space requirements, and Standard Conditions A.2.12 and A.2.13 indicate details required for the submission.

⁶ **Note on Unit Type:** Number of hotel rooms shown on the floor plans differs from the number indicated in the Hotel Key Count table on Sheet No. A0-01 and Standard Condition A.1.11 seeks clarification.

• **Legal Description**

Lot: 346
 False Creek
 Plan: EPP31476

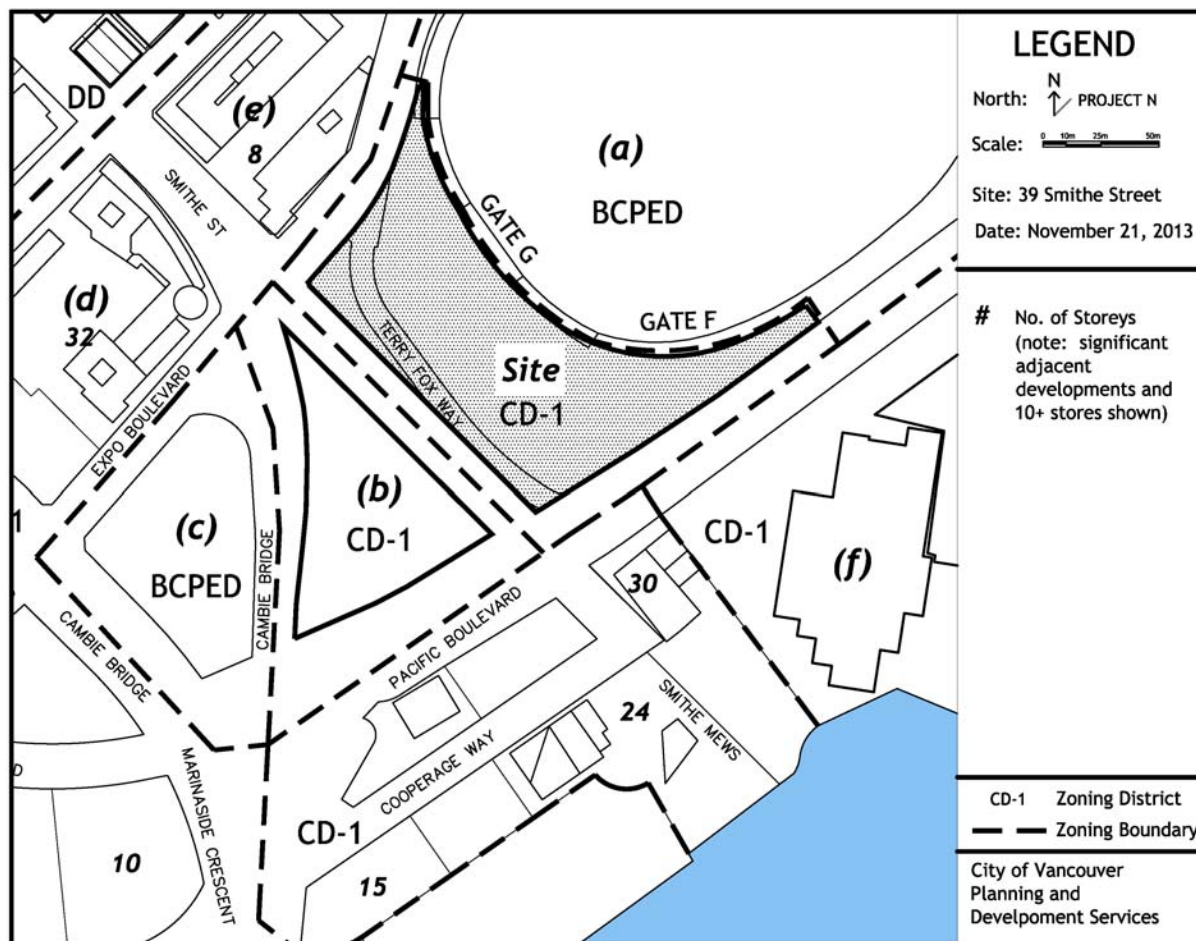
• **History of Application:**

13 09 25 Preliminary DE submitted
 13 10 23 Urban Design Panel
 13 11 20 Development Permit Staff Committee
 13 12 04 Development Permit Staff Committee

• **Site:** The site is located on the north end of the Cambie Street Bridge and immediately south of the BC Place Stadium. For the purpose of this report, the cardinal directions will be referred to in alignment with North being in the direction of BC Place Stadium (Project North).

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

- (a) 1 Robson Street - BC Place Stadium
- (b) 68 Smithe Street - 18 storeys mixed use commercial / residential (approved by the DP Board on November 19, 2012)
- (c) 47 Nelson Street (Area 5B West) - mixed use commercial / residential - future development proposed under rezoning
- (d) 900 Beatty Street: 26 and 32 storeys mixed use commercial / residential
- (e) 858 Beatty Street: 8 storeys commercial
- (f) 750 Pacific Boulevard - mixed use commercial/residential - proposed under rezoning



- **Background:**

On April 10, 2011, City Council approved the rezoning application of this site to permit a mixed-use hotel/entertainment/casino complex with two hotels, restaurants, a theatre and a cabaret. While the approval included the relocation of the Edgewater Casino to this site, the proposed expansion of the casino use was not approved.

In September 2013 the applicant, Paragon Holdings, commenced discussions with City Staff on this Vancouver Urban Resort (VUR) proposal in preparation for making this Preliminary Development Permit application under the approved CD-1 (519) By-law. This application was made on September 25, 2013, and if the Development Permit Board grants approval-in-principle of this preliminary development application, a subsequent Complete Development Permit application is anticipated shortly thereafter.

As a condition of the rezoning, the portion of Smithe Street, between Expo and Pacific Boulevards is to be constructed. Smithe Street provides vehicle access to both this site and the site at 68 Smithe Street, which is currently being developed by Concord Pacific. The City has agreed in principle to a lease to permit the construction of the parkade for the VUR to extend below Smithe Street.

Concord Pacific has begun soil remediation and site preparation works to allow for the development of the mixed used project on the site located at 68 Smithe Street. In order to mitigate logistical and site access challenges during the construction phase of both of these sites, Paragon, Concord and the City are in discussions about the possible construction of the portion of the VUR parkade below Smithe Street in tandem with the construction of the parkade for 68 Smithe Street.

- **Applicable By-laws and Viewcones**

- 1. CD-1 By-law (No. 519)**

The CD-1 By-law provides a specific zoning and form of development framework for this site. Allowable uses include Cultural and Recreational (including Casino-Class 2); Office; Parking; Retail; Services and any ancillary Accessory Uses. Furthermore, the CD-1 By-law stipulates a limit to the Casino Class-2 use to a maximum number of 600 slot machines and 75 gaming tables, which represents a net zero increase to the number of allowable slot machines and gaming tables currently permitted at the Edgewater Casino (750 Pacific Boulevard).

- 2. Cambie Bridge (E1) View Cone**

This View Cone protects the view of a significant portion of the North Shore Mountains when viewed from a midway point on the east sidewalk of the Cambie Bridge.

- 3. False Creek North Official Development Plan (FCN ODP)**

The Official Development Plan provides a general framework for future development in False Creek North. Most notably, the Plan emphasizes the role of this area for cultural, recreational, and institutional uses serving the City and the Region, including a major casino. Urban design intentions include public "spaces that should be positively designed; not left over as remnants of building arrangements"; "neighbourhood gathering and activity places should be provided" and "Use of streets for pedestrians should be emphasized to foster social contacts among neighbours". The Plan delineates the area around the BC Place Stadium as sub-area 10, which anticipates future development in the form of mid-rise and high-rise buildings and a strong podium along the Smithe Street extension. In

particular, the provision for a vertical pedestrian connection from Expo Boulevard to the Stadium concourse at the southwest corner of the Stadium is required.

• **Response to CD-1 By-law (519) and Viewcone E1:**

Use and Density: The proposed uses (hotel, casino, commercial) and density conforms to the provisions of the By-law. Specifically, the proposed floor space for Gaming activity is 6,636 m² (71,429 sf) which is well below the 10,600 m² (114,097 sf) maximum permitted by the By-law. The proposed number of slot machines is 592, thus conforming to the maximum allowable of 600. The proposed number of gaming tables at 76 exceeds the maximum permitted of 75, and Standard Condition A.1.8 seeks compliance to provide no more than 75 tables.

Built Form: The proposed building form and massing generally respects the intent of the form of development reflected in the rezoning application. A major revision to the design since the rezoning is to the western tower located against Expo Boulevard: Whereas in the rezoning application this tower was oriented north-south, in this Preliminary Development Permit application the tower has been redesigned to be oriented in an east-west direction. Staff and the Urban Design Panel support this revision in building form since it allows a greater amount of openness and natural light penetration onto the neighbouring concourse level of the adjacent BC Place Stadium.

Height and View Cones: The site is affected by the Cambie Bridge (E1) View Cone corridor, which overrides the maximum building height permitted by the CD-1 by-law. The proposal encroaches into the eastern border of this view cone. While the balconies on 918 Cooperage Way have been permitted to encroach into this eastern boundary, the fully-glazed treatment of the balustrades provides a level of transparency which permits a view of View Cone aspect that is almost complete. This proposal's encroachment into this View Cone, which nearly matches the margin of encroachment for 918 Cooperage Way, is composed of opaque building mass, which completely blocks out this portion of the View Cone E1. Furthermore, the portion of the proposed tower that exceeds the building height of 918 Cooperage Way is beyond the "view shadow" of 918 Cooperage Way and is directly blocking a portion of the viewcone. Condition 1.3 requires a specific design revision for full compliance, and Standard Condition A.1.15 seeks final confirmation that the proposed building does not project into the view cone affecting this site.

Public Realm Interface and Plaza Design: The project proposes to animate the adjacent public realm by locating active uses against the eastern, southern and western edges of the building at the ground floor level including the hotel and casino lobbies, the lounge and the café. Entrances into the complex, however, are limited to only the Smithe Street elevation. As such, staff are seeking further enhancement to the activation of the public realm with added porosity through the Expo and Pacific Boulevards sidewalk interfaces. Condition 1.1 (b)(i) seeks to heighten the floor elevation of the lounge to be flush with the exterior sidewalk finish, thereby improving the visual and physical relationship with the Pacific Boulevard sidewalk and also allowing direct entrancing into the lounge. Furthermore, the condition seeks a building setback of the ground storey at the northeast corner to ensure adequate pedestrian travel space and to ensure safer sightlines between the sidewalk and the vehicular entrance/exit.

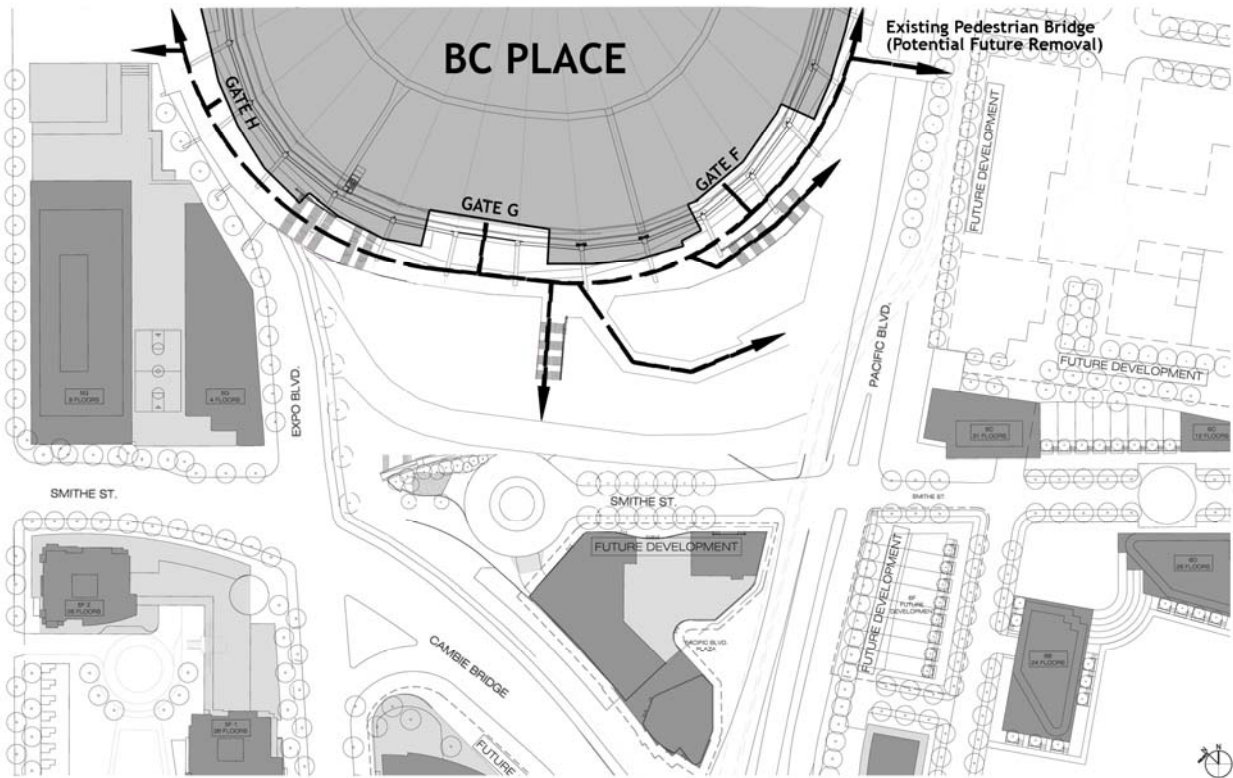
With respect to the western edge and southwestern corner of the building, a commodious public plaza has been contemplated since the rezoning stage in order to meet the provision of the False Creek North Official Development Plan (FCN ODP) for new public neighbourhood spaces. This plaza, located on the sunniest area during the afternoon hours, is anticipated to be a significant public gathering space at all times, especially before and after events occurring in the neighbouring BC Place Stadium. As such, Condition 1.1 (a) seeks to activate this space by relocating the proposed café to this corner, which would anchor this corner with a good reason for the public to visit this area. Further, an entrance to

this café is sought along the western elevation in order to activate the adjacent portion of the plaza. Finally, the condition also seeks a redesign of the public plaza in order to maximize the amount of outdoor space that could accommodate commercial patio life.

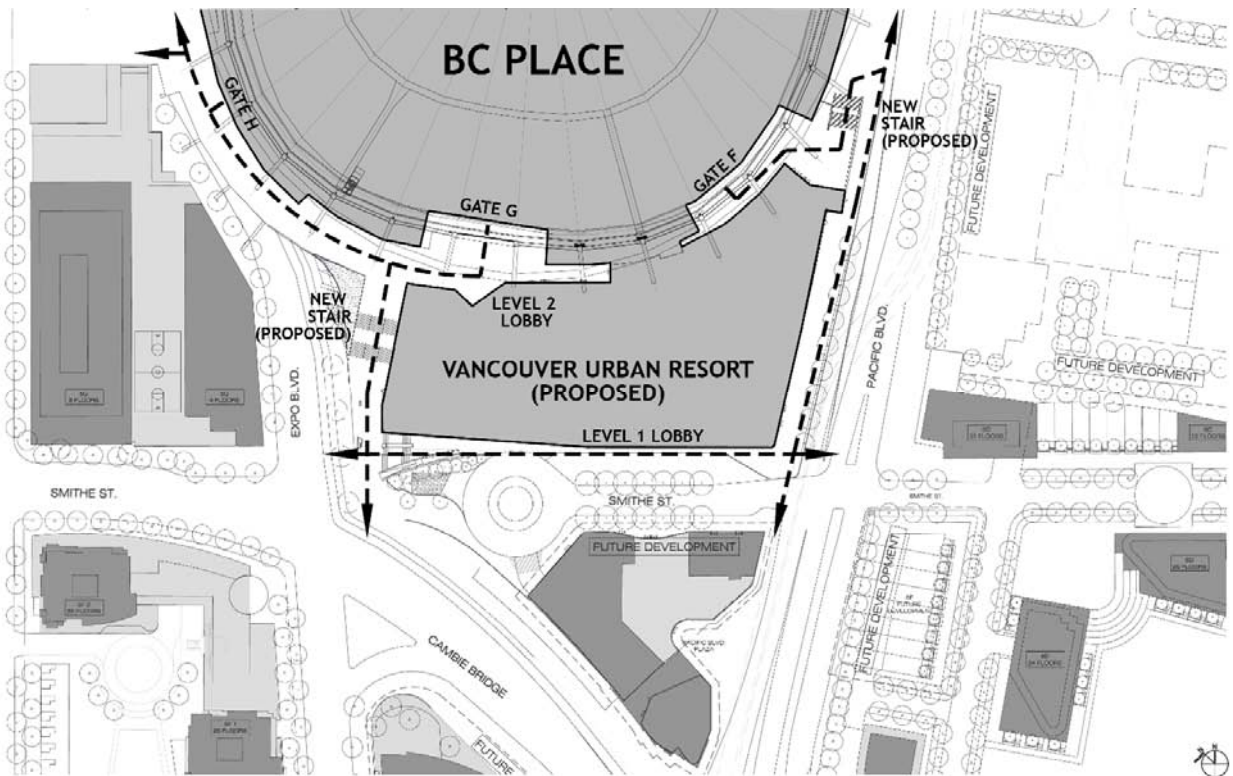
- **Response to False Creek North Official Development Plan (FCN ODP):**

Pedestrian Circulation on the Stadium Concourse: One of the most significant changes to the adjacent public realm that this project proposes the revision to the existing elevated concourse of BC Place Stadium. Presently, the concourse serves to facilitate the exiting and entrancing of large crowds attending Stadium events throughout the year. This proposal significantly impacts the concourse circulation in that a portion of the existing concourse will be occupied by this building between Gates "F" and "G" of the stadium, thereby creating two dead-ends on the concourse. Furthermore, the existing concourse condition in this section allows full open views to the city, which will be blocked by the proposed building. Staff are concerned about the proposed new layout of the Stadium concourse with respect to its overall functionality as a major thoroughfare for large, tight crowds before and after stadium events, as well as to the resulting lack of visual amenity for pedestrians when travelling on this portion of the redesigned concourse. As such, staff look for an overall design strategy to accommodate stadium events that is equal or better than the existing condition. Condition 1.2 (a) seeks significant design development to the northern, stadium-facing façade of the building in order to bring visual amenity and a high design quality that is equal to the proposed treatment of the other street-facing facades. Further, Conditions 1.2 (b), (c) and (e) seeks an expansion to the revised concourse area and stairs to ensure an appropriate amount of circulation space for large crowds that is equal or better than the existing condition. Furthermore, Condition 1.2 (d) seeks appropriate wheelchair accessibility for direct access to Gates "F" and "G" from Pacific and Expo Boulevards. Finally, the Crime Prevention Through Environmental Design (CPTED) Standard Condition A.1.34 requires the enclosing of resulting dead-end spaces on the concourse level that are functionally "Back-of-House".

In anticipation of the potential redevelopment of the Plaza of Nations site which may result in the removal of the pedestrian bridges connecting across Pacific Boulevard between BC Place Stadium and the property, Staff are requesting a concept plan illustrating and confirming how the exiting requirements of BC Place Stadium, with the removal of the pedestrian bridges, can be achieved and will not be compromised by this proposal. See Condition 1.2(g).



Existing Pedestrian Circulation



Proposed Pedestrian Circulation

• Other Issues:

Public Realm: The City is in the process of creating streetscape Design Guidelines for Northeast False Creek (NEFC). Given the unknowns in Northeast False Creek including the future decision about the viaducts, the possible construction of a streetcar and the related road design and grade changes that would result, Design Guidelines for NEFC need to be open ended and structured to be updated as decisions are made. The extent of uncertainties varies by sub-area within NEFC. A two part strategy to the guidelines is proposed:

1. Framework that provides design principles and unifying elements for the series of precincts within NEFC; and
2. Precinct Specific Guidelines.

It is anticipated that these guidelines would be completed early in 2014 and would inform the final design and approvals for the design of Smithe Street and the public realm for 68 Smithe Street and the complete Development Permit application for 39 Smithe Street.

Signage: The applicant has provided a preliminary signage concept plan in order to initiate discussions with Staff about the proposed signage locations and to ensure that signage has been appropriately integrated into the building design. Staff note that the approval of the development permit is not an approval of the signage as a separate sign permit application is required. Nevertheless, Standard Condition A.1.3 requires further development and clarification of the proposed signage strategy, which will be reviewed during the Complete Development Permit process prior to a formal sign permit application being made.

• Response to Urban Design and Landscape Rezoning Conditions of Approval:

Rezoning Condition 1: Design development to allow for better programming of uses and spaces to emphasise the entertainment component of the project with functions such as cabaret / dinner/ performance provided;

Applicant Response: To maximize the entertainment aspect of the project, there are currently five restaurants with a significant roof garden at the base of the towers. Each restaurant will have its own unique character and branding, and will attract a variety of clientele to further invigorating the neighbourhood around BC Stadium. The diverse spaces of the function floor will accommodate various events such as tradeshow and conventions, while the garden at level six will provide a unique atmosphere for events such as product launches.

Staff Assessment: The overall programming of the internal spaces shows that a commodious amount of floor space has been dedicated for the entertainment uses of this proposal. The preliminary layout of spaces demonstrates a wide variety of entertainment functions can occur within this building.

Rezoning Condition 2: Design development to ensure appropriate ground floor retail and restaurant uses that support destination entertainment and contribute to activating the sidewalks around the entire perimeter of the site;

Applicant Response: Given the proportion and size of the site and its adjacency to BC Stadium, programming and transparency to the inside of the project has been maximized at the ground floor as much as possible. Vision glass has been planned for the ground floor to maximize visual connectivity to the ground floor, and the openings have been maximized to open the building onto the street. In all instances, restaurants and lounges have been placed along the street edges of the project to animate the project at both at grade and levels 2, 3, and 6.

Staff Assessment: On three of the four sides of this building, the ground level interfaces well with the public realm, with animating uses such as restaurants, hotel/lobby entrances and a retail café located along the periphery of the ground floor. Nevertheless, Condition 1.2 requires significant design development in order to address the existing and new public circulation requirements of this facility and the neighbouring BC Place Stadium. With respect to the facilitation of large crowds that will be gathering, exiting and entering this proposed building as well as the adjacent Stadium; Staff are requiring a higher amount of useful outdoor space to accommodate the large number of people anticipated in this entertainment precinct.

Rezoning Condition 3: Design development to the ground level treatment and character of the sidewalk frontages around the entire perimeter of the site maximizing transparency into the interesting shops, lobbies restaurants etc., accentuating street level/storefront variety and providing continuous weather protection.

Applicant Response: Refer to #2 above.

Staff Assessment: Refer to #2 above. Further, continuous weather protection has been achieved through the significant setbacks of the building at the ground-floor level, resulting in an adjacent sidewalk that is weather-protected by the building itself, cantilevering overhead.

Rezoning Condition 4: Design development along Pacific Boulevard to extend store frontages as much as possible to the east with a view to reducing the visual obstructiveness of the vehicular exit/loading area and integrating the stair from the concourse;

Applicant Response: Along Pacific Boulevard, the hotel restaurant and lounge and lobby has been oriented outward and extended along the length of the ground floor to animate the street as much as possible. Large operable windows for the restaurant will also be incorporated to reinforce the connection between the interior space and ground level when weather permits.

Staff Assessment: Staff are generally satisfied that this condition has been fulfilled. Nevertheless, Condition 1.1(b)(iii) require that a sidewalk setback be provided at the north east corner for the ground-level in order to reduce potential conflicts between pedestrians and vehicles exiting the building onto the Pacific Boulevard roadway.

Rezoning Condition 5: Design development along Smithe Street to allow for integration of the stair to the concourse to provide an inviting, animated, gracious link to Terry Fox Plaza.

Applicant Response: The sweeping form of the façade along the street responds to the profile of Expo Boulevard and the form of BC Place Stadium. The form of both the façade and new stair provides a strong visual indicator for pedestrian flow. The width of the concourse stair that has been extended down to Expo Boulevard has been maximized to ease circulation while creating a form a strong dialogue between the new project and the stadium.

Staff Assessment: Condition 1.2 looks to further improve the pedestrian flow with an enlargement of space linking the concourse level to Expo Boulevard, with further improvements for wheelchair accessibility.

Rezoning Condition 6: Design development along Expo Boulevard to allow for the integration of the stair to the concourse to provide an inviting, animated, gracious link to Terry Fox Plaza;

Applicant Response: The sweeping form of the façade along the street responds to the profile of Expo Boulevard and the form of BC Place Stadium. The form of both the façade and new stair provides a strong visual indicator for pedestrian flow. The width of the concourse stair that has been extended down to Expo Boulevard has been maximized to ease circulation while creating a form a strong dialogue between the new project and the stadium.

Staff Assessment: Condition 1.2(d) looks to further improve the pedestrian flow with an enlargement of space linking the concourse level to Expo Boulevard, with further improvements for wheelchair accessibility.

Rezoning Condition 7: Design development to the Smithe/Expo Boulevard plaza to create a more meaningful dynamic public space;

Applicant Response: Two important gestures have been made to develop the definition of the project at the corner of Smithe Street and Expo Boulevard. The first gesture is the exterior sky garden that has been carved out of the building mass at the function floor level. This exciting space will serve as an extension of the function floors and will animate the corner, while addressing the massing of the adjacent buildings on the West side of Expo. The second major aspect is the public space a grade. Directly adjacent to the café, this public area will be an ideal place to take a break, but it will also provide a meeting place before the game.

Staff Assessment: Condition 1.1 looks to enlarge and render more useful the proposed public plaza.

Rezoning Condition 8: Design development to exterior treatment of the podium to build on the promising notions presented at this conceptual stage;

Applicant Response: The podium, or more accurate the base of the project strive to create we sweeping harmonious connection to the tower as though all objects were carved out of a single mass, rather than created by assembling various components. The base of the project strives to balance openness with program functionality, while maintaining a single language unifying the three components of the project. Careful insertions of solid materials anchor the complex to the ground while defining the corners of the building along Smithe Street at grade.

Staff Assessment: Staff are satisfied with the revised design of the podium, which promises to introduce a visually-interesting and adventurous style of architecture to Vancouver.

Rezoning Condition 9: Design development to the exterior treatment of the Expo Boulevard hotel tower to advance the detailing of the façade design to capture the articulation conveyed in drawings;

Applicant Response: The façade concept has evolved to include abstracted image of the mountains surrounding Vancouver it stainless steel fins. Throughout the day, these small fins will naturally animate the façade with the movement of the sun creating a dynamic visual experience. In the following weeks, the façade details will be developed in future detail and a sample of curtain wall mullion, the stainless steel fin, and a sample of glass will be provided to the city for the next review.

Staff Assessment: Staff are satisfied with the revised design of the Expo Boulevard hotel tower and will further assess the design during the detailed Complete Development Permit application. See Standard Condition A.1.2.

Rezoning Condition 10: Design development to the exterior character of the Pacific Boulevard hotel tower to better reflect its dynamic madding as well as the high degree of visual interest exhibited in the other component of the complex;

Applicant Response: The form of the Pacific Boulevard hotel has been further refined and sculpted to create a dynamic and bold massing strategy that strongly defines the corner of the site. A material change defining the outer face of the façade directly on Pacific from the inner excavated portion of the massing speaks to the scale and proportion of the adjacent urban context. A small garden on level 6 of the Pacific Boulevard side of the project will add further visual interest along this façade.

Staff Assessment: Staff are satisfied with the revised design of the Pacific Boulevard hotel tower and will further assess the design during the detailed Complete Development Permit application.

Rezoning Condition 11: Design development of the interface between the hotel/entertainment/casino complex and BC Stadium to better integrate the various exterior and interior spaces while ensure functionality;

Applicant Response: To ensure a strong visual and physical connection between Gate G of BC place stadium and the new project, the façade has been opened as much as possible to the stadium at the concourse level. Interventions on the concourse level are limited due to the existing exiting requirements of BC stadium, but all efforts will be made to maintain and improve the quality of the space between the two buildings.

Staff Assessment: Staff requires significant design development to ensure the functionality of the pedestrian circulation of stadium event crowds on the concourse level and around the proposed development. See Condition 1.2.

Rezoning Condition 12: Identification on the plans and elevations of the build elements contributing to the buildings sustainability performance in achieving a minimum of LEED silver equivalency, including at least three optimizing energy performance points, one water efficiency point, and one storm water point.

Applicant Response: LEED score sheet to come, and a LEED and Envelope consultant will be engaged for the project.

Staff Assessment: This will be further reviewed by Staff during the Complete Development Permit Application process. See Standard Condition A.1.6, which is carried over from Rezoning Condition 12.

Rezoning Condition 13: Clarification of the treatment of the Level 6 roof deck as a green roof, as seen in the colour graphic shown in the rezoning application;

Applicant Response: At the Podium Level 6, the use of metaphors for Vancouver 'Mountain Forest' Landscapes come together to create a podium 'Garden' amenity destination. Featured at this level are restaurant and lounge terraces for relaxing and dining, a water feature that captures the essence of the Vancouver's coastline of Islands and rocky shores, forest gardens that recall the forests and meadows found in the local mountains, Bamboo dining terraces that add a 'Pacific Oceanic theme' layer and an evergreen forested backdrop that represents the mountain forest wilderness.

Staff Assessment:
This condition has been met.

Rezoning Condition 14: All proposed trees in the Smithe Street plaza are to be planted at grade, not in raised planters;

Applicant Response: Ground Level 1 landscape features trees and groundcover in Auto Court and pedestrian plaza, that 'symbolize' the local coastline deciduous 'Rain Forest' found close to 'Sea level'.

Proposed are deciduous trees and shrubs at the centre media along Smithe Street plaza driveway entrance, and a mixture of deciduous and coniferous trees in the Smithe Street Plaza, above entrance to underground parking structure. All trees are to be planted at grade with 1.0 m minimum soil depth and minimum 1.5 m soil width, as shown on section.

Staff Assessment:

This condition has been met.

Rezoning Condition 15: The sections drawings should illustrate both the location and extent of the parkade structure under Smithe Street, as well as the width and depth of the trenches;

Applicant Response: Refer to #14 above. Parkade structure, refer to Arch.

Staff Assessment:

This condition has not been met. The location of the underground parkade roof should be illustrated on the Landscape Sections, in order to determine if enough soil depth has been created for the tree and shrub planting. See Standard Condition A1.25.

Rezoning Condition 16: Illustration on the plans of the planters, trees and shrubs proposed for the Level 2 pedestrian connection to BC Place Stadium.

Applicant Response: No planting of trees or shrubs is proposed for the level 2 pedestrian connection to BC Place Stadium. A water feature only is proposed for this location.

Staff Assessment:

The requirement for planters between the BC Place Stadium and the entrance to the Casino has been waived in order to unimpeded exit space for people exiting an event at BC Place Stadium.

Rezoning Condition 17: Provision of a full Landscape Plan at the time of Development Permit application;

Applicant Response: A Preliminary Landscape Plan is provided for PDP (Preliminary Development Permit), which illustrates the following:

- a) Clarity of circulation and key pedestrian connections which are primary objectives for the design of the Ground level 1 & Level 2 landscape.
- b) An Auto Court at the terminus of Smithe Street defines vehicular circulation with a driveway and 'roundabout', driveway entrance to underground parking and the Casino 'Lay-by' and passenger 'drop off'.
- c) Highlighted is the pedestrian movement from this Auto Court Lay-by and adjacent city sidewalks to BC Place via a grand procession through the Casino lobby and exhibition Hall directly to The Stadium Plaza at Gate G.
- d) Pedestrian circulation from existing BC Place stairways is directed through a Stair Plaza at Expo Boulevard, and distributed to adjacent street sidewalks, the Smithe Street Auto Court and the Cambie St. Bridge. Landscape features include open plaza space, broad stairways and accessible ramps designed to facilitate the, at times, extremely heavy pedestrian flows from exiting stadium events.
- e) Key pedestrian and bicycle connections to downtown, Cambie St. bike lane and False Creek seawall destinations are delineated.
- f) Sight line to and from the Cambie St. Bridge are strengthened through the organization of the Level one landscape and the overall Resort Building design.
- g) The design detailing for the Smithe St. Auto Court is fundamental in providing a unified image uniting the ground levels of the Vancouver Urban Resort Urban with the neighboring development at 68 Pacific Blvd,
- h) The project presents a cohesive paving design for the Auto Court featuring architectural concrete paving and stone accent banding and feature unit paving for sidewalks, plazas, casino Lay-by, pedestrian exterior Esplanade and interior Casino Lobby and exhibition Hall.
- i) This same paving continues through to the Expo Blvd. Stair Plaza and Stadium Plaza at Gate G, to strengthen these connections.
- j) Feature paving that reflects the building footprint and represents the architectural floor of the resort. Paving boundaries define special paving treatment that relate to key pedestrian connections between Ground level 1 and level 2, and provide ground level integration with building floor.
- k) A consistent Landscape image of trees in Auto Court roadway, and pedestrian plaza, are repeated at levels two, four, the podium level 6, and Swimming Pool level 15, to create a strong visual connection between these levels. A public Art opportunity is proposed, located in the Auto Court 'Round-about', which can celebrate a common theme for this development enclave.
- l) Visual connections between the raising levels of the building are made by repeating the landscape treatment at each level, and contributing to the unified image of the development's exterior open spaces.
- m) Ground Level 1 landscape features trees and groundcover in Auto Court and pedestrian plaza, that symbolize the local coastline deciduous 'Rain Forest' found close to 'Sea level'.
- n) Levels 2 and 4 repeat the same use of symbolic 'Rain Forest', representative of a forested 'Mountain Ledge'
- o) At the Podium Level 6, the use of metaphors for Vancouver 'Mountain Forest' Landscapes come together to create a podium 'Garden' amenity destination. Featured at this level are restaurant and lounge terraces for relaxing and dining, a water feature that captures the essence of the Vancouver's coastline of Islands and rocky shores, forest gardens that recall the forests and meadows found in the local mountains, Bamboo dining terraces that add a 'Pacific Oceanic theme' layer and an evergreen forested backdrop that represents the mountain forest wilderness.
- p) Found at the top of the architecture, at Level 15 is a more austere viewing terrace, which features a swimming pool terrace, Jacuzzi, deck loungers and tree planters symbolic of a 'Wind Swept Mountain Top'.

Staff Assessment:

This condition has been partly met. The Landscape Plan Plant List is not keyed to the Planting Plan and no quantities are listed for the proposed plants. See Standard Condition A1.26.

Rezoning Condition 18: Provision of a Lighting Plan for the Smithe Street plaza at the time of Development Permit application;

Applicant Response: A Preliminary Lighting Plan is provided for PDP (Preliminary Development Permit), which illustrates the following:

- a) Roadway lighting to City of Vancouver engineering standards
- b) Lighted bollards at location of Casino vehicular Lay-by
- c) Stairway lighting for all stairs proposed
- d) Tree up-lighting for all Auto-Court and plaza trees
- e) Feature lighting as part of 'Public Art Opportunity' in Smithe Street 'Round-About'
- f) Additional lighting from underside of proposed building overhang, and all ambient light from building.

Staff Assessment:

This condition has been partly met. A separate Lighting Plan is required. See Standard Condition A.1.29.

● **Response to Engineering Rezoning Conditions of Approval:**

The applicant has indicated that all engineering comments will be addressed with the City throughout the Development application process. The Draft Transportation Study, dated July 16, 2012, has been submitted for information and will be updated in consultation with the City.

● **Response to Sustainability Rezoning Conditions of Approval:**

The applicant has stated that the sustainable site strategies and systems will be further developed as the project progresses. They will be working closely with the LEED consultant, envelope specialist, mechanical and electrical engineers and the architecture team.

● **Conclusion:** Staff consider this proposal to be generally well-resolved at the current preliminary stage, and recommend approval-in-principle of this Preliminary Development Permit application with conditions to further resolve issues including pedestrian circulation, material treatment and public realm interface, which will be reviewed during the Complete Development Permit application.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on October 23, 2013, and provided the following comments:

EVALUATION: SUPPORT (4-1)

- **Introduction:** Paul Cheng, Development Planner, introduced the proposal for a preliminary development permit application that will be followed by a complete development permit application. It is following a rezoning application which was approved by Council. Mr. Cheng noted that the application is a lot more refined than the original rezoning with some large changes in the form of development. The site is flanked by the stadium, Smithe Street, Pacific Boulevard and Expo Boulevard in the Entertainment District. The site is a proposal for the Vancouver Urban Resort which will include hotel space, restaurants, a casino, gym, spa, conference and ballroom areas. During the rezoning the applicant applied for an expansion to the casino functions with respect to what is currently at the Edgewater Casino and was turned down by Council. The casino function will remain the same with respect to the number of gaming tables and slot machines.

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

1. The proposed form of development makes a departure from the design approved in the CD-1 with a reconfiguration of the tower element along Pacific Boulevard and a refinement of the second tower along Expo Boulevard. Is this new design response supportable?
2. Please provide commentary on the proposal with respect to:
 - Pedestrian circulation around and through the building;
 - The proposed interfaces with the public realm along Smithe Street, Expo Boulevard, Pacific Boulevard and the BC Place concourse;
 - Architectural expression and materiality;
 - The location and nature of the proposed signage.

Mr. Cheng took questions from the Panel.

- **Applicant's Introductory Comments:** Martin Bruckner, Architect, further described the proposal noting that there was a change in the programming of the building with the casino moving into the project. There is less focus on the casino use and more about the resort like qualities of the project and how the hotel will function. There is a podium with a significant conference facility. He said the design response helps complete the new evolving entertainment district and a good response to what is now finished in the stadium.

John Cahill mentioned that when they came to the Panel in 2010 it was a destination casino project and with Council's enactment of the By-law it became clear that there wasn't going to be an expansion of gaming. As a result they had to rethink the whole project. They took on some partners that helped design the project in its current form.

Maxime-Alexis Frappier, Architect, further described the proposal. He said the project is a unique opportunity to create a landmark project that will contribute to the identity of the entertainment district and that the main challenge was to create a transition between the site and the surrounding buildings. Mr. Frappier then presented a video for the project. In describing the architecture, Mr. Frappier explained that the proposed massing includes two contrasting materials to catch the eye and blend in with the stadium. All the fluid lines are trying to establish a dialogue with the stadium. He added that they wanted to create a pattern that will catch the light throughout the day.

Chris Phillips, Landscape Architects, described the landscape plans for the project. He said that the site is at the cross roads of an incredible amount of pedestrian and cyclist's movement that needed to be improved. He said they have set up a whole new bike way system and as well they are treating Smithe Street as a special street. They have been working with Engineering to have a

different streetscape using concrete paving with banding to give a courtyard expression to Smithe Street. As well they plan to put the public art money into the street end. On the sixth floor there is a large open space that will have restaurants and a large garden making for a nice amenity for the hotel guests. There are a series of other amenities on the other roofs including a swimming pool on level 15.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve the edges around the site and to improve the public realm;
 - Design development to improve the solar response to the facades;
 - Consider developing a way for people to walk through the building without having to walk through the casino;
 - Design development to improve the overall architectural expression;
 - Design development to improve the concourse level;
 - Design development to improve the air garden.
- **Related Commentary:** The Panel supported the proposal and thought the building was well-handled.

The Panel agreed that there had been improvement in the design over the initial application for the general massing and the plan form. As well they thought the resolution of movement around and through the building was supportable. The western block has a much more satisfactory massing and the disposition of the hotel rooms is better in terms of their orientation.

However, most of the Panel thought there still needed to be some work around the edges of the site. Given the building's size and use it needs to do more with regard to the public realm interface. One Panel member noted that the building seemed to alienate itself from the urban setting. The Panel also agreed that the building was successful in its massing against the backdrop of the large piece of architecture that is the stadium and responds in a robust and energetic manner. Most Panel members had some concerns with the skin of the building noting that it has the same expression on all four sides.

Several Panel members suggested that there should be away for people to go through the building without having to be confronted by the casino operation. Currently it doesn't feel very public. The Panel supported the proposed signage for the building.

The Panel had mixed feelings regarding the architecture with one Panel member stating that the building had a Las Vegas expression and was not a typical Vancouver classical building. As well it was mentioned that the building is monolithic in its façade although the program and how the building functions was well done. Another Panel member thought the colour and reflectivity of the glass wouldn't work in Vancouver. The building requires further design development to address the northern façade adjacent to the stadium.

The Panel thought there could be some improvement in terms of the concourse level and the public realm around the area. Most of the Panel liked the terrace on level six and thought it would become a much sought after place. One Panel member thought the landscaping on the upper level was interesting but seemed to create a sandwich expression as you exit out of BC Place. They thought the air garden looked interesting as well with some Panel member supporting the columns while other did not. As well they thought the corner could be more open to improve the expression.

Regarding sustainability, the Panel found the building was undifferentiated in its solar response. Panel noted their disappointment that it was going to only be a LEED Gold equivalent.

- **Applicant's Response:** Mr. Bruckner thanked the Panel for their comments. He added that they will help to guide them as they move forward with the project.

ENGINEERING SERVICES

This development will result in the delivery of the extension of Smithe Street from Expo Boulevard to Pacific Boulevard. This portion of Smithe Street will provide parkade access to both the development site and the neighbouring Concord Pacific site across Smithe Street. Although Smithe Street will not provide a vehicular connection to Expo Boulevard, it ends in a cul-de-sac and provides a direct pedestrian connection to Expo Boulevard, along with public plaza space.

Adjacent to the development, Smithe Street will provide a layby and passenger drop off zone and it is expected this area will be managed by the applicant (see Standard Condition A.2.7). In November 2011, Staff received City Council approval to enter into a lease with BC Pavilion Corporation (PavCo) for a volumetric portion of Smithe Street for an underground parkade structure that will serve the development site and Staff are in the process of finalizing lease terms with the property owner. A portion of Smithe Street is reserved as a utility corridor below grade and unfettered access is required to allow for maintenance of utilities. Standard Condition A.2.1 seeks clarification on the design of the parkade structure within this lease area.

In addition to the parkade access off Smithe Street, the project proposes vehicle and loading access from a private lane between the development site and BC Place Stadium. To ensure that the proposed passenger drop-off and pick-up operations, loading activities and vehicular movements around the site are safe and adequate, Staff are seeking further information regarding parking and loading. A final Transportation Study and detailed Traffic and Loading Management Strategy are required to properly assess the demands of the site and to evaluate any requested relaxation to the standards set by the Parking By-law (see Standard Conditions A.2.12 and A.2.13). Specific improvements to the parking and loading design and compliance with Engineering's Parking and Loading Supplement are required in Standard Condition A.2.14.

The rezoning set specific parking minimum and maximum provisions within the CD-1 bylaw, which are currently equivalent to the downtown standard for non-residential and hotel uses within the Parking Bylaw. The rezoning report also contemplated replacement of the surface parking located adjacent to the BC Place Stadium site (listed as 200 spaces in the Rezoning Policy Report), as well as taking on the obligation for 300 Stadium Parking spaces from other sites. The application proposes 1509 parking spaces, which is 452 more than the 557 spaces maximum in the CD-1 parking standard plus the 500 replacement and stadium spaces (1057 spaces). Standard Condition A.1.17 seeks compliance with the maximum parking standards.

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

NEIGHBOURHOOD ENERGY UTILITY (NEU)

As part of the implementation of the Northeast False Creek Directions and energy planning studies conducted for the area, Council approved changes to the False Creek North ODP (Spring 2011) that introduced energy related sustainability requirements for all sites yet to be developed. The False Creek North ODP now requires that all new developments connect to the low carbon district energy system

proposed for the area. A low carbon district energy approach enables significant GHG reductions in the long-term for the entire neighbourhood that could not be cost effectively achieved at an individual building scale. Prior-to Conditions and Conditions of Development Permit that provide for immediate connection of the development to the NEFC Retail Franchise Holder for district heating services, as well as the allocation of sufficient space on-site to facilitate such a connection, are provided in Appendix A and C.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Preliminary CPTED Standard Condition A.1.34 address Staff's concerns of two dead-end areas at the concourse level that result from this development. A fulsome CPTED review will be made by Staff during the Complete Development Permit phase.

LANDSCAPE

The recommendations of landscape are contained in the prior-to conditions attached to this report. Staff also note that an emerging Northeast False Creek Public Realm Plan is anticipated for 2014, which may also impact the overall landscape design during the Complete DP application.

SOCIAL POLICY

Agreements

There are two existing agreements that will be carried over (and in the case of the Local Hiring Agreement, amended and expanded) as part of this proposal.

The Social Responsibility Fund Agreement, created in 2006, provides \$200,000 annually to be directed to assist in the development of harm reduction strategies and programs to mitigate possible negative impacts of gaming in the city and to support community capacity building projects in the Downtown, Downtown Eastside (DTES), Strathcona, and Mount Pleasant neighbourhoods.

The Inner-City Local Employment and Procurement Agreement ensures that 10% of the employment during the construction and operation of the building is sourced locally from residents in the DTES area who experience barriers to employment. This agreement (attached to this report), also ensures local procurement of construction materials. See Standard Condition A.1.36.

Related Initiatives

In October 2013 the Provincial Health Officer, Dr. Perry Kendall, released the report "Lower the Stakes: A Public Health Approach to Gambling in BC". Dr. Kendall's report included 17 recommendations to address public health issues related to gambling in BC, including several specific to the operation of gambling facilities. In response to Dr. Kendall's report, Council directed City staff to report back on three aspects:

- How existing gambling facilities in Vancouver address the relevant recommendations in Dr. Kendall's report;
- How the City could work with the Chief Medical Officer of Vancouver Coastal Health to review the risk-mitigating activities underway in existing gambling facilities in Vancouver; and
- How the results of this work align with Vancouver's Healthy City Strategy.

Work on this is underway and is scheduled to be completed in early 2014. The recommendations of the Social Policy Department are contained in Standard Condition A.1.38.

ENVIRONMENTAL PROTECTION BRANCH

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

NOTIFICATION

Two site signs were placed and their installation verified on October 5, 2013. On October 4, 2013, 2877 notification postcards were sent to neighbouring property owners advising them of the application and offering additional information on the City's website. As part of the neighbourhood notification process, an Open House event was held on October 15, 2013.

A total of approximately 78 people attended the Open House and 22 comment forms were received. 7 of those comment forms indicated support for the proposal. Those not in support of the proposal were concerned with the Casino use, form and massing, height of the tower, landscaping, and traffic. Of those who attended, 17 individuals reside within the 2 block radius of the proposal while the remainder either did not provide their address or resided outside of the area.

To date, a total of 7 written responses have been received from our postcard / site signs notification. Six of the respondents object to the proposal in its current form.

Comments received from both the Open House and notification are summarized below:

Use: Several responses were received indicating non-support for the proposed casino use in this building.

Staff Response: As part of City Council's rezoning approval on November 29, 2011, Council allowed the relocation but not the expansion of the Edgewater Casino to this site. The current proposal is in keeping with the Council's approval, thereby limiting the number of tables and slots to the same number approved in the existing Edgewater Casino located at 750 Pacific Boulevard.

Form & Massing: Several respondents commented on the proposed building being too long with no breaks along Smithe Street. They indicated that they would like to see more articulation on the lower floor of the building to provide more pedestrian scale. With regards to the exterior façade, the respondents indicated that the gold exterior made the building look tacky and has too much of a "Vegas" look. The building was critiqued as being too boxy, boring, massive and dark.

Staff Response: Condition 1.1 requires further design development to the ground-floor public realm interface along Smithe Street to attain a fine-grained response to the public sidewalk. With respect to the Smithe Street elevation, staff have assessed the preliminary design and consider the large entrance hall and the curvilinear lines of the building elevation to play a significant role in the adding architectural interest to this elevation. Nevertheless, Standard Condition **A.1.1** requires further detailed design development to ensure that the curvilinear aspects of the building will remain intact upon building execution.

Height: Responses were received indicating concern with the 25 storeys tower being too tall and would like to see it reduced to less than 20 storeys. Disappointments were voiced regarding that the proposal doesn't preserve the roof view of BC Place Stadium.

Staff Response: The overall form of development including the impact on BC Place Stadium and the allowable building heights was a major subject of public dialogue during the rezoning application. As a result, the proposed form of development in this application conforms with the Council-adopted CD-1 By-law, with the exception of the west tower, which has been turned to permit greater exterior open space and access of natural light to the BC Place Stadium concourse. The design revision has been carefully vetted by Staff with the advice of the Urban Design Panel, and is considered an overall better response to the context than the previous iteration.

Landscaping: Three respondents noted that there should be more green space surrounding the area and that the streetscape along Smithe Street and on either side should be balanced.

Staff Response: Standard condition A.1.23 requires more substantial trees to be planted in the plaza. The two sides of the Smithe Street are balanced as far as tree planting. The City is in the process of creating design guidelines for the Northeast False Creek area which this project will be required to incorporate in its overall streetscape design.

Traffic: Several comments were received stating concerns about the additional traffic and noise this proposal would bring to the area. The comments generally indicated that the respondents felt the stadium area had severe traffic problems when a major event was being hosted and there were concerns that the proposal would make this worse. Respondents also questioned whether sufficient parking would be provided, and noted that they felt that there were existing parking problems in the area for residents and their guests.

In addition, comments were also received indicating a preference to see a more direct public access between the City Core and Plaza of Nations. One respondent suggested having direct access from Expo Boulevard to Smithe Street and not via Nelson Street to Pacific Boulevard for west bound traffic.

Staff Response: The proposed street network and impact of the development were reviewed and evaluated as part of the rezoning for the subject site, taking into account the other developments in the area. Given that the casino is planned to be the same size as the existing casino on the Plaza of Nations site, no new traffic will be generated as a result of it moving. The rest of the complex will generate additional traffic, estimated in the original study to be approximately 460 vehicles in the peak hour.

Staff have reviewed this and expect the street network to still function with some minor changes, but are asking for updated transportation studies to confirm the anticipated impacts.

During the design of Smithe Street, Staff looked for opportunities to connect Expo Boulevard to Smithe Street, but given the geometric constraints of the bridge and the grades, this was not possible to achieve.

Others: Other comments received include a suggestion to animate the narrow walkway between the casino and the Stadium wall with hanging art and lights. Two respondents were concerned with the increasing noise level and increasing hours of operation in liquor servicing establishments.

Staff Response: Staff has reviewed the suggestion to animate the narrow walkway and has requested that an appropriate façade treatment facing the concourse be provided (refer to Condition 1.2).

With regards to the hours of operation, the existing liquor establishments which are relocated to this location will have the same hours of operation they currently have. If after the relocation, certain issues arise, the Liquor License Group has indicated that they will be willing to reduce the hours of operation by an hour for a probational period of 6 months.

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, CD-1 By-law and Official Development Plan 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.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of Section 5.2.5 of the Parking By-law for the number of Class B Loading spaces. The Staff Committee will determine if additional relaxations are required after the submission and review of a satisfactory detailed Transportation Study and Traffic and Loading Management Strategy. This will be further reviewed during the Complete Development Permit application process.

The Staff Committee is satisfied that the size of the casino is reasonable with respect to the number of slots and tables with the conditions contained in this report.

J. Greer
Chair, Development Permit Staff Committee

Paul Cheng
Development Planner

B. Balantzyan
Project Coordinator

Project Facilitator: M. So

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to submission of a complete Development Application.

A.1 Standard Conditions

A.1.1 further design development at the construction detailing level to ensure that the intended curvilinear nature of the building design is accurately executed without noticeable "faceting" resulting from the linear nature of most typical building components;

A.1.2 further design development of the proposed protruding stainless steel fins, demonstrating a clear execution of the original design intent of eliciting a rich array of visual interest and a variation of the size, dimension, orientation and shape of these fins in order to respond to the particular solar orientation of each façade as a component of the sustainability response of this building. Refer to Standard Condition A.2.8;

A.1.3 further design development to the proposed signage plan, clearly showing the size, dimensions, material and illuminating nature of each proposed sign;

Note to Applicant: A separate sign permit will be required.

A.1.4 design development to provide a vertical exhaust shaft from each restaurant to be exhausted through the roof top;

A.1.5 design development to all components of the building, including the tower and podium elements.

Note to Applicant: Provide detailed drawings of the proposed elevations, including large-scale sections and detailed drawings demonstrating the construction and materiality of the proposed components.

A.1.6 Identification on the plans and elevations of the build elements contributing to the buildings sustainability performance in achieving a minimum of LEED silver equivalency, including at least three optimizing energy performance points, one water efficiency point, and one storm water point.

A.1.7 clarification and confirmation of proposed floor area, noting the following:

i. hotel room floor area bonus of 15% is not to be deducted from the total proposed floor area;

Note to Applicant: The CD-1 (519) By-law permits an increase of 15% of the hotel room floor area, and not a decrease.

ii. the area of Level 6 is not to be included in the hotel room bonus computation as the floor to floor dimension is greater than 3 m (10.0 ft); and

iii. areas of mechanical spaces/rooms located above base surface must be included in the computation of proposed floor area;

Note to Applicant: Submission of a floor plan of the mechanical level on Level 26 is also required.

Note to Applicant: Submission of detailed floor area overlays indicating all spaces and uses included or excluded from floor area calculations will be required.

A.1.8 provision of a maximum of 75 gaming tables, in compliance with Section 4 - Conditions of use, of the CD-1 (519) By-law;

A.1.9 provision of vertical vent space to accommodate future proposed restaurant exhaust from the lower levels;

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.1.10 provision of complete and fully-dimensioned floor plans;

A.1.11 clarification and confirmation of proposed number of hotel rooms;

Note to Applicant: Floor plans indicate 623 hotel rooms, but the Hotel Key Count table on Sheet No. A0-01 shows 562 rooms.

A.1.12 deletion of the following from the scope of this permit application:

- i. references to "Lounge" on Level 03, Sheet No. A1-03 and Level 06, Sheet No. A1-06 and "Bar" on Levels 02 and 06, Sheet No. A1-02 and Drawing No. L01.03; and

Note to Applicant: Lounges and bars shall first require approval of a Liquor Primary license.

- ii. reference to outdoor seating adjacent to the restaurant on Level 06;

Note to Applicant: Outdoor seating shall be approved under a separate Development Permit. This would likely occur once a commercial tenant is identified, and details of the operation are available.

A.1.13 notation of proposed uses according to permitted uses in the CD-1 (519) By-law, and in connection with uses defined in Section 2 - Definitions, of the Zoning and Development By-law, including the following:

- i. restaurant and cafeteria uses on the ground floor and on Levels 2, 3, and 6 should be noted as "Restaurant - Class 1";
- ii. gaming areas on Levels 2 and 3 should be noted as "Casino - Class 2"; and
- iii. the "Café" on the ground floor should be noted as either "Restaurant - Class 1" if the premises include at least 17 seats, or "Retail Store - Food", if the premises include less than 17 seats;

A.1.14 an up-to-date copy of the City building grades plan is to be submitted;

A.1.15 confirmation that the proposed building does not project into the View Cones affecting the site, including the following:

- i. City building grades, existing and finished grades, to be shown on the site plan and elevation drawings; and

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

Note to Applicant: Clarification of floor and roof levels is also required as they do not match on the floor plans and elevation and section drawings. See also Condition 1.3.

- A.1.16 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, Director of Legal Services and Chief Building Official for a Flood Plain Covenant prior to Building Permit issuance;

Note to Applicant: The site is located in a designated flood plain.

- A.1.17 provision of parking spaces in accordance with the CD-1 By-law, to the satisfaction of the General Manager of Engineering Services, including the following:

- i. compliance with Section 7 - Parking, loading, bicycle storage, and passenger spaces, of the CD-1 (519) By-law;

Note to Applicant: Clarify on-site parking provision and remove any spaces beyond those allowed by the CD-1 By-law, other than the 300 Stadium Parking spaces and replacement parking allowed at the time of rezoning.

- ii. parking stalls should be numbered, and all parking stall and manoeuvring aisle dimensions should be shown on the plans; and
- iii. number of parking spaces designated for each use, i.e., casino, hotel, stadium, and retail store, are to be identified on the submitted plans;

- A.1.18 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, noting the following:

- i. a minimum of twenty-nine (29) disability parking spaces are required based on submitted data; and
- ii. a minimum of 2.3 m 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;

Note to Applicant: Compliance with required vertical clearances should be clearly demonstrated on the submitted plans.

- A.1.19 provision of loading and passenger spaces, to the satisfaction of the General Manager of Engineering Services, in accordance with the Parking By-law;

Note to Applicant: Number and class of loading and passenger spaces designated for each use, i.e., casino and hotel, are to be identified on the submitted plans;

- A.1.20 provision of bicycle parking, in accordance with Section 6 of the Parking By-law, to the satisfaction of the General Manager of Engineering Services, including the following:

- i. based on submitted data, a minimum of twenty-one (21) Class A bicycle spaces are required for the hotel component of the proposed development, as well as fifteen (15) clothing lockers for each gender, 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.

- ii. at least 20 percent of the Class A bicycle spaces must be bicycle lockers, and a maximum of 30 percent of Class A bicycle spaces may be vertical; and

Note to Applicant: Bicycle lockers, in accordance with Section 6.3.18 - Bicycle Locker Design and Security, of the Parking By-law, should be graphically represented with doors for easier identification on the plans.

- iii. number and class of proposed bicycle spaces designated for each use, i.e., casino and hotel, is to be identified on the submitted plans;

Note to Applicant: Class B bicycle spaces are to be readily visible to visitors.

- A.1.21 design development to locate, integrate and fully screen any emergency generator, exhaust ventilation, electrical substation and gas meter in a manner that minimizes their impact 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.1.22 provision of the following notations on the submitted plans:

- i. "The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law";
- ii. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces";
- iii. "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"; and
- iv. "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".

Standard Landscape Conditions

- A.1.23 design development to provide trees in the Smithe Street plaza that are more substantial in size and visual impact than the proposed *Carpinus Betula*, *Tilia cordata* and *Pinus nigra*;

Note to Applicant: All the trees chosen for the Smithe Street Plaza should have strong seasonal interest and should present a form and size at maturity that dramatically marks the building entrance. The Big Leaf Maple (*Acer macrophyllum*) is not an appropriate tree for public places, as it loses large limbs on windy days. The Linden tree (*Tilia cordata*) is also not recommended, as it produces large amounts of dripping sap that is a nuisance to cars and pedestrians.

- A.1.24 provision of an additional section of the Smithe Plaza;

Note to Applicant: The section should be a NNW to SSE section illustrating the planting depths on top of the parking entrance and should extend from the building façade to the double row of trees at the Smithe Street edge. The section should illustrate both the location and extent of the parkade structure under Smithe Street, as well as the width and depth of any planting the trenches;

- A.1.25 provision of maximized tree growing medium for tree and shrub planters on slab in order to ensure long term health;

Note to Applicant: Structures such as underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and depths should be better than BCSLA standards. Soil depths for tree planting should be a minimum of 1 m deep and continuous trenches should be a minimum of 1.5 m long.

- A.1.26 provision of larger, more detailed Planting Plans for Exterior Terrace Level 2 and Exterior Garden Level 4 on page L01.02, and the Level 15 Pool Deck planter on Page L01.04;

Note to Applicant: The Planting Plans should include detailed Plant List that is keyed to the plan.

- A.1.27 provide additional details for Section A, including the location of all underground structures including the parkade structure;

Note to Applicant: Notations should be added giving soil depths.

- A.1.28 provision of a separate Tree Removal Plan for all site trees measuring more than 200 mm (8 inches) in diameter and all street trees approved for removal by the Engineering Department;

- A.1.29 provision of a separate Lighting Plan for the Smithe Street plaza.;

- A.1.30 provision of a full Landscape Plan;

Note to Applicant: The Landscape Plan should consider but not be limited to paving, lighting, planting, driveway crossings, pedestrian entrances, seating as well as proposed plant materials (with common and botanical names, plant sizes and quantities), walls, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.

- A.1.31 provision of a high efficiency irrigation system for all common areas, including the entry and upper terrace areas;

Note to Applicant: Notations of the high efficiency irrigation system should be added to the drawings. The irrigation system design and installation system shall be in accordance with the Irrigation Industry of B.C. Standards and Guidelines.

- A.1.32 provision of the following notation on the Landscape Plan for new street trees: "Final spacing, quantity, 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 2.4 m (8 ft) long and 0.5 m (18 inches) in deep. Planting depth of root ball must be below sidewalk grade. New street trees to be provided adjacent to the development site, to be confirmed prior to the issuance of the building permit. Call Park Board for inspection after tree planting completion."

Note to Applicant: Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements.

- A.1.33 provision of a notation on Landscape Plan page Lo1.01, "All public realm details to the approval of the COV General Manager of Engineering";
-

Crime Prevention Through Environmental Design (CPTED)

A.1.34 design development to discourage or disallow public access to the dead-end areas located east of Gate "G" and west of Gate "F" on the stadium concourse between the proposed building and the existing stadium;

A.1.35 design development to respond to CPTED principles, having particular regards for:

- i. Theft in the underground parking;
- ii. mischief in alcoves and vandalism; and
- iii. Reducing opportunities for break and enter.

Note to Applicant: A thorough CPTED review will occur during the Complete Development Permit Application process.

Social Policy

A.1.36 execution of an Inner-City Local Employment and Procurement Agreement for the construction and operation of this building on this site to the satisfaction of the Director of Social Policy and the Director of Legal Services;

Note to Applicant: A Local Hiring Agreement ensures that 10% of the employment is sourced from residents who may experience barriers to employment, with emphasis in the Downtown East Side area. The Edgewater Casino has an existing agreement that covers the casino operations. This agreement will be amended to cover the construction period of the hotel/entertainment complex as well as the casino operations. In accordance with the proposed amendments to the False Creek North Official Development Plan, local procurement will be required for this proposal to ensure that a portion of the construction materials are purchased locally. This revised agreement will be termed an "Inner City Local Employment and Procurement Agreement".

A.1.37 execution of a Local and Sustainable Food Procurement Plan for the operation of all food service establishments in the building on this site to the satisfaction of the Director of Social Development and Director of Sustainability; and

Note to Applicant: In accordance with the Local Food Goal Area of the Greenest City Action Plan, and Action 2.4 of the Vancouver Food Strategy, the applicant should produce a plan outlining strategies to procure local and sustainable food for all food service establishments in the building.

A.1.38 submission of a written confirmation that the applicant will fully cooperate with the City staff review of the recommendations contained in the Provincial Health Officer's report entitled "Lower the Stakes: A Public Health Approach to Gambling in British Columbia", including the review of existing risk mitigating activities at the Edgewater Casino.

A.2 Standard Engineering Conditions

A.2.1 deletion of all structures on City street that are beyond the approved Smithe Street lease area.

Note to Applicant:

- a) drawings must be corrected to reflect the approved lease area at the truncated corner where Smithe Street intersects with the Cambie Bridge dedication.
-

- b) on page AP-01, the P1 concrete parkade wall is located outside the approved Smithe Street lease area and inside the City's 6 m wide utility corridor area. All structures are to be contained within the approved lease area.
- c) clarification is required by way of an additional section taken longitudinally through the Smithe Street utility corridor to definitively show that no components of the parking structure or ramp are located within the 6 metre wide utility corridor.
Contact David Parkin, Land Survey Branch (604.873.7328) for section requirement.

A.2.2 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the discharge of the southerly portion of SRW R92190 (for a water chamber) as shown on Explanatory Plan 18524;

Note to Applicant: If the use of this water chamber is no longer required, the southerly portion of SRW R92190 should be discharged.

A.2.3 arrangements shall be made for modification or replacement of Easement & Indemnity Agreement R92199 (Explanatory Plan 18551 - for tree encroachments onto Pacific Boulevard);

A.2.4 provision of clarification of legal agreements on title;

Note to Applicant:

- a. existing BC Hydro underground works trespass across the subject site (Lot 346) to service the stadium site (Lot 347). Arrangements (Statutory-Right-of-Way) should be made between PAVCO and BC Hydro for the existing service;
 - b. it is advised that legal arrangements should be made between the owners of Lots 346 and 347 to reflect the various structural encroachments onto Lot 346 from Lot 347 (i.e. the shaded portions on pages A1-01 and A1-15); and
 - c. there appear to be a number of redundant charges on the title of Lot 346:
 - BB1356816 (extension of BB1356816 - for stadium plaza volumetric lease over Expo Blvd);
 - R92170 to R92173, R92173A (relating to the Georgia Viaduct); and
 - BG375412, 13, 14, 17 (modified by BJ367460-63) relating to elevated stairways and walkways east of BC Place stadium.
- A.2.5 provision of the following requirements prior-to issuance of the Development Permit, to the satisfaction of the General Manager of Engineering Services, pursuant to the site's servicing agreement;
- i. a letter of credit to secure all works and services obligations; and
 - ii. cash deposit to the City for 75% of the modifications to Nelson St to remove parking on the west side of Nelson St across from the site and any associated signal modifications at Nelson St and Pacific Blvd to provide for the construction of a left turn lane or other similar modifications as required;
- A.2.6 provision of a civil design for Smithe Street and a detailed utility relocation plan for relocation of Terry Fox Way utilities;

Note to Applicant: A letter of credit for the works and services will be required prior to the issuance of the development permit. The existing 300mm water main between Pacific Boulevard and Expo Boulevard on the former Terry Fox Way and the existing 12000 V Hydro service to the Stadium will need to be relocated to proceed with the development of this site. The developer will be responsible for ensuring that decommissioning the 300mm water main

along Terry Fox Way will not cause any issues for any other sites being served by that water main

A.2.7 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for an agreement for the operation and encroachment of the proposed drop-off area on Smithe Street;

A.2.8 deletion of the vertical, stainless steel “fins” shown encroaching onto Pacific Boulevard on page A1-02 and subsequent pages; or make arrangements (legal agreements) to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services. Any encroaching elements are to be lightweight and demountable, and the applicant must provide rationale (i.e. that they are necessary in order to meet LEED standards);

Note to Applicant: an application to the City Surveyor is required. For general information, see the Encroachment Guide (http://vancouver.ca/files/cov/building_encroachment_guide.pdf). Also refer to Standard Condition A.1.2.

A.2.9 arrangements shall be made to the satisfaction of the General Manager of Engineering Services for any necessary modifications to adjacent roadways;

Note to Applicant: The lay-by off Expo is not supported and should be removed from all drawings.

A.2.10 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the release of the No Development Covenant Agreement (BB1356838) pertaining to the district heating system connection requirements;

Note to Applicant: Detailed requirements for the District heating system can be found in appendix C.

A.2.11 grant an SRW in favour of the City (with the right to assign the SRW to a utility operator) a minimum 93 m² suitable to be utilized for energy system operations equipment which may include but is not limited to energy transfer stations, steam to hot water converter station, or a boiler equipment;

Note to Applicant: The site is proposed to be within the Smithe Street parkade development parcel, or a location to the satisfaction of the General Manager of Engineering Services.

A.2.12 provision of a final Transportation Study to the satisfaction of the General Manager of Engineering Services, including recommendation of any modifications required to meet the site’s goods and passenger loading requirements. If a loading reduction is proposed, provision of a detailed analysis demonstrating how it will function will be required;

Note to Applicant: This must include review and analysis by a qualified Professional Engineer of the parking entry and exit ramps with particular regard to:

- a. the adequacy of the parking ramp width and the radius of the ramp curve to enable two cars simultaneously travelling in opposite directions to pass with sufficient space between them;
- b. the design of the parking ramp design at P1 at grid lines D1/2 and E1/2 where there are multiple conflict points and potentially high speeds.

A.2.13 submission of a detailed Traffic and Loading Management Strategy to the satisfaction of the General Manager of Engineering Services and prior to Development Permit issuance, modify the plans as required, and make any necessary arrangements to ensure function of traffic and

loading, all to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services;

Note to Applicant: The strategy must plan for day to day activity and for each threshold scale event and include provision for goods movement, passenger, and event loading including limousines, taxis, private vehicles, buses (tour, shuttle and event), couriers, entertainment destination complex loading vehicles and BC Place Stadium loading vehicles. This must include (but is not limited to):

- a. detail BC Place truck dimensions and demonstrate turning movements to/from BC Place. The truck turning swath into BC place shows the truck conflicting with stadium structure in the inside radius and appears to require maneuvering with the class c loading space for the building. Clearly identify the required 2 Class C (bus) loading spaces on the plans;
- b. detail bus passenger loading operations. The plans appear to show the required 2 Class C (bus) loading spaces on the plans at the rear service lane in a location with little access to the building. Bus loading must be convenient, functional, and provide high quality experience to ensure that they are used;
- c. clarify the largest semi-trailer truck intended to be serviced at the loading docks and ensure that manoeuvring works;
- d. design development of the passenger departure lounge to be provided on the P1 parking level to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services;
- e. provide written advice from the Vancouver Taxi Owners Association regarding the design and operational functionality of the proposed taxi waiting area on the P1 parking level;
- f. clarify where shuttle buses load passengers and are stored;
- g. modify the parking entry off Expo Blvd so that cars will take access from the rear service lane rather than Expo Blvd, ensuring the design encourages safe speeds and manoeuvring;
- h. coordination of loading with BC Place and other large events in the area including Rogers Arena; and
- i. clarify function of Smithe Street lay-by.

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 the Parking and Loading Design supplement. Please contact Rob Waite of the Neighbourhood Parking and Transportation Branch at 604-873-7217 for more information.

- a. Provision of drawings with the scale noted and all parking and loading spaces labeled and numbered;
- b. Provision of a parking layout with small car spaces located adjacent the drive aisles to ensure adequacy of space for right-angle turns; and
- c. Provision of a parking layout in compliance with the minimum requirements for a manoeuvring aisle.

A.2.15 provision of detailed drawing showing parkade entry off Smithe Street, complete with grades;

A.2.16 provision of confirmation from BC Hydro that appropriate arrangements have been made for the relocation of electrical service off Expo Boulevard and confirmation that the applicant has entered into appropriate SRW agreements;

A.2.17 provision of design and location of all crossings to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Submission of a crossing application is required.

- A.2.18 arrangements shall be made to the satisfaction of the General Manager of Engineering Services for a separate application for street trees and/or sidewalk improvements;
- A.2.19 provision of a Sustainable Site Design shall be taken, and where appropriate, incorporate layout and orientation approaches that reduce energy needs, facilitate passive energy solutions, and replicate natural systems where feasible;
- A.2.20 provision of a Green Mobility Strategy that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes including walking, cycling, public transit, and provisions for low carbon vehicles (e.g., electric vehicles), completed to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance, the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services;
- A.2.21 provision of a Sustainable Rainwater Management Plan that utilizes sustainable strategies to allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site;
- A.2.22 provision of a Solid Waste Diversion Strategy that addresses waste diversion in all solid waste generating activities within the complex;

Note to Applicant: The Strategy must identify/provide space, infrastructure and an operational approach to divert organics and recyclables from the waste stream, and minimize the vehicle trips required for collection, to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services

- A.2.23 the General Manager of Engineering Services will require all utility services to be underground for this “conditional” development. All electrical services to the site must be primary with all electrical plant, which include but not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these facilities. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant is required to show details of how the site will be provided with all services being underground. We strongly recommend that BC Hydro be contacted at the earliest stage of this development to resolve any issues that can arise; and
- A.2.24 Clarification of the commercial garbage storage provision and confirmation of the garbage pick-up operations.

Note to Applicant: Consultation with a waste hauler and confirmation that they can pick up from the location shown is required. The loading operation for garbage should not rely on any storage of bins on public property or in locations that would impede vehicular access to and from the site. The City’s preference is for the waste storage facility to be located at grade and not any lower than P1.

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

- A.3.1 submission of a site profile to the Environmental Contamination Team; and
 - A.3.2 arrangements shall be made, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
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B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of Neighbourhood Energy Utility (NEU) contained in the Staff Committee Report dated November 6, 2013. Further, confirmation that these comments have been acknowledge 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 **June 16, 2014**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
 - B.2.4 All services, including telephone, television cables and electricity, shall be completely underground.
 - B.2.5 No exposed ductwork shall be permitted on the roof or on the exterior face of the building without first receiving approval of the Director of Planning.
 - B.2.6 The minimum required off-street Class A and Class C passenger spaces shall be provided in accordance with the relevant requirements of the Parking By-law and hereafter permanently maintained.
 - B.2.7 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.
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- B.2.8 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.2.9 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health 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 12th 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.2.10 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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Engineering - NEU

The following comments have been provided by the Neighbourhood Energy Utility Projects (Engineering) and have been identified requirements of the Rezoning Approval by Council at a Public Hearing on January 18, 2011, that will need to be satisfied as part of the Building Application Process:

Prior to issuance of the Building Permit:

- 1 Detailed design of the building HVAC and mechanical heating and cooling system must be submitted to and approved by the General Manager of Engineering Services prior to issuance of building permit.
- 2 Confirmation that the building mechanical design meets the required district energy connectivity provisions, to the satisfaction of the General Manager of Engineering Services, shall include completion and certification by the design engineer of record, at the time of building permit application of the City of Vancouver Confirmation of District Energy Connectivity Requirements letter of assurance. The applicant shall refer to the City of Vancouver District Energy Connectivity Standards for specific design requirements.
- 3 The building(s) shall connect to a district heating system approved by the General Manager of Engineering Services to service new development in North East False Creek for provision of all building heating and domestic hot water service; except where the use of equipment to capture waste heat energy from the refrigeration or cooling system of a building is approved by the General Manager of Engineering Services for the purpose of supplementing the heat energy provided by the district heating system.

Note to Applicant: Unless and until Central Heat or an alternate energy supplier is the holder of a The City of Vancouver's Retail Franchise for North East False Creek Low Carbon Renewable District Heating Services, the Applicant will be prohibited from entering into any energy supply contract (other than for electricity, or natural gas required for processes not including space heating and domestic hot water provision) that does not give the Applicant and all future owners of the property the right to cancel such contract in whole or in part without cause or liability upon the occurrence of the Retail Franchise for North East False Creek Low Carbon Renewable District Heating Services containing performance criteria for the Maximum Carbon Intensity of Delivered Heat and in any event no such energy supply contract will be entered into without the prior written approval of the General Manager of Engineering Services. The City of Vancouver's Retail Franchise for North East False Creek Low Carbon Renewable District Heating Services shall be to the satisfaction of the General Manager of Engineering Services and secured by the legal agreement required as a condition of by-law enactment. Maximum Carbon Intensity of Delivered Heat means that maximum amount of Co2 produced through the provision of space heating and hot water service as described in The City of Vancouver's Retail Franchise for North East False Creek Low Carbon Renewable District Heating Services, and referenced in the legal agreement.

- 4 Space heating and ventilation make-up air shall be provided by hydronic systems, without electric resistance heat, distributed heat generating equipment gas fired make-up air heaters, etc.

Note to Applicant: On a case by case basis, the General Manager of Engineering Services may approve limited use of electric resistance heaters, or other distributed heat generating equipment to heat difficult to access parts the complex such as remote mechanical rooms or crawlspaces.

5 Design development to the mechanical heating and domestic hot water systems to ensure a minimum supply temperature of 65 degrees Celsius and maximum return temperature of 50 degrees Celsius in order to facilitate district heating service.

6 The building and parkade design is to include adequate space and designs to support connection to the district energy system approved by the General Manager of Engineering Services.

Note to Applicant: At the building permit stage the applicant will be required to submit final detailed drawings, signed and sealed by a Professional Engineer where necessary, for review by Engineering Services to confirm final room dimensions, sleeve details, and servicing needs. Provide suitable space for the installation of the district energy system equipment, with adequate provision for connection to outside district energy system distribution piping and communications conduit. District energy equipment may include but is not limited to energy transfer stations (ETS), a steam to hot water converter station, or boiler equipment. The developer shall make available use of sewer and potable water piping. The space provided for district energy system equipment shall be ventilated as required by the Vancouver Building By-law and heated during the winter to minimum 15°C. As required, the developer must provide dedicated electrical services required to service the district energy system equipment, to the satisfaction of the General Manager of Engineering Services.

7 No natural gas fireplaces are to be installed within building(s) or hotel rooms.

Note to Applicant: On a case by case basis, the General Manager of Engineering Services may approve limited use of natural gas fireplaces for ornamental purposes. A letter from a Professional Engineer outlining any provision for ornamental fireplaces is to be submitted at the time of application for Building Permit to state that the fireplaces installed are not heat producing.

DWG: DESCRIPTION SCALE

A0 - 00	COVER	
INFO & SITE:		
A0 - 01	SITE INFORMATION	NTS
A0 - 02	CITY SCALE CONTEXT PLAN	NTS
A0 - 03	CONTEXT PHOTOGRAPHS	
A0 - 04	SHADOW STUDY	NTS
A0 - 05	VIEW CONE COMPLIANCE DIAGRAMS	NTS
A0 - 06	STREETSCAPE DRAWINGS	NTS
	PERSPECTIVES	NTS
	AREA CALCULATIONS	NTS

FLOOR PLANS:

AP - 05	PARKING PLAN LEVEL 05	1:250
AP - 04	PARKING PLAN LEVEL 04	1:250
AP - 03	PARKING PLAN LEVEL 03	1:250
AP - 02	PARKING PLAN LEVEL 02	1:250
AP - 01	PARKING PLAN LEVEL 01	1:250
A1 - 00	SITE CONTEXT PLAN	1:500
A1 - 01	LEVEL 01	1:250
A1 - 02	LEVEL 02	1:250
A1 - 03	LEVEL 03	1:250
A1 - 04	LEVEL 04	1:250
A1 - 05	LEVEL 05	1:250
A1 - 06	LEVEL 06	1:250
A1 - 07	LEVEL 07	1:250
A1 - 08	LEVELS 8-14	1:250
A1 - 15	LEVEL 15	1:250
A1 - 16	LEVEL 16	1:250
A1 - 17	LEVELS 17-25	1:250
A1 - 27	ROOF PLAN	1:250

ELEVATIONS:

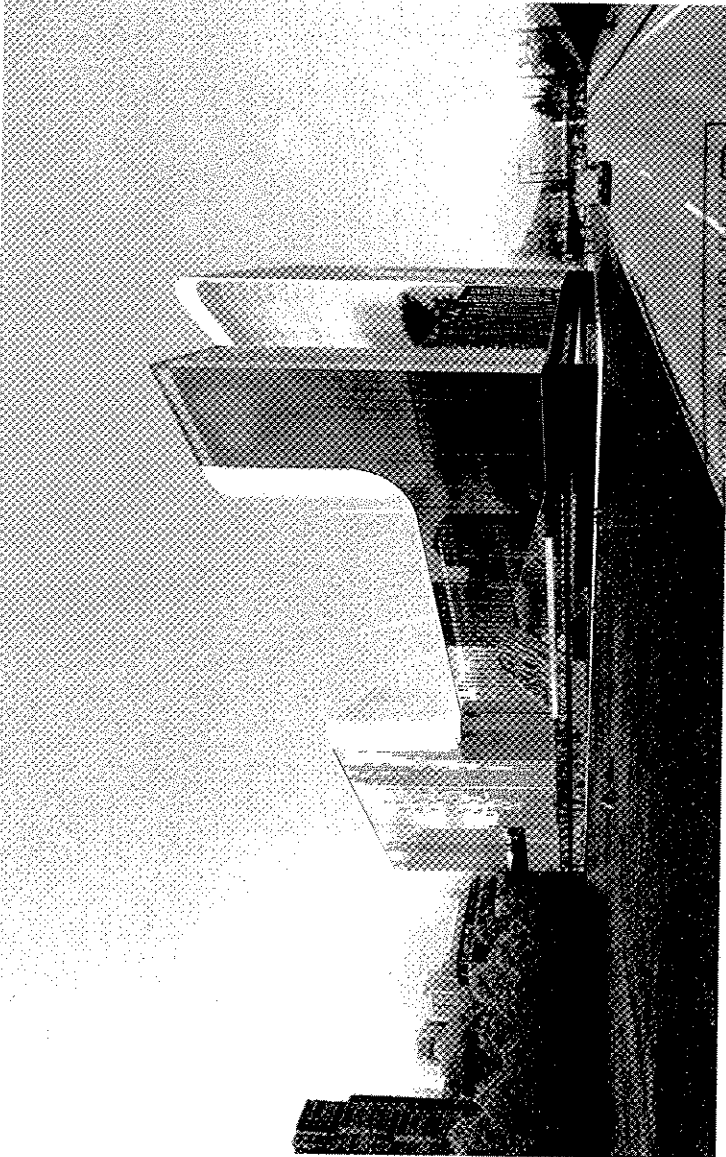
A2 - 01	ELEVATION 1 - SMITHE STREET	1:250
A2 - 02	ELEVATION 2 - PACIFIC BOULEVARD	1:250
A2 - 03	ELEVATION 3 - EXPO BOULEVARD	

SECTIONS:

A3 - 01	SECTION AA	1:250
A3 - 02	SECTION BB	1:250

LANDSCAPE DRAWINGS:

SEE LANDSCAPE SET



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COMMUNITY SERVICES
DEVELOPMENT SERVICES

VANCOUVER URBAN RESORT

311 - 750 PACIFIC BOULEVARD SOUTH, VANCOUVER, BC

PRELIMINARY DEVELOPMENT PERMIT APPLICATION

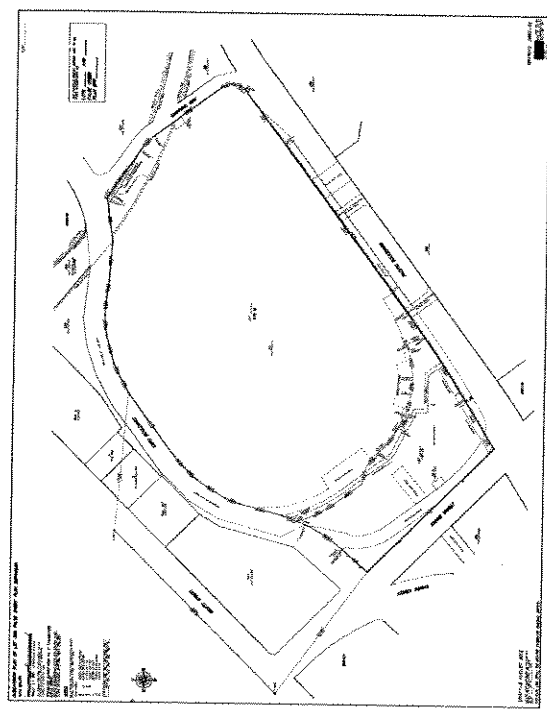
PARAGON HOLDINGS (SMITHE STREET)

IBC or its affiliates
311-750 Pacific Blvd South, Vancouver, BC, V6B 5E7

IBI ARCHITECTS
ARCHITECTS OF RECORD

ARCOP+ACDF ARCHITECTS
IN CONSORTIUM
DESIGN ARCHITECTS

DEA 17276 2013/09/23



PROJECT NAME: VANCOUVER INTERNATIONAL
CLIENT: VANCOUVER INTERNATIONAL
ADDRESS: 1000 WEST 10TH AVENUE, VANCOUVER, BC
SITE AREA: 100,000 SQ. FT.
PREPARED BY: IBI GROUP
DATE: 2010-01-15

PROJECT NO.: 1000-10TH-01
SCALE: AS SHOWN
DATE: 2010-01-15

REVISIONS:

NO.	DATE	DESCRIPTION
1	2010-01-15	ISSUED FOR PERMITTING

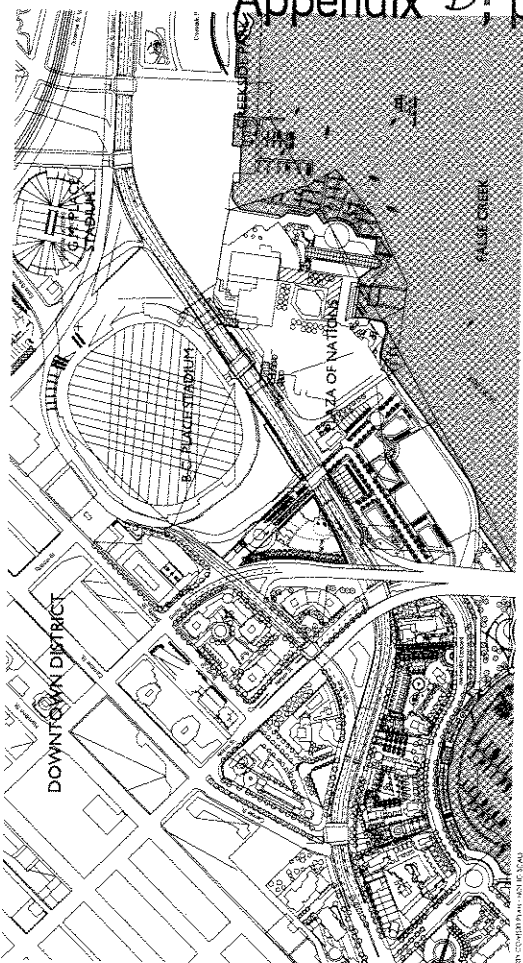


Table 1: Project Summary

Category	Value
Site Area (sq. ft.)	100,000
Building Area (sq. ft.)	100,000
Number of Units	100
Number of Parking Spaces	100

Table 2: Parking Statistics

Category	Value
Passenger Loading	100
Bicycle Parking	100
Garage Parking	100
Other	100
TOTAL	400

Table 3: Loading Statistics

Category	Value
Class A	100
Class B	100
Class C	100
Class D	100
TOTAL	400

Table 4: Passenger Loading

Category	Value
Class A	100
Class B	100
Class C	100
Class D	100
TOTAL	400

Table 5: Bicycle Parking

Category	Value
Class A	100
Class B	100
Class C	100
Class D	100
TOTAL	400

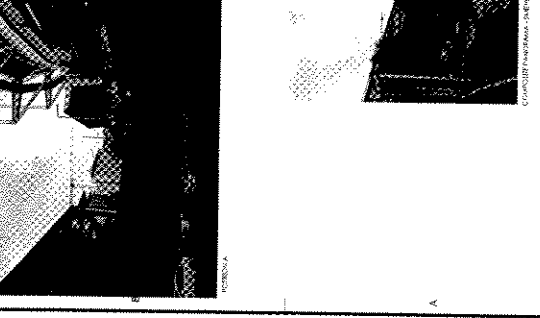
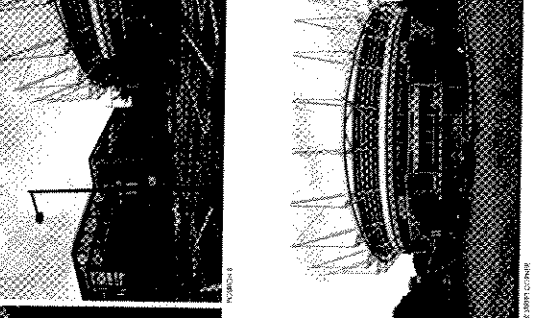
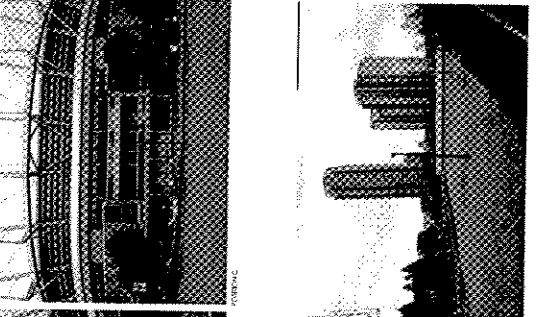
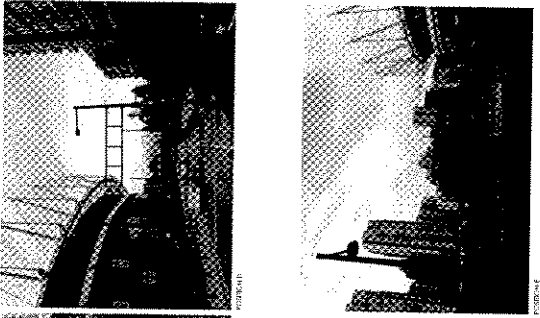
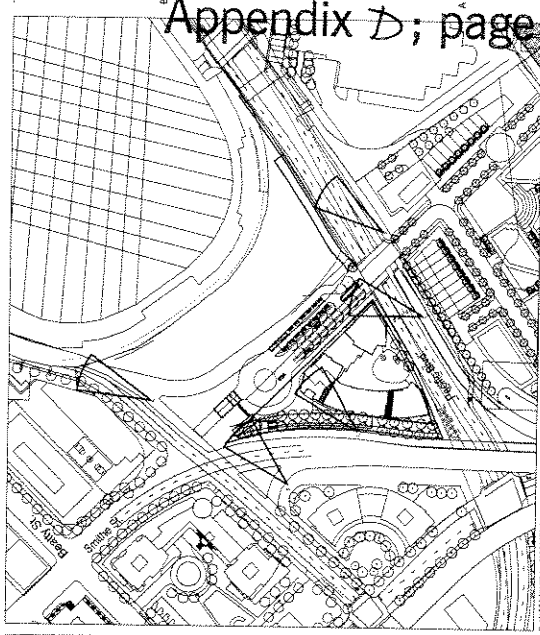
Table 6: Garage Parking

Category	Value
Class A	100
Class B	100
Class C	100
Class D	100
TOTAL	400

Table 7: Loading Statistics

Category	Value
Class A	100
Class B	100
Class C	100
Class D	100
TOTAL	400

IBI GROUP
 1000 WEST 10TH AVENUE, VANCOUVER, BC
 TEL: 604-681-1111
 WWW.IBIGROUP.COM



SHEET TITLE CONTEXT PHOTOGRAPHS	144 1/2" x 106 1/2" Sheet Maximum Plot Size: 144" x 106 1/2" Minimum Plot Size: 144" x 106 1/2" Plot Scale: 1/8" = 1'-0"	PROJECT NO: DRAWING: SCALE: DATE:	SHEET NUMBER A0-02
	PROJECT NO: DRAWING: SCALE: DATE:	PROJECT NO: DRAWING: SCALE: DATE:	SHEET NUMBER A0-02
CLIENT PARAGON GAMING 1000 West Broadway, Suite 1000 Vancouver, BC V6E 1M7	PROJECT TITLE VANCOUVER URBAN RESORT	PROJECT NO: DRAWING: SCALE: DATE:	SHEET NUMBER A0-02
CLIENT ARCOP+ACDF 1000 West Broadway, Suite 1000 Vancouver, BC V6E 1M7	PROJECT TITLE VANCOUVER URBAN RESORT	PROJECT NO: DRAWING: SCALE: DATE:	SHEET NUMBER A0-02
CLIENT IBJ 1000 West Broadway, Suite 1000 Vancouver, BC V6E 1M7	PROJECT TITLE VANCOUVER URBAN RESORT	PROJECT NO: DRAWING: SCALE: DATE:	SHEET NUMBER A0-02

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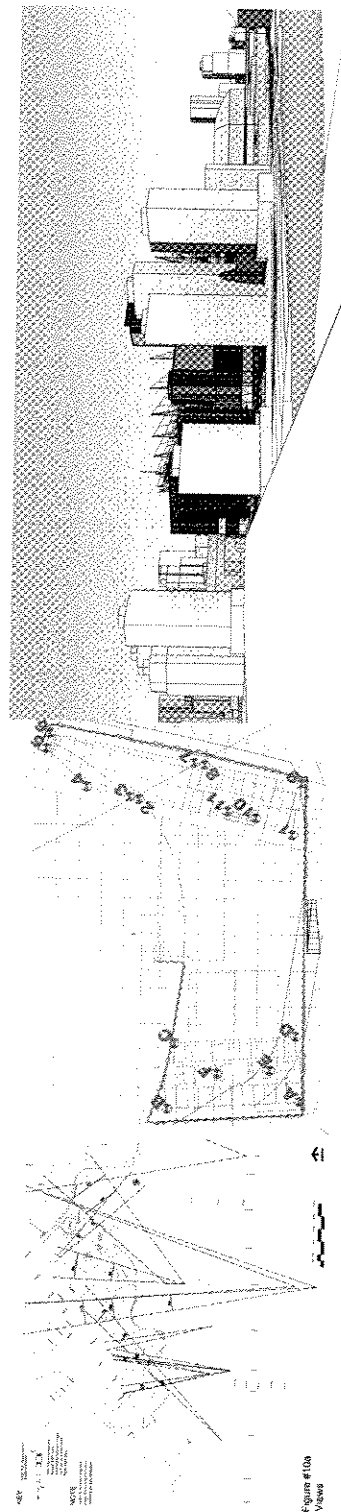
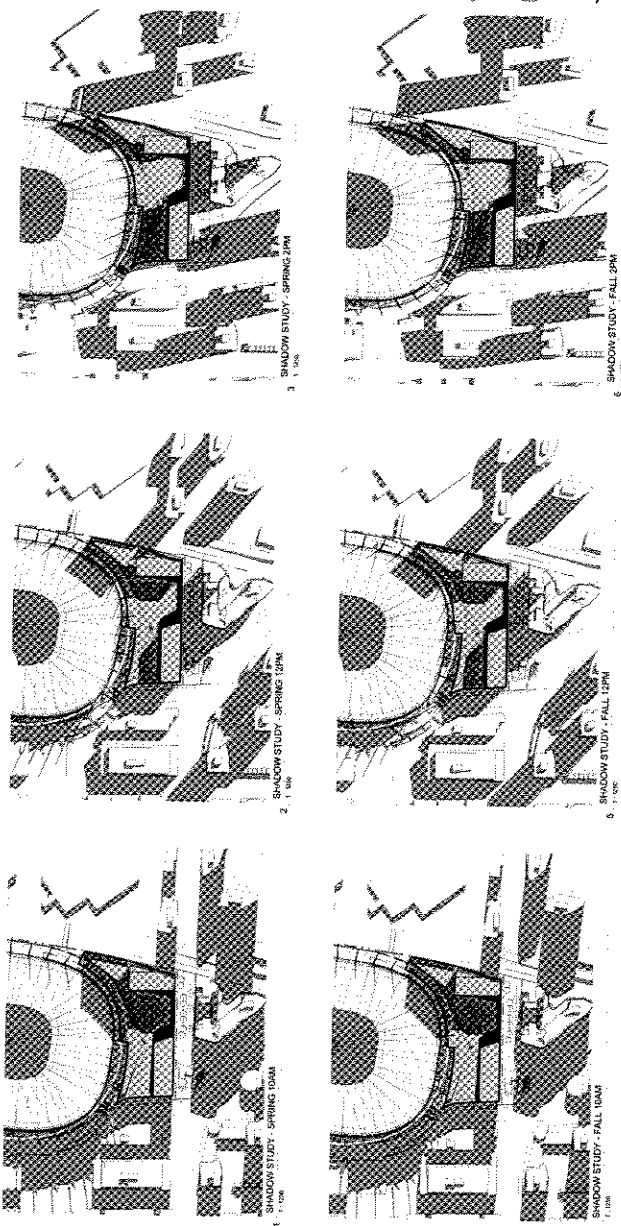


Figure #10a
Views

VIEW OF BUILDING CHANGE DIRECTION, NEW
CONSTRUCTION PHASE, CANAL STREET BRIDGE

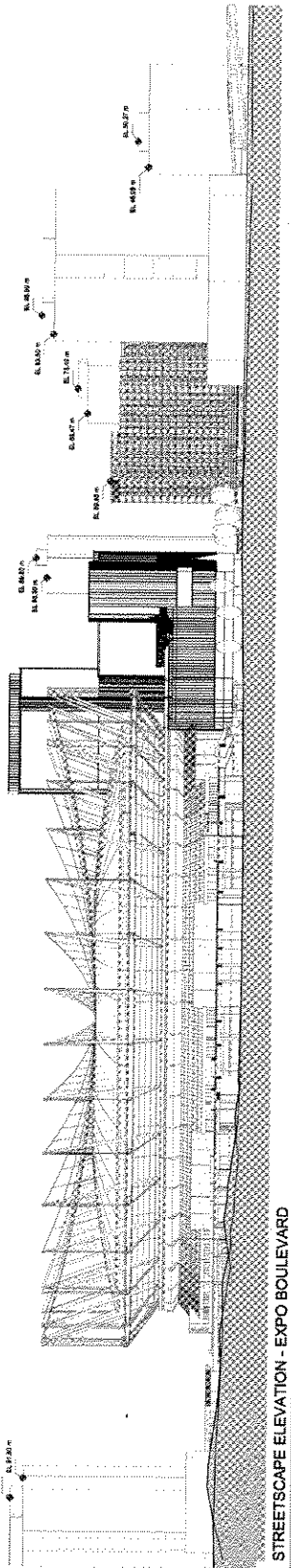
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CONSTRUCTION PHASE, CANAL STREET BRIDGE



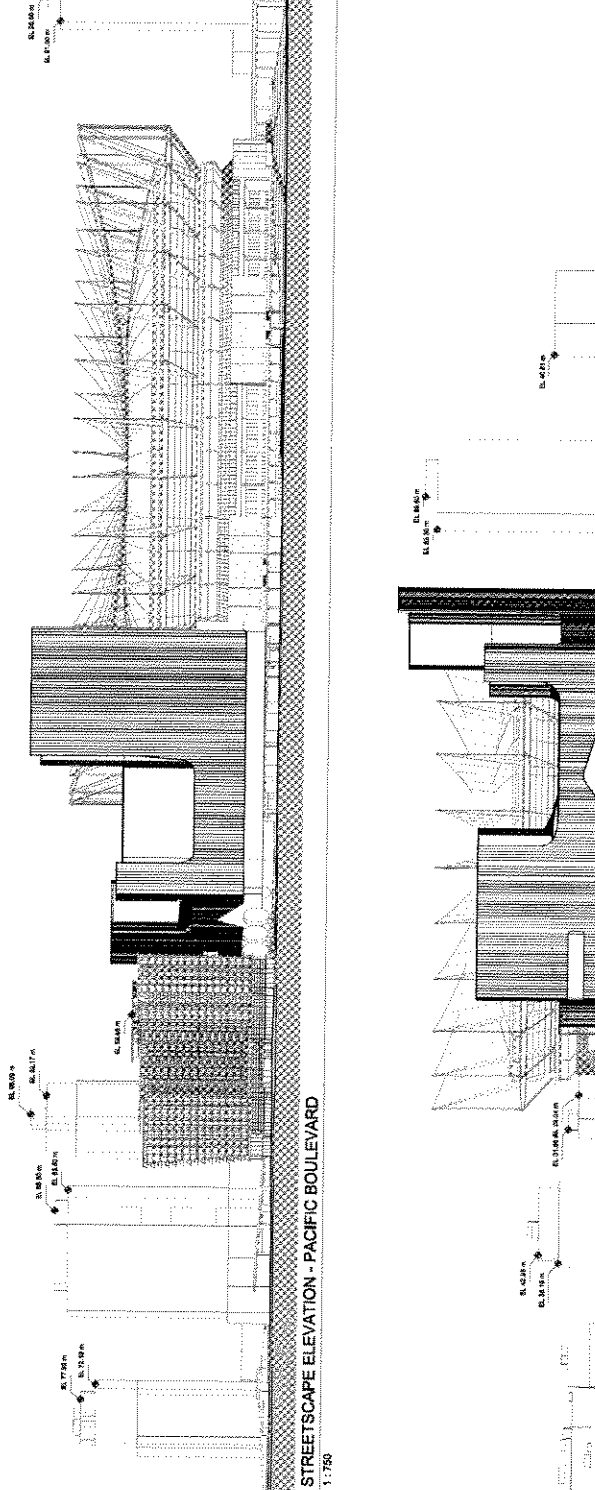
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3	03/05/14	[Signature]		Final Design	1/8" = 1'-0"
4	04/01/14	[Signature]		Construction Documents	1/8" = 1'-0"
5	05/01/14	[Signature]		Final Review	1/8" = 1'-0"

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PROJECT ARCHITECT IBI GROUP 1000 Burrard Street Vancouver, BC V6Z 1G6					DATE
PROJECT ENGINEER ARCOP ACDF 1000 Burrard Street Vancouver, BC V6Z 1G6					DATE
PROJECT CONSULTANT IBI GROUP 1000 Burrard Street Vancouver, BC V6Z 1G6					DATE
PROJECT OWNER PARAGON GAMING 3150 W. 4th Avenue Vancouver, BC V6L 2E7					DATE
PROJECT DESIGNER ARCOP ACDF 1000 Burrard Street Vancouver, BC V6Z 1G6					DATE
PROJECT CHECKER ARCOP ACDF 1000 Burrard Street Vancouver, BC V6Z 1G6					DATE
PROJECT APPROVER ARCOP ACDF 1000 Burrard Street Vancouver, BC V6Z 1G6					DATE
PROJECT REVIEWER ARCOP ACDF 1000 Burrard Street Vancouver, BC V6Z 1G6					DATE

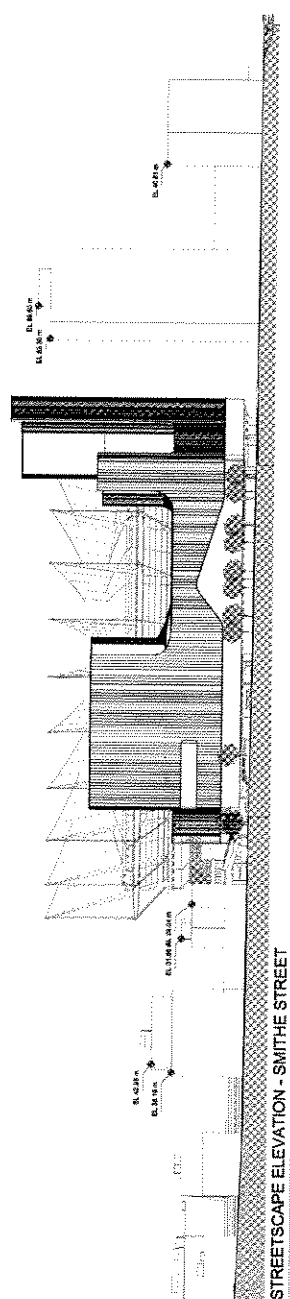
Appendix D; page 5 of 36



1 1:750
STREETSCAPE ELEVATION - EXPO BOULEVARD



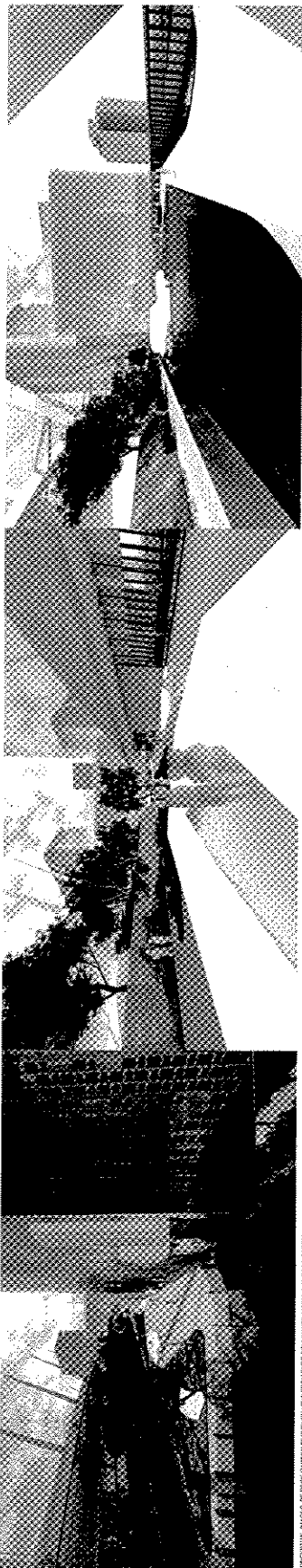
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STREETSCAPE ELEVATION - PACIFIC BOULEVARD



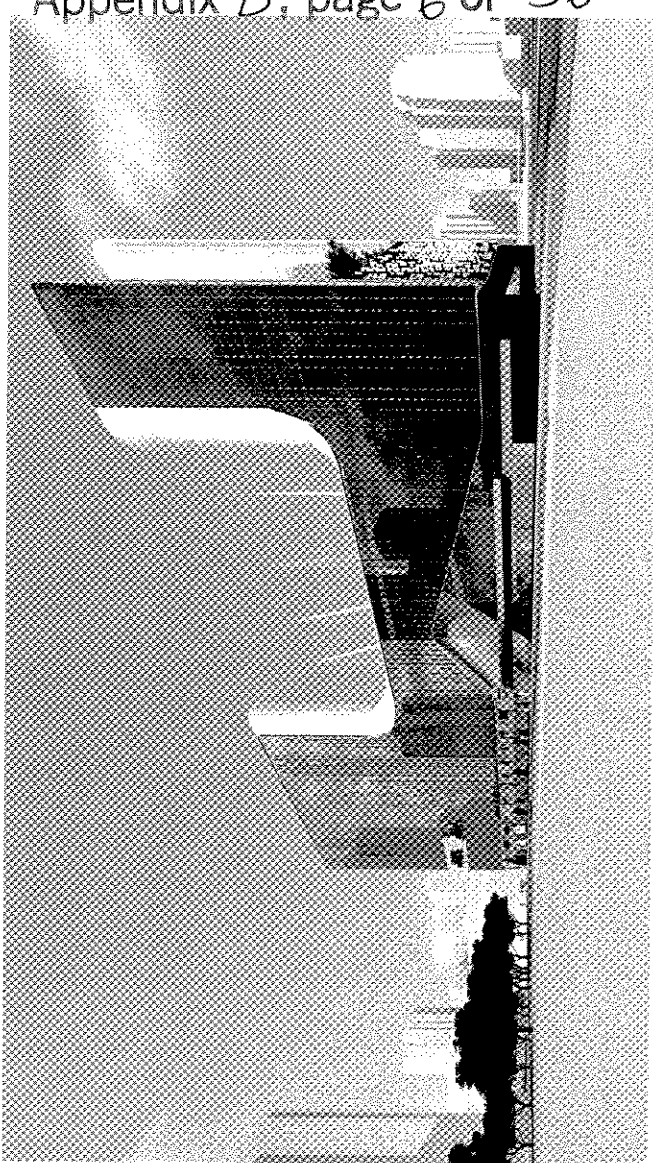
3 1:750
STREETSCAPE ELEVATION - SMITHE STREET

<p>STAIRS</p> <p>PARAGON GAMING</p> <p>VANCOUVER URBAN RESORT</p> <p>IBI</p> <p>ARCOP+ACDF</p> <p>PROJECT NO.</p> <p>PROJECT NAME</p> <p>SHEET NO.</p> <p>SCALE</p> <p>DATE</p>										<p>SHEET TITLE</p> <p>STREETSCAPE IMAGES</p>	<p>SHEET NUMBER</p> <p>A0-04</p>																																			
										<p>CLIENT</p> <p>PARAGON GAMING</p> <p>1111-1111-1111-1111 Street</p> <p>Vancouver, BC, V6A 1K1</p>	<p>ARCHITECT</p> <p>ARCOP+ACDF</p> <p>1111-1111-1111-1111 Street</p> <p>Vancouver, BC, V6A 1K1</p>	<p>DATE</p> <p>1/1/2014</p>																																		
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UNIVERSITY OF CALIFORNIA, BERKELEY ARCHITECTURAL ARCHIVE



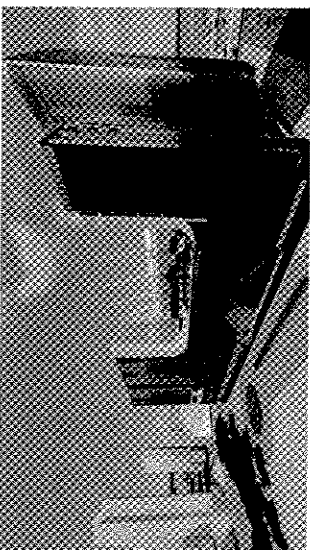
CONCEPTUAL IMAGES OF PROPOSED RESORT BUILDINGS (TYPICAL) TO BE CONSTRUCTED IN THE AREA.



CONCEPTUAL IMAGES OF THE ENTIRE PROPOSED RESORT DEVELOPMENT, WITH SURROUNDING INFRASTRUCTURE, TO BE CONSTRUCTED IN THE AREA.



CONCEPTUAL IMAGES OF PROPOSED RESORT BUILDINGS WITH OUTDOOR POOL AND SURROUNDING LANDSCAPING.

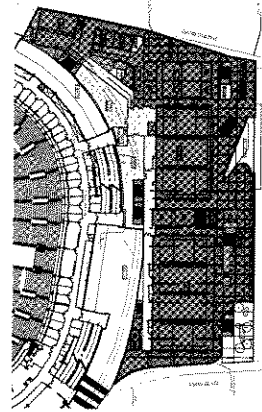


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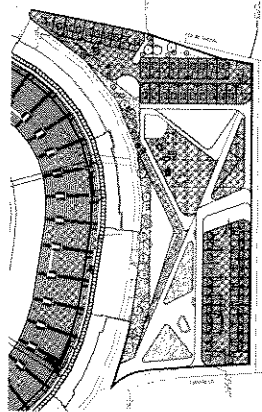


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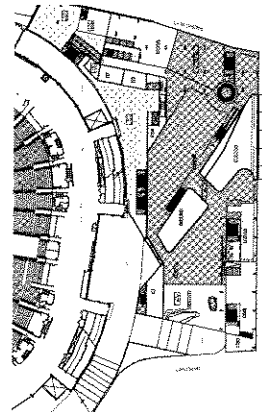
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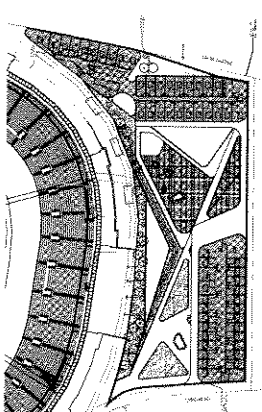
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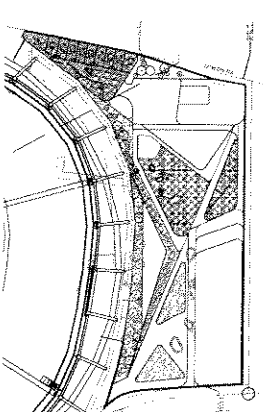
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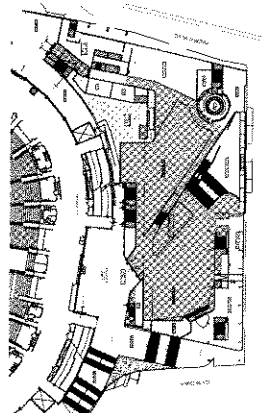
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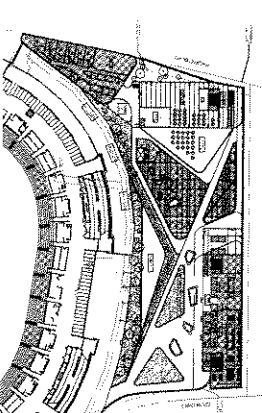
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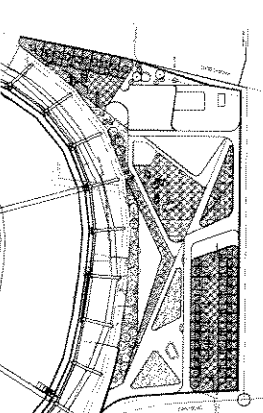
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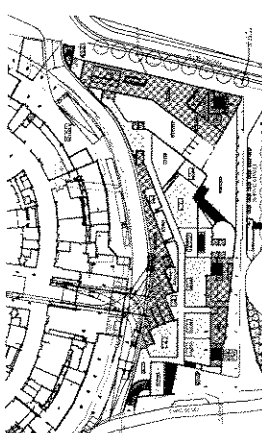
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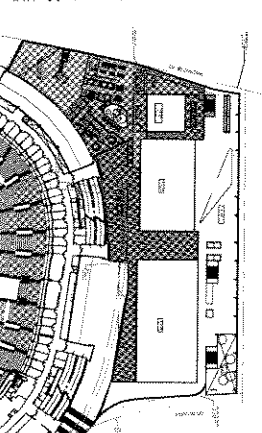
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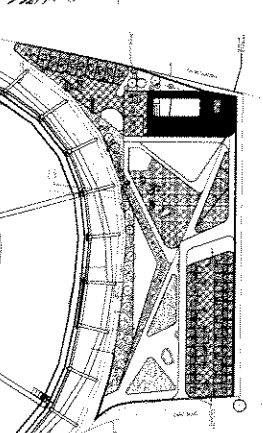
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LEVEL 1



LEVEL 5

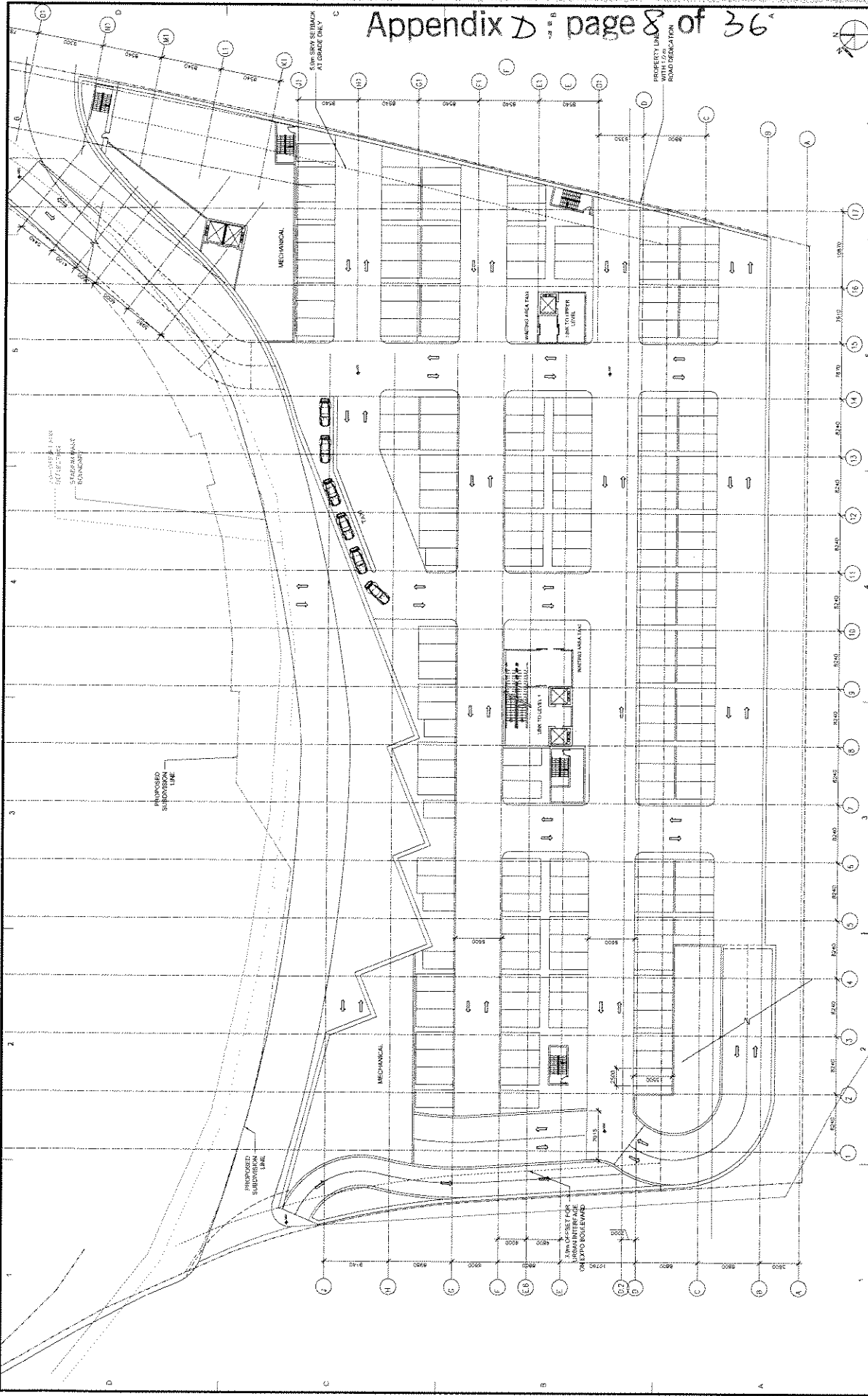


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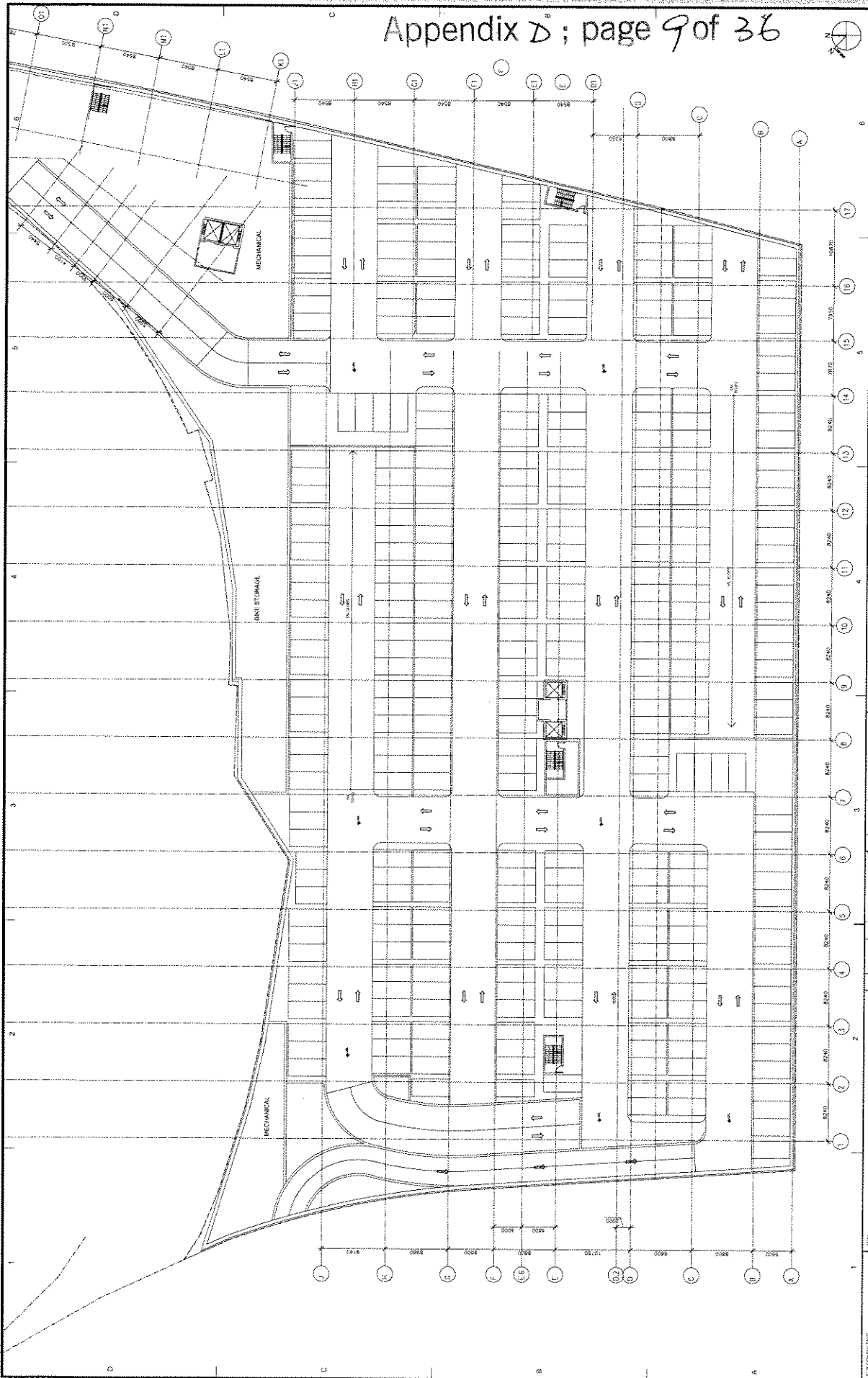
- BALLROOM
- HOTEL
- BOY
- HOTEL
- CIRCULATION
- SERVICE
- SPA
- CASINO/GAMING AREA
- RETAIL

<p>IBI ARCHITECTS</p> <p>100-1000 West Broadway Vancouver, BC V6H 4G1 Tel: 604.681.1111 Fax: 604.681.1110</p>	<p>ARCOP+ ARCHITECTS</p> <p>100-1000 West Broadway Vancouver, BC V6H 4G1 Tel: 604.681.1111 Fax: 604.681.1110</p>	<p>PARAGON GAMING 100-1000 West Broadway Vancouver, BC V6H 4G1 Tel: 604.681.1111 Fax: 604.681.1110</p>	<p>VANCOUVER URBAN RESORT</p>	<p>SITE INFORMATION & CONTEXT PLAN</p> <p>SHEET TITLE</p> <p>PROJECT NO.:</p> <p>DATE:</p>	<p>SHEET NUMBER</p> <p>A0-06</p>
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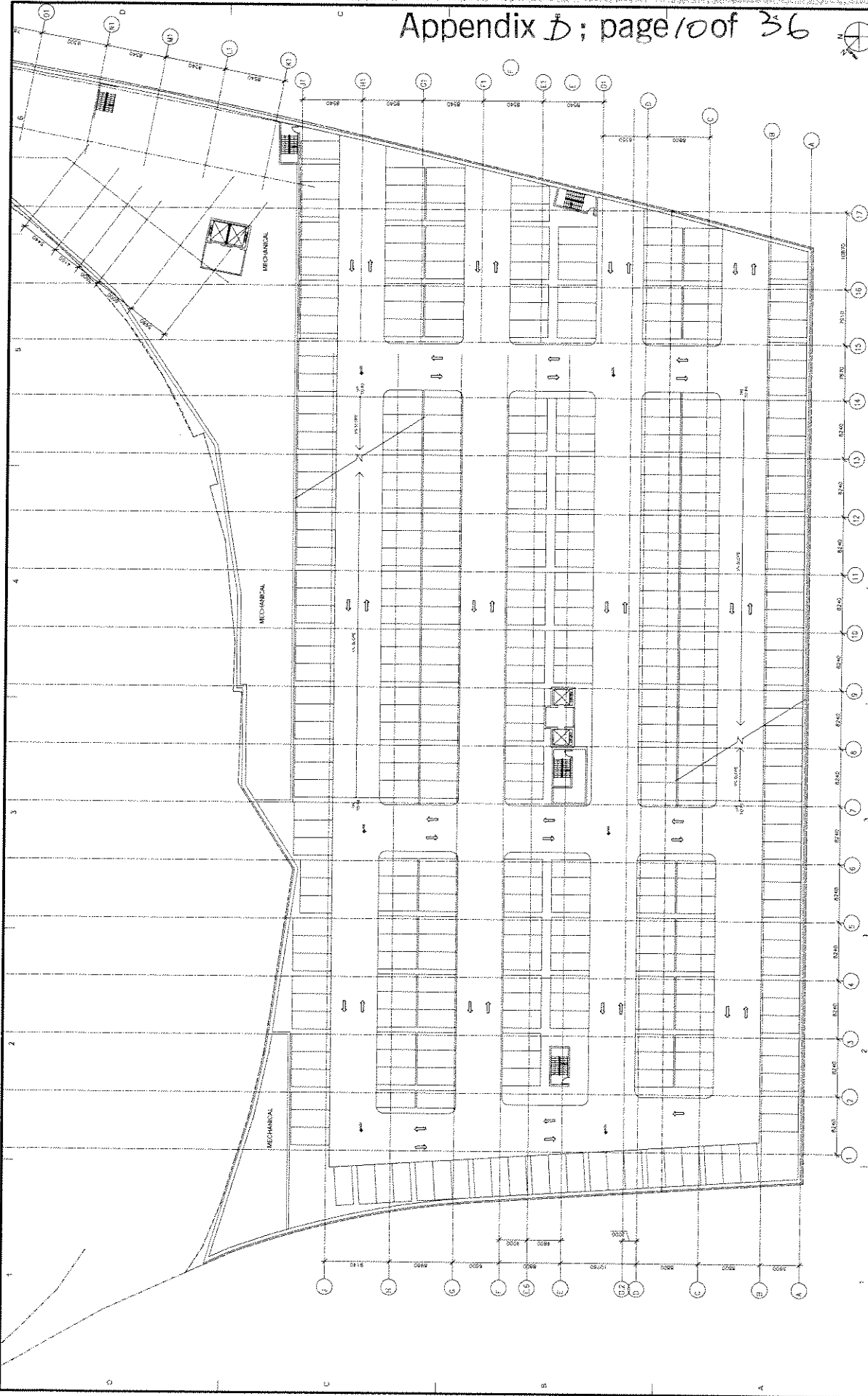
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DATE 2011-08-15		SCALE 1:100		REVISIONS	
NO.	DATE	DESCRIPTION	BY	CHK	APP
01	2011-08-15	ISSUED FOR PERMIT	MM	MM	MM

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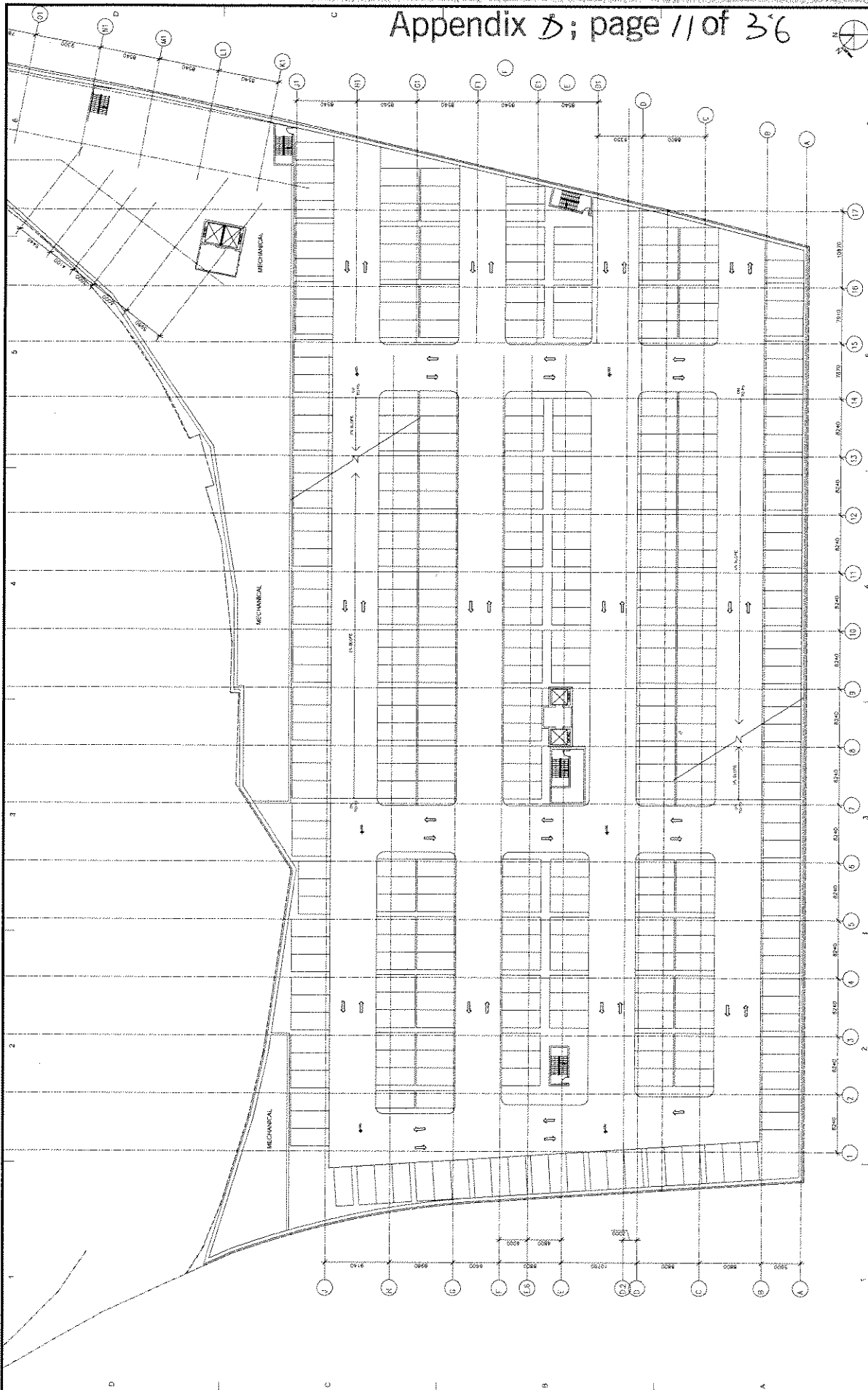
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NO.	DATE	DESCRIPTION					
<p>DESIGNER'S NOTE THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE DESCRIBED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REVISIONS TO THIS PLAN SHALL BE MADE BY THE ARCHITECT AND SHALL BE NOTED ON THIS PLAN. THE USER OF THIS PLAN AGREES TO HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE ARCHITECT BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS PLAN.</p>							

Appendix D; page 10 of 36



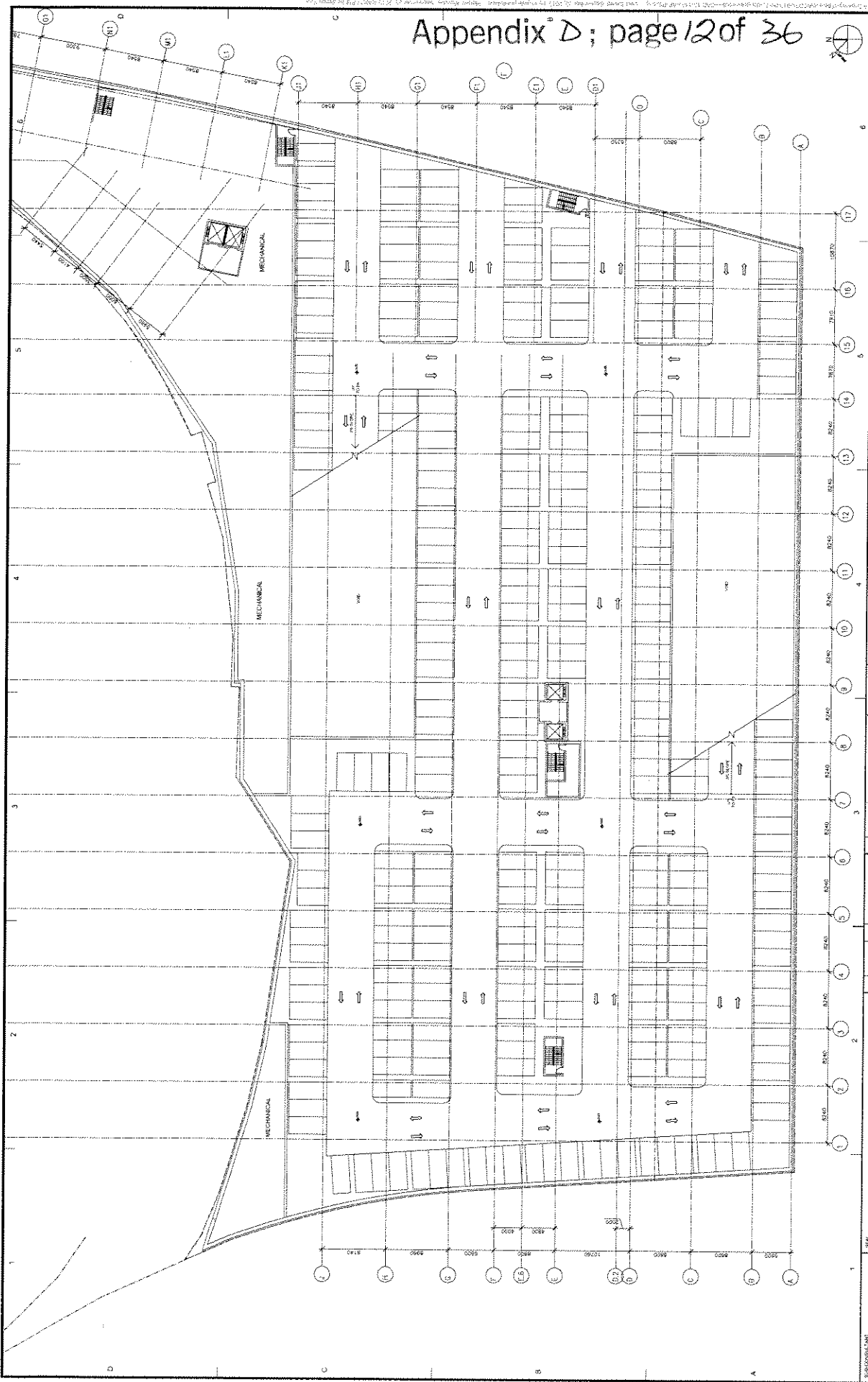
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ENGINEER IBI 1000 Burrard Street, Suite 1000 Vancouver, BC, V6Z 1G6		PROJECT NO. 2014-001																	
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NO.	DATE	BY	REVISION																
NO.	DATE	BY	DESCRIPTION																
CONTRACT The Client has authorized the Architect to prepare the drawings for the project described above. The Client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Architect is not responsible for the accuracy of the information provided by the Client.																			

Appendix D; page 11 of 36

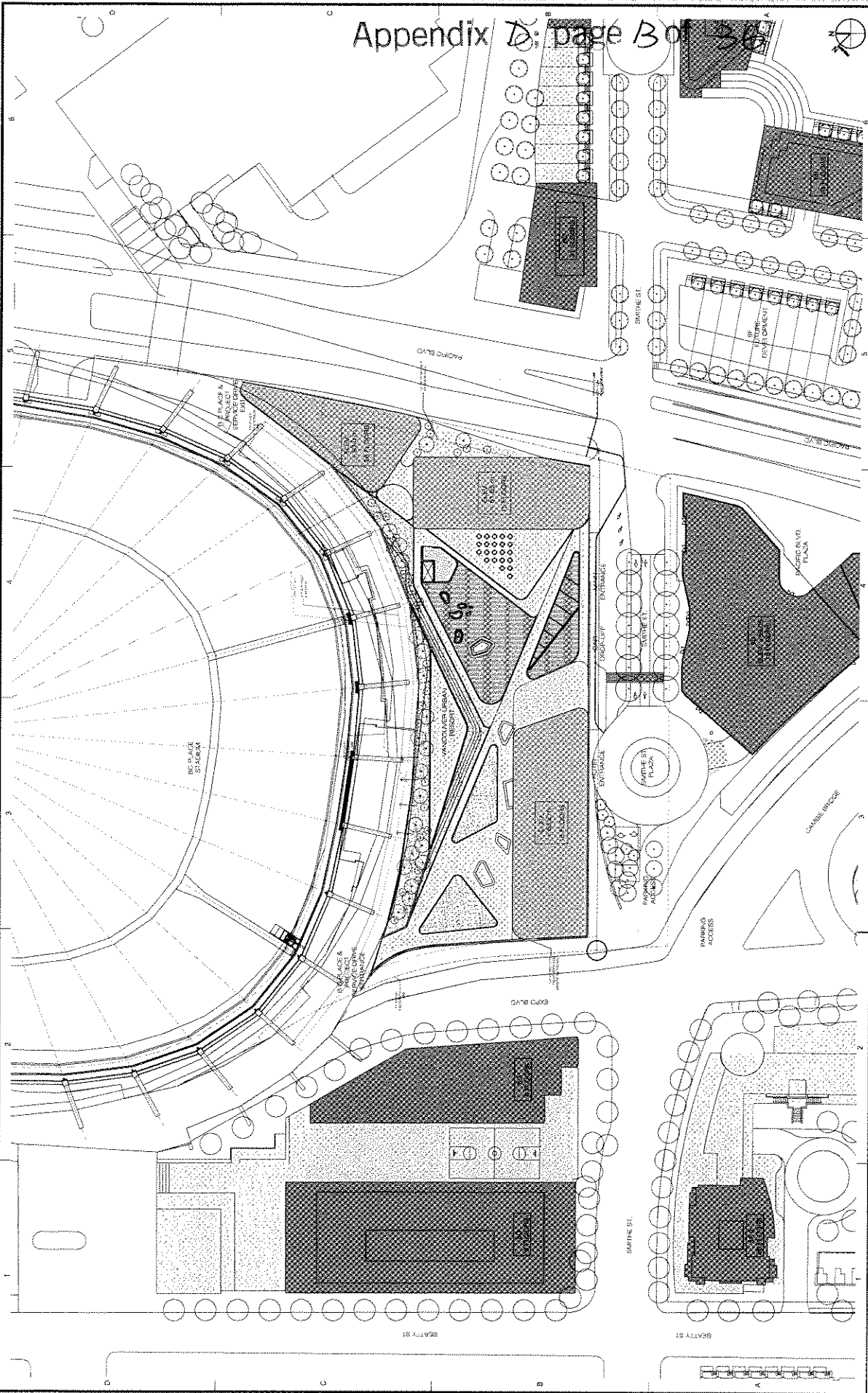


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NO. 01		NO. 02		NO. 03		NO. 04		NO. 05	
DATE 2014-08-26		DATE 2014-08-26		DATE 2014-08-26		DATE 2014-08-26		DATE 2014-08-26	
DESCRIPTION PARKING LEVEL 04		DESCRIPTION PARKING LEVEL 04		DESCRIPTION PARKING LEVEL 04		DESCRIPTION PARKING LEVEL 04		DESCRIPTION PARKING LEVEL 04	
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DATE 2014-08-26		DATE 2014-08-26		DATE 2014-08-26		DATE 2014-08-26		DATE 2014-08-26	
NO. 01		NO. 02		NO. 03		NO. 04		NO. 05	
DATE 2014-08-26		DATE 2014-08-26		DATE 2014-08-26		DATE 2014-08-26		DATE 2014-08-26	
DESCRIPTION PARKING LEVEL 04		DESCRIPTION PARKING LEVEL 04		DESCRIPTION PARKING LEVEL 04		DESCRIPTION PARKING LEVEL 04		DESCRIPTION PARKING LEVEL 04	
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Appendix D ; page 12 of 36



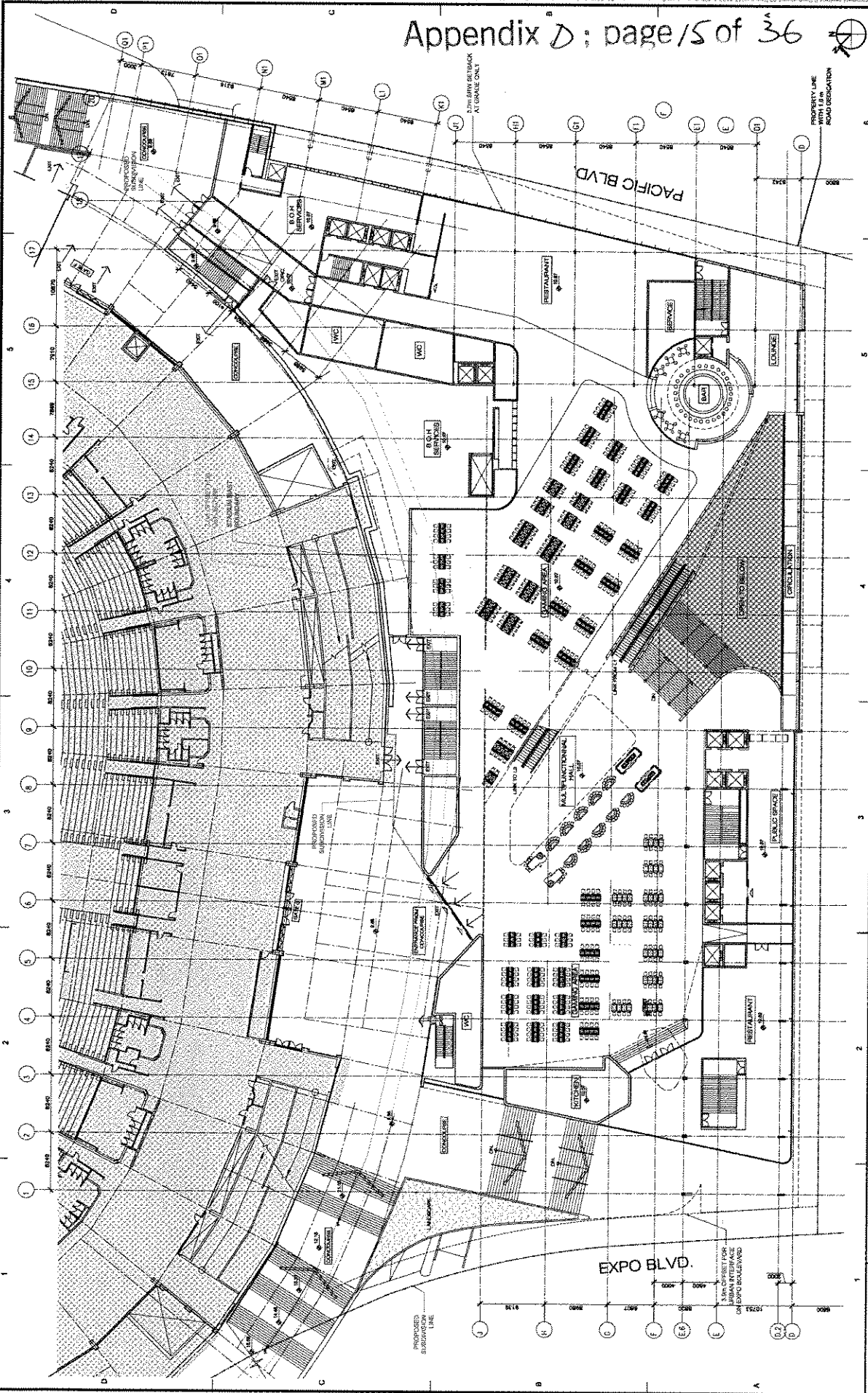
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CLIENT PARAGON GAMING Project: Paragon Urban Resort 5111 Kingsway Road, Suite 100 Vancouver, BC V6B 6E7		PROJECT NO. DRAWN BY: CHECKED BY: DATE:															
ARCHITECT ARCOPI+ ACDF ARCHITECTS INC. 1000 Burrard Street Vancouver, BC V6Z 1G6		PROJECT NO. DRAWN BY: CHECKED BY: DATE:															
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NO.	DATE	DESCRIPTION	BY	CHKD BY													
CONTRACT This drawing is prepared for the project described above and is not to be used for any other project without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom.																	



PROJECT TITLE VANCOUVER URBAN RESORT		CLIENT PARAGON GAMING 1000 West Broadway, Suite 1000 Vancouver, BC V6H 4G7		ARCHITECT ARCOPI+ACDF 1000 West Broadway, Suite 1000 Vancouver, BC V6H 4G7		SHEET TITLE SITE CONTEXT PLAN		SHEET NUMBER A1-00	
DATE 2015.08.11		SCALE AS SHOWN		PROJECT NO. 15-001		DRAWN BY [Name]		DATE 2015.08.11	
DESIGNED BY [Name]		CHECKED BY [Name]		APPROVED BY [Name]		DATE 2015.08.11		DATE 2015.08.11	
ISSUED FOR [Purpose]		ISSUED BY [Name]		ISSUED DATE 2015.08.11		ISSUED FOR [Purpose]		ISSUED BY [Name]	
ISSUED DATE 2015.08.11		ISSUED FOR [Purpose]		ISSUED BY [Name]		ISSUED DATE 2015.08.11		ISSUED FOR [Purpose]	

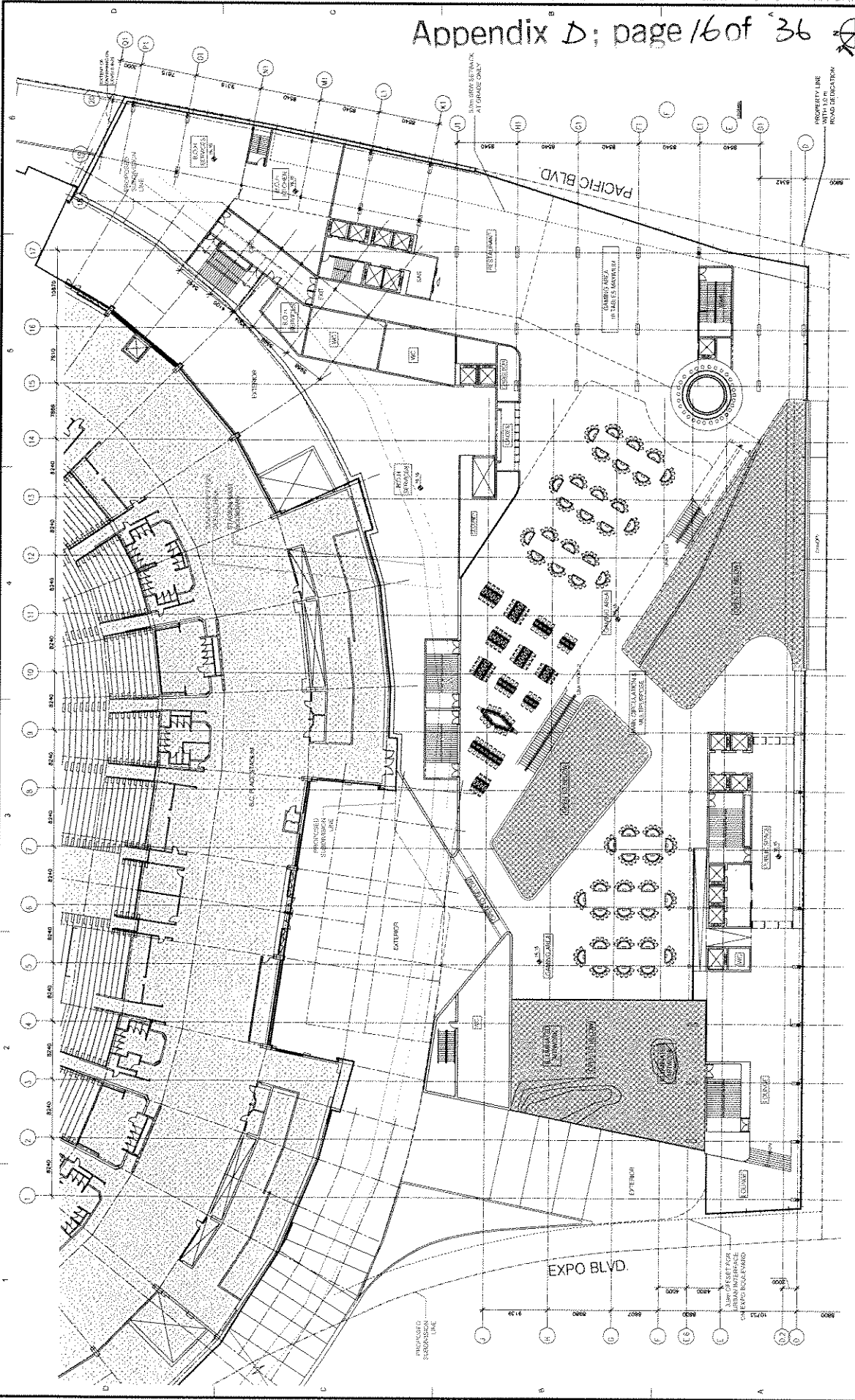
1000 West Broadway, Suite 1000 Vancouver, BC V6H 4G7
 604.681.8888
 www.arco-pi.com

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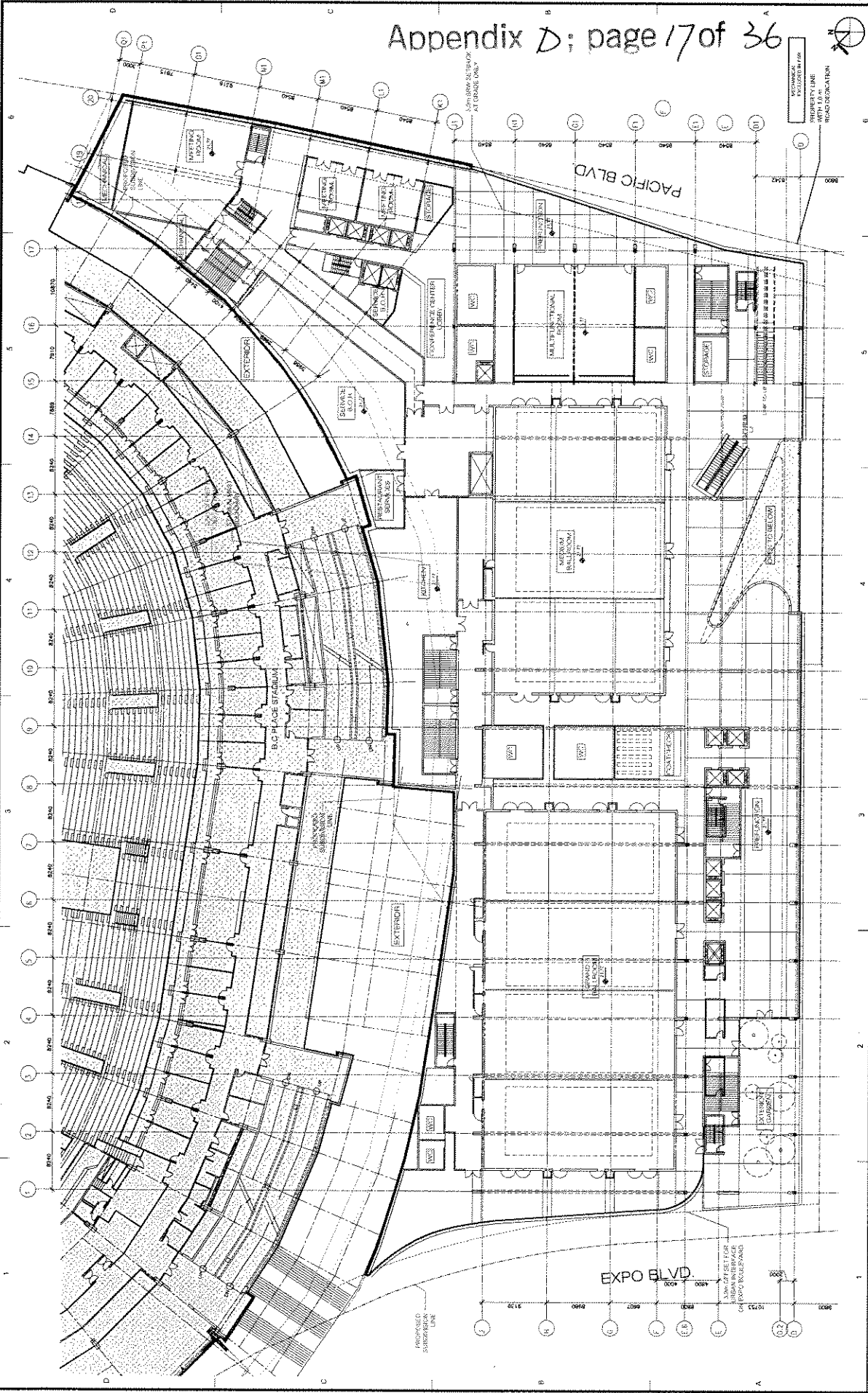
CLIENT PARAGON GAMING <small>1000 West Broadway, Suite 1000 Vancouver, BC, V6E 1M7</small>		PROJECT TITLE VANCOUVER URBAN RESORT		ARCOP+ACOE <small>ARCOP+ACOE ARCHITECTS 1000 West Broadway, Suite 1000 Vancouver, BC, V6E 1M7 Tel: 604 681 9999 Fax: 604 681 9998</small>		SHEET TITLE PLAN LEVEL 2.0 + 2.1 CASINO / RESTAURANT ELEV. +110.070 & +110.020		PROJECT NO. A1-02	
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DESIGNER [Signature]		DESIGNER [Signature]		DESIGNER [Signature]		DESIGNER [Signature]		DESIGNER [Signature]	
DATE 2013.05.20		DATE 2013.05.20		DATE 2013.05.20		DATE 2013.05.20		DATE 2013.05.20	

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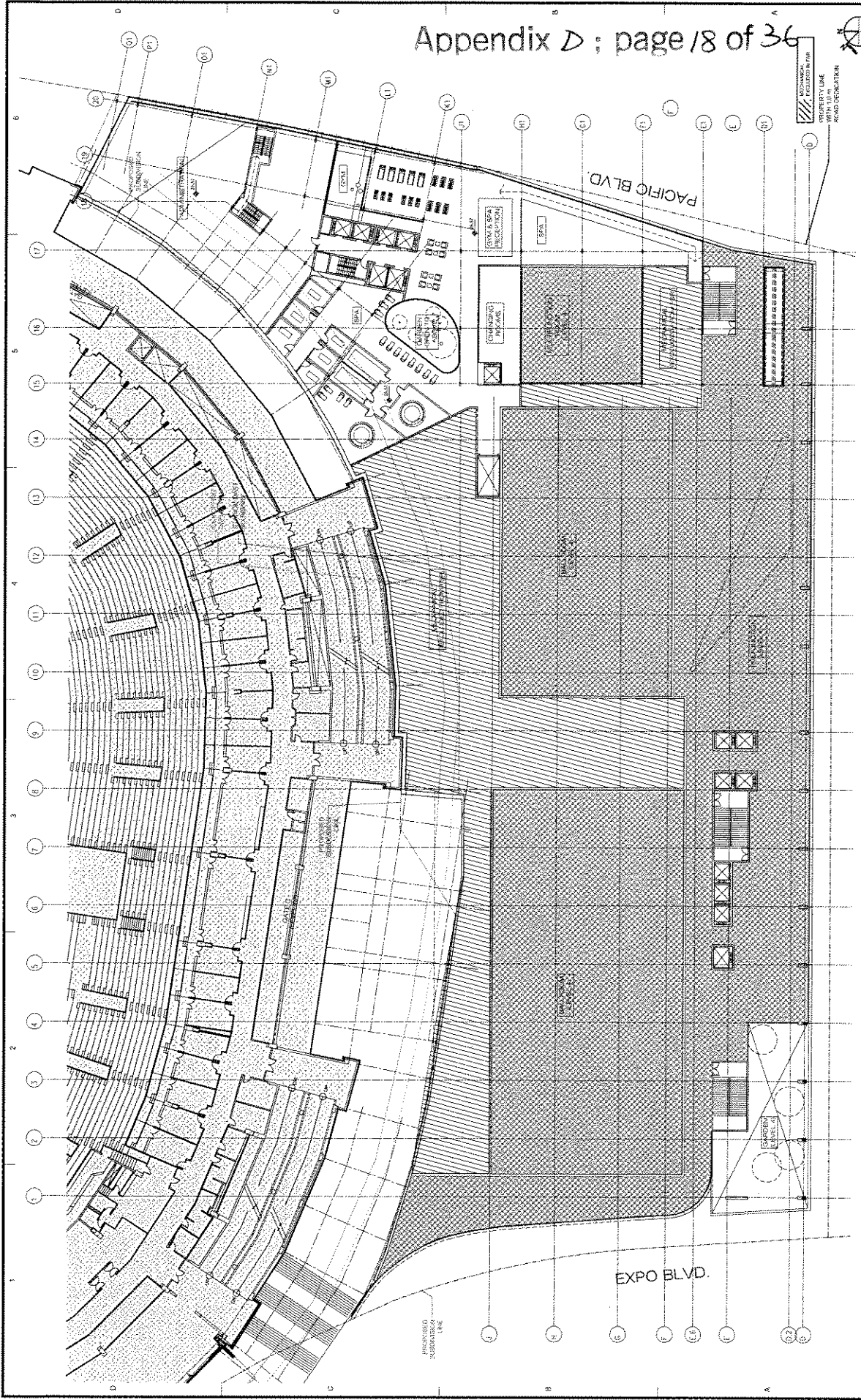


CLIENT PARAGON GAMING 1000 West Broadway Vancouver, BC V6C 3E7	PROJECT TITLE VANCOUVER URBAN RESORT	ARCHITECT ARCOP+ACDF 1000 West Broadway Vancouver, BC V6C 3E7 TEL: 604 681 2101 FAX: 604 681 2102 WWW.ARCOPACDF.COM	PROJECT NO. DRAWN BY CHECKED BY SCALE DATE	SHEET NUMBER A1-03
SHEET TITLE PLAN LEVEL 3.0 CASINO ELEV. +116.150				
COMMENTS:				
REVISIONS:				
NO.	DATE	DESCRIPTION	BY	CHECKED BY

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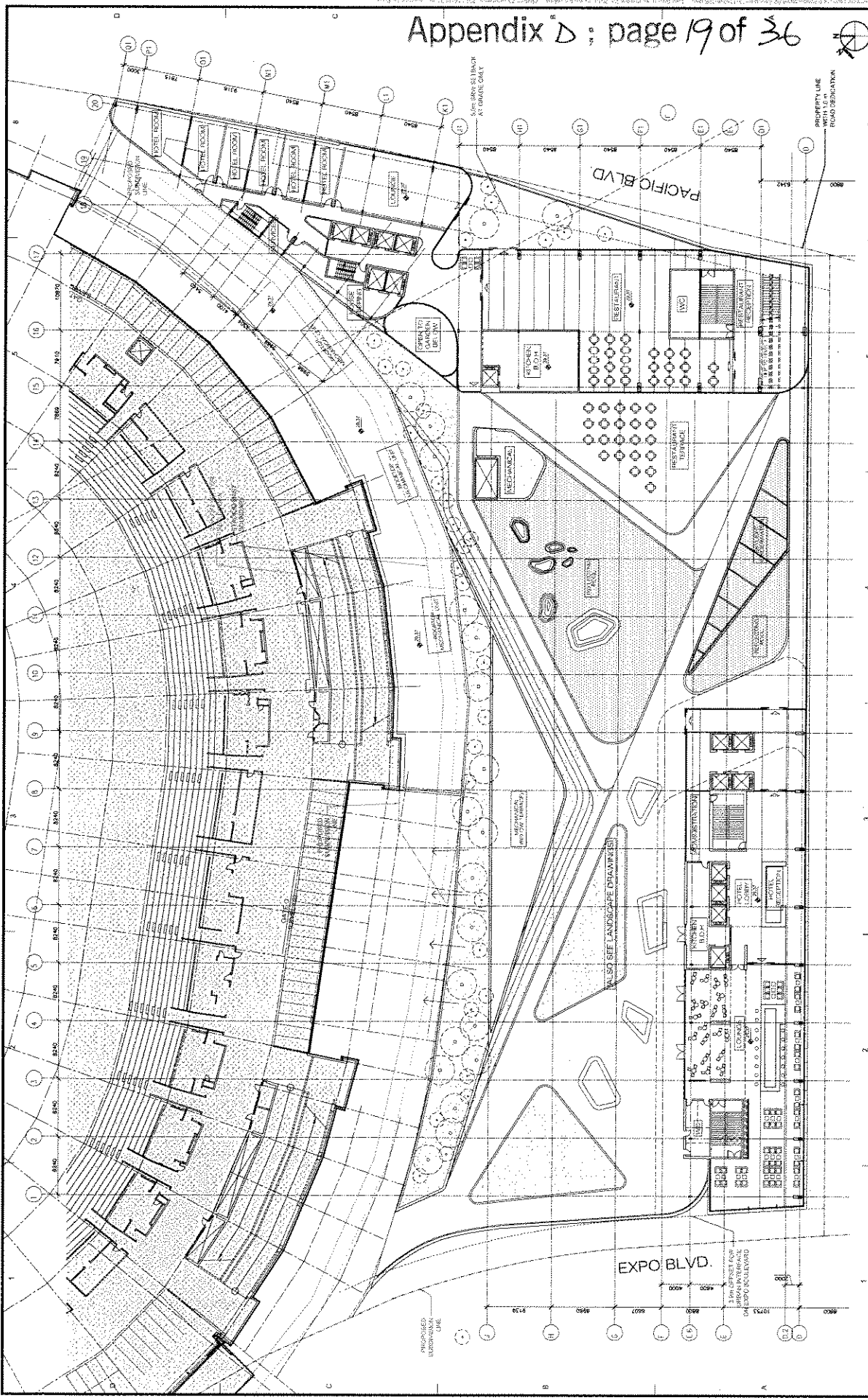
IBI GROUP ARCHITECTS 1000 WEST 10TH AVENUE VANCOUVER, BC V6H 3G9 TEL: 604.681.1111 WWW.IBIGROUP.COM	ARCOP+ ARCHITECTS 1000 WEST 10TH AVENUE VANCOUVER, BC V6H 3G9 TEL: 604.681.1111 WWW.ARCOP+.COM	PROJECT NO: DRAWN BY: CHECKED BY: SCALE: DATE:	SHEET NUMBER: A1-04
CLIENT: PARAGON GAMING 1100 WEST 10TH AVENUE VANCOUVER, BC V6H 3G9	PROJECT TITLE: VANCOUVER URBAN RESORT	PROJECT NO: DRAWN BY: CHECKED BY: SCALE: DATE:	SHEET NUMBER: A1-04
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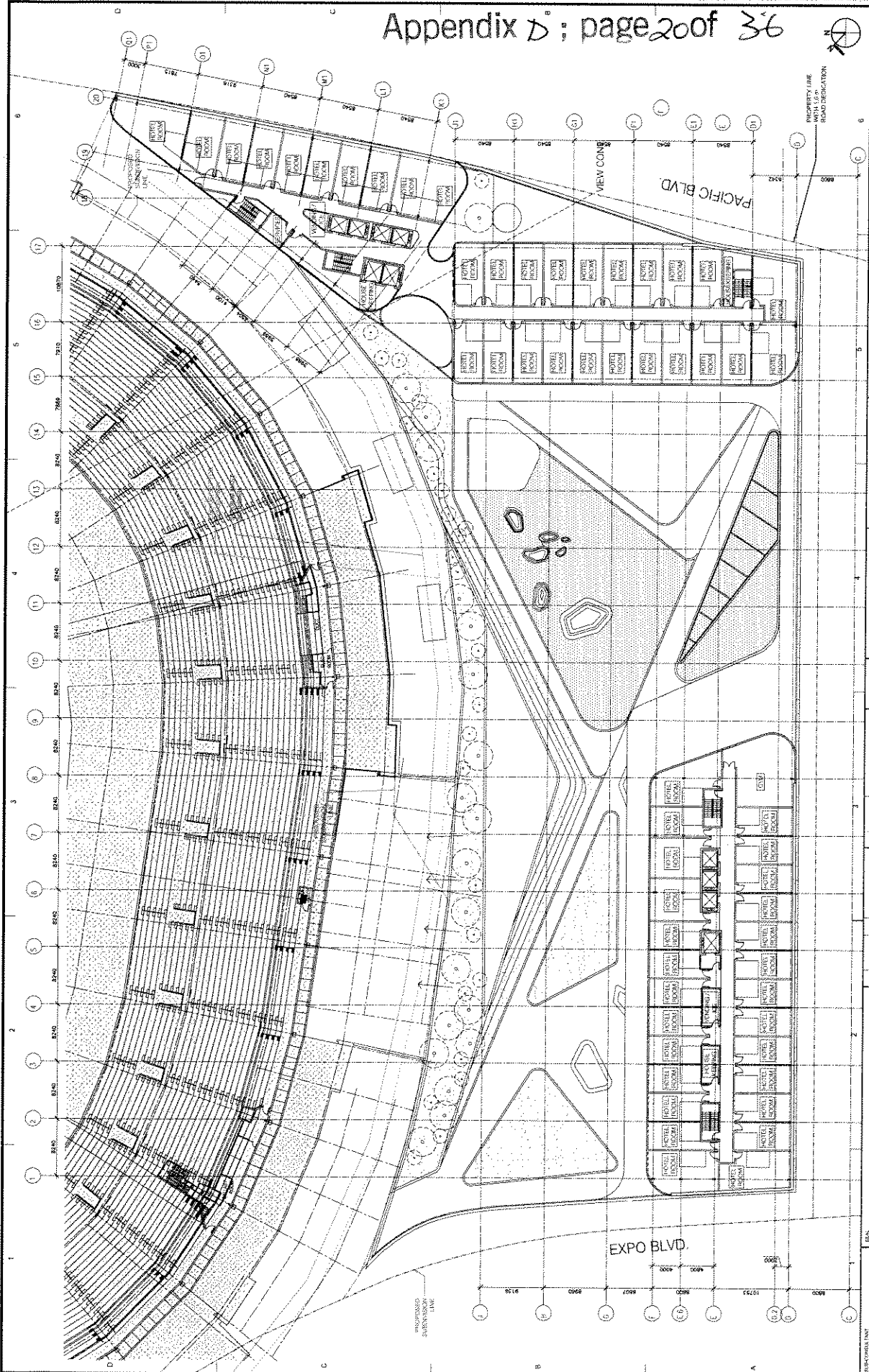
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IBI GROUP
 1100 W. 4TH AVENUE
 VANCOUVER, BC, V6B 5K7
 TEL: 604.681.1111
 WWW.IBIGROUP.COM

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CLIENT PARAGON GAMING Paragon Gaming (Orlando Street) 211-220 North Main Street Vancouver, BC, V6B 1K7	PROJECT TITLE VANCOUVER URBAN RESORT	DATE 2011	SCALE AS SHOWN	DESIGNER ARCOPI+ ARCHITECTS 100-1000 West Broadway Vancouver, BC, V6H 1G6 TEL: 604 681 8288 FAX: 604 681 8286	PROJECT NUMBER A1-06
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DATE 2011	SCALE AS SHOWN	DESIGNER ARCOPI+ ARCHITECTS 100-1000 West Broadway Vancouver, BC, V6H 1G6 TEL: 604 681 8288 FAX: 604 681 8286	PROJECT NUMBER A1-06	DATE 2011	SCALE AS SHOWN
DATE 2011	SCALE AS SHOWN	DESIGNER ARCOPI+ ARCHITECTS 100-1000 West Broadway Vancouver, BC, V6H 1G6 TEL: 604 681 8288 FAX: 604 681 8286	PROJECT NUMBER A1-06	DATE 2011	SCALE AS SHOWN



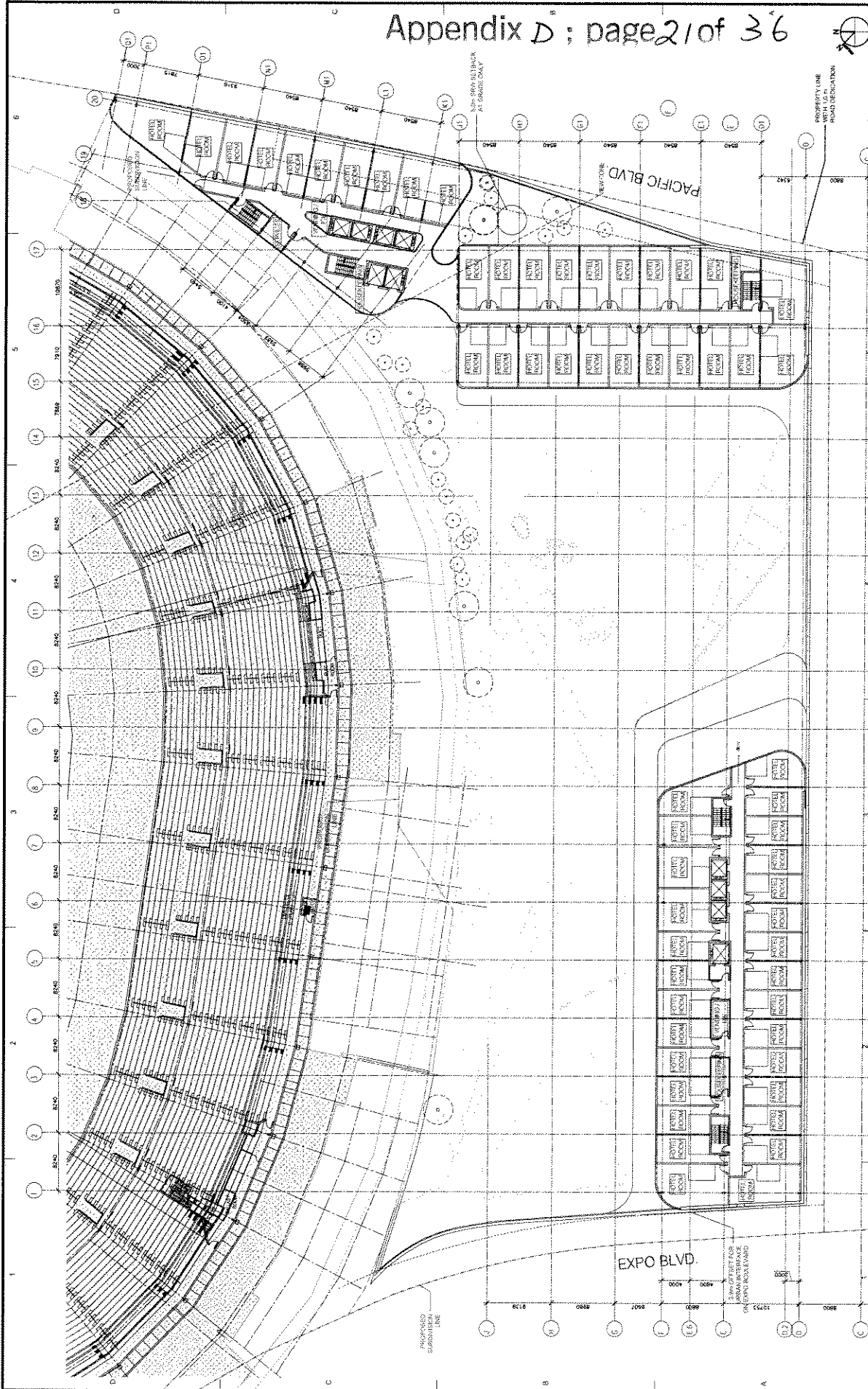
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A1-07

DATE: _____

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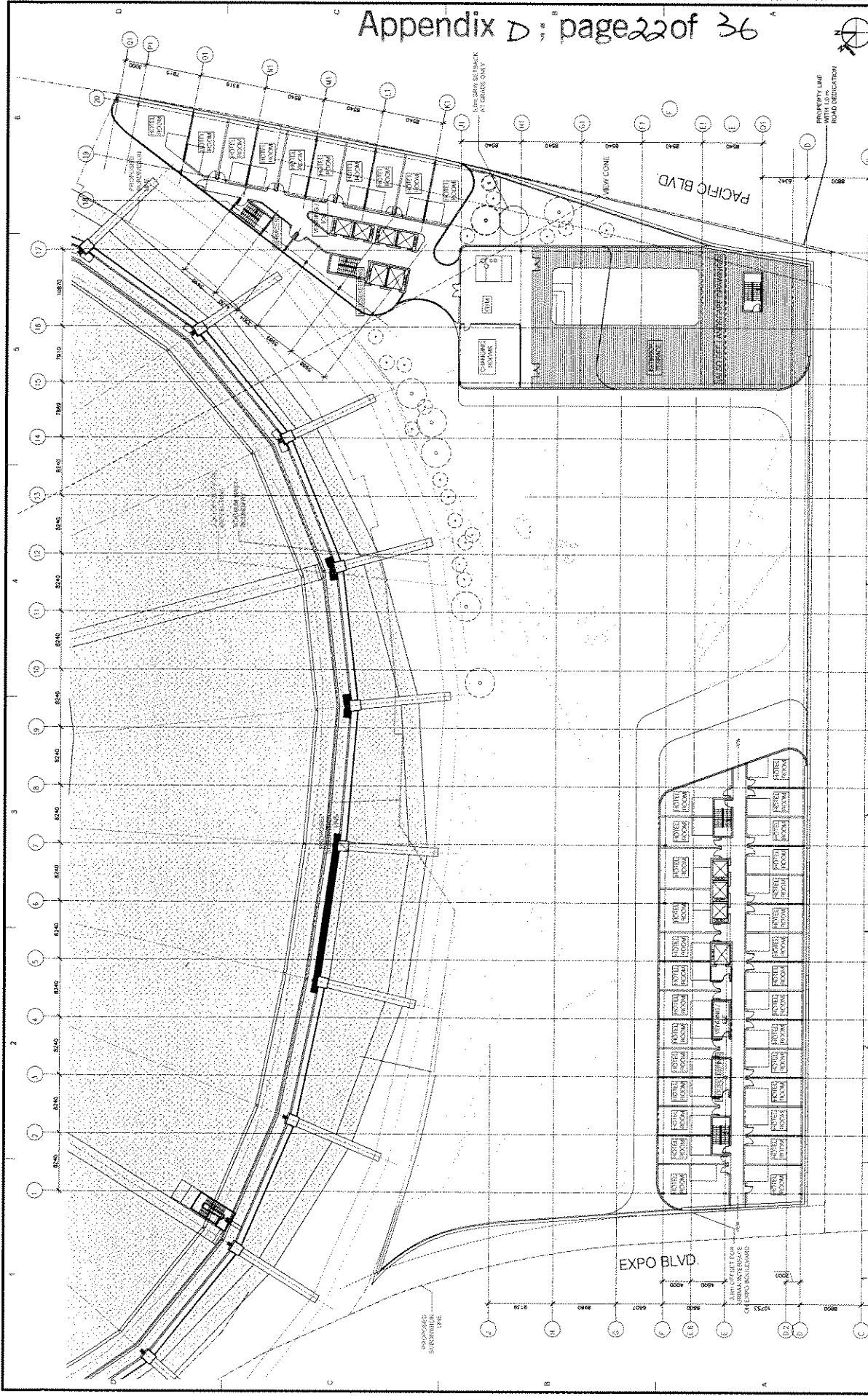
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CLIENT PARAGON GAMING 1700 West Broadway Street Vancouver, BC V6J 1K7		PROJECT TITLE VANCOUVER URBAN RESORT		ARCHITECT ARCOP+ACDF 1700 West Broadway Street Vancouver, BC V6J 1K7 Tel: 604.681.2300 Fax: 604.681.2301		SHEET TITLE PLAN LEVELS 8-14 ELEV. +137.115 / +153.915		DATE 2011	
SCALE AS SHOWN		DATE 2011		PROJECT NUMBER A1-08		REVISIONS		DATE	
REVISIONS		DATE		REVISIONS		DATE		DATE	

IBI GROUP
 1700 West Broadway Street
 Vancouver, BC V6J 1K7
 Tel: 604.681.2300
 Fax: 604.681.2301

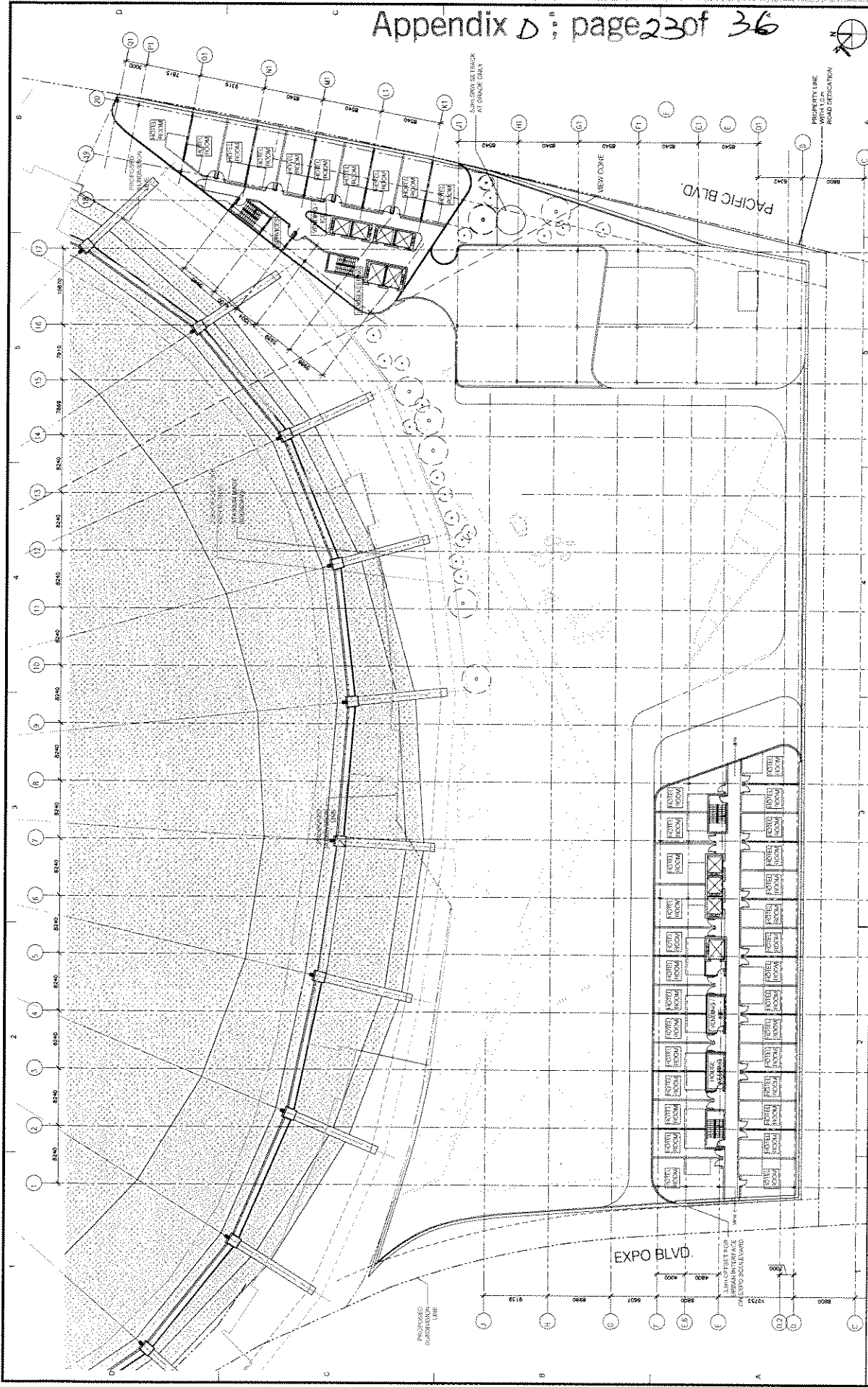
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PROJECT TITLE VANCOUVER URBAN RESORT		CLIENT PARAGON GAMING Paragon Gaming Limited 111-1201 West Hill Street Vancouver, BC V6B 1K7		ARCHITECT ARCCOP+ACDF 104-104 Keele Street Toronto, ON M3J 1K6 Tel: 416-291-1111 Fax: 416-291-1112		SHEET TITLE PLAN LEVEL 15 ELEV. + 156.715		SHEET NUMBER A1-15	
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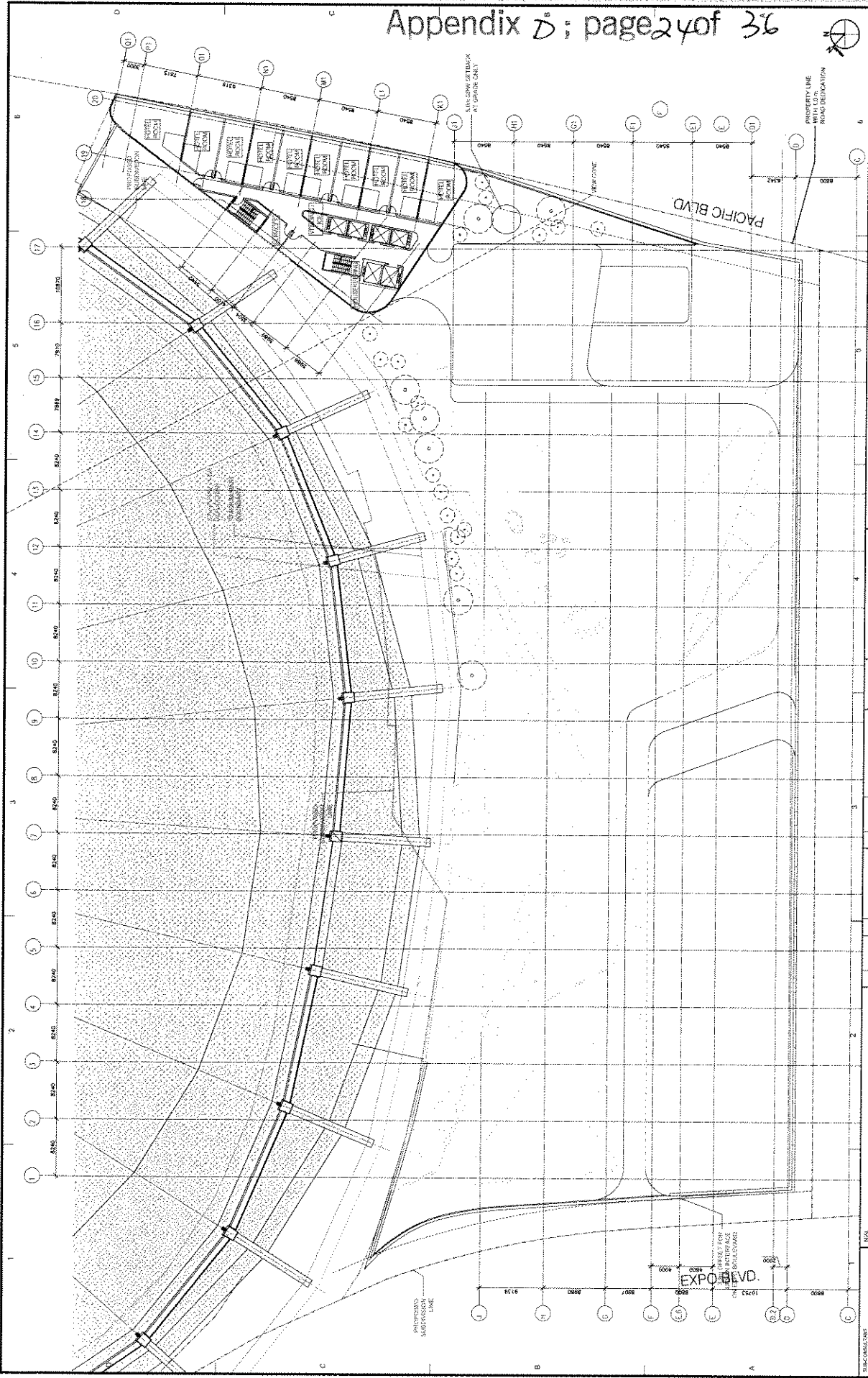
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PROJECT TITLE VANCOUVER URBAN RESORT																					
CLIENT PARAGON GAMING Paragon Gaming, Stanley Street 371-728-3300, Fax: 604-683-8797 Vancouver, BC V6B 6P7																					
ARCHITECT ARCCOP+ACDF ARCHITECTS INC. 2901-1285 West Broadway Suite 200 Vancouver BC V6H 2G6 Tel: 604-683-2700 Fax: 604-683-2700																					
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DESIGNER: [Blank] CHECKER: [Blank] DATE: [Blank]																					
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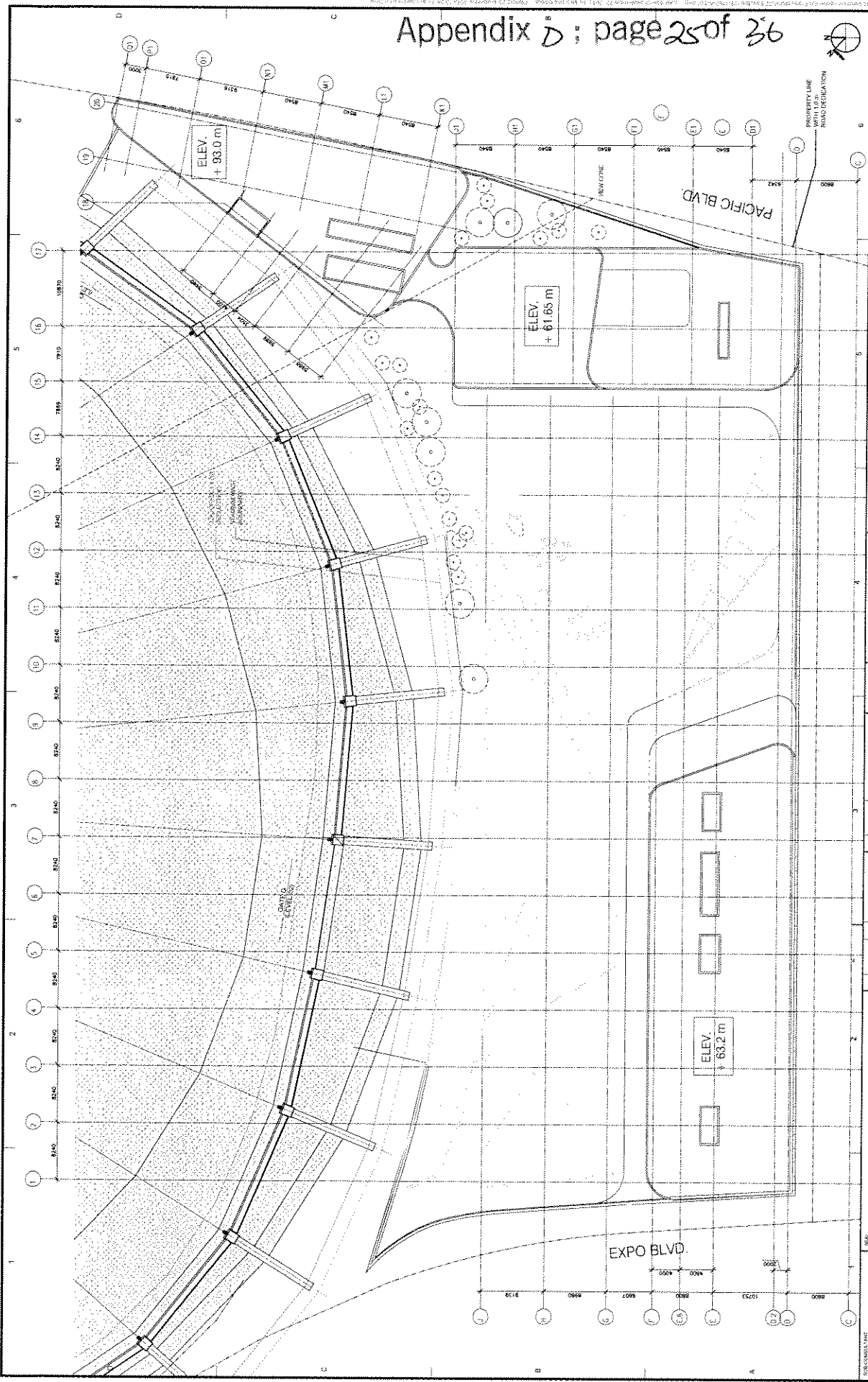
CONTRACTOR:

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND SOILS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND AS-BUILT DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND WASTE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND WASTE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND WASTE.

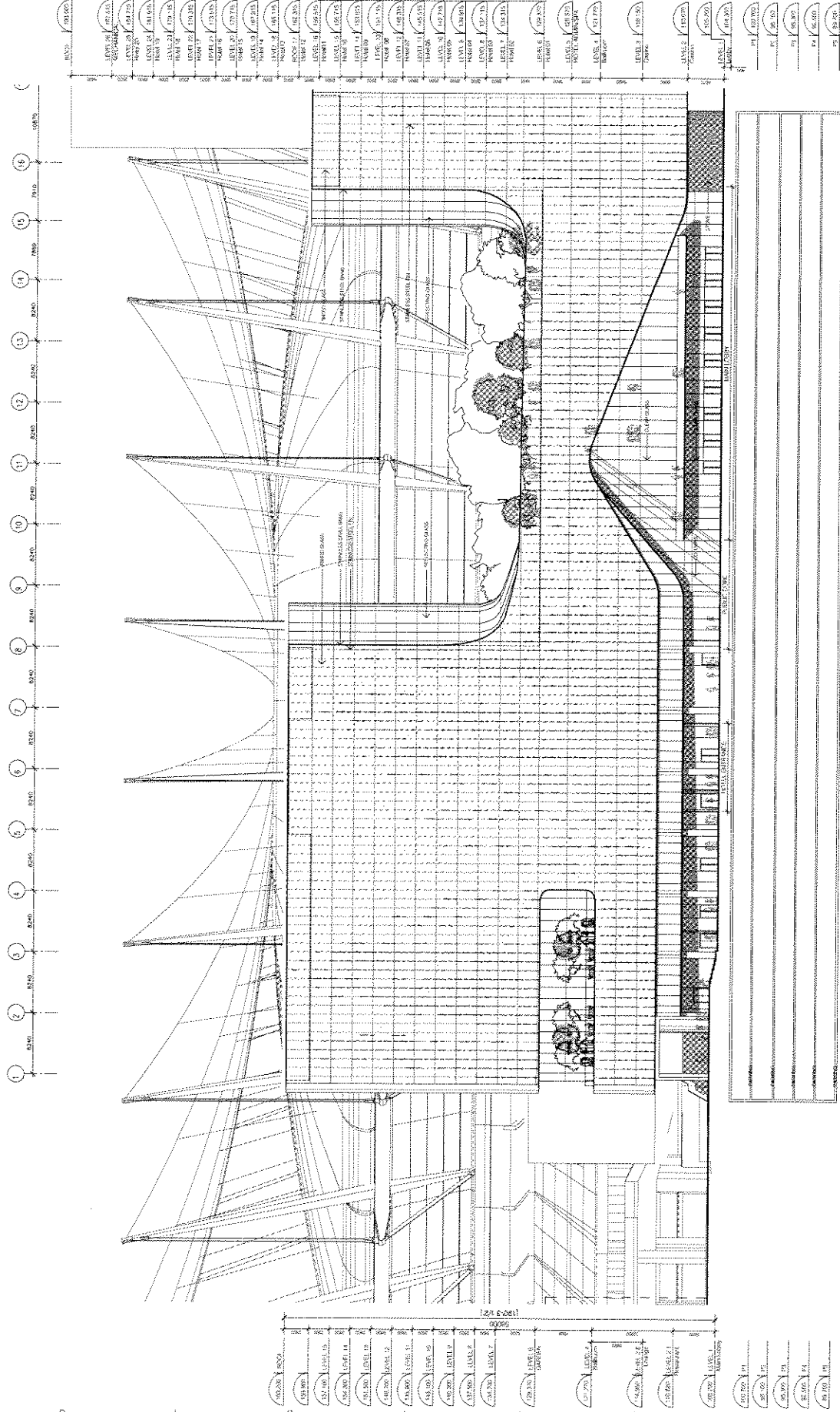


CLIENT PARAGON GAMING Paragon Gaming (British Columbia) Ltd. 371-3730 Douglas Road South Vancouver, BC V6B 4P7		PROJECT TITLE VANCOUVER URBAN RESORT		ARCHITECT ARCCOP+ACDF 200-1000 West Broadway Vancouver, BC V6H 1G5 Tel: 604-681-1100 Fax: 604-681-1100		SHEET TITLE PLAN LEVELS 17-25 JW HOTEL ELEV. +162.315 / +184.715		SHEET NUMBER A1-17	
DATE 2011-08-17		SCALE AS SHOWN		DATE 2011-08-17		SCALE AS SHOWN		DATE 2011-08-17	
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COMMENTS:
 1. THIS PLAN IS A PART OF THE ARCHITECTURAL DRAWINGS FOR THE JW HOTEL PROJECT. IT IS TO BE USED IN CONJUNCTION WITH THE OTHER DRAWINGS IN THE SET.
 2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 3. THE ELEVATIONS SHOWN ARE TO THE FINISH FLOOR LEVEL UNLESS OTHERWISE SPECIFIED.
 4. THE PROPOSED SUBSTATION LINE IS SHOWN FOR INFORMATION ONLY. IT IS NOT TO BE CONSIDERED AS A FINAL DESIGN.
 5. THE PLAN IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY.
 6. THE PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT.

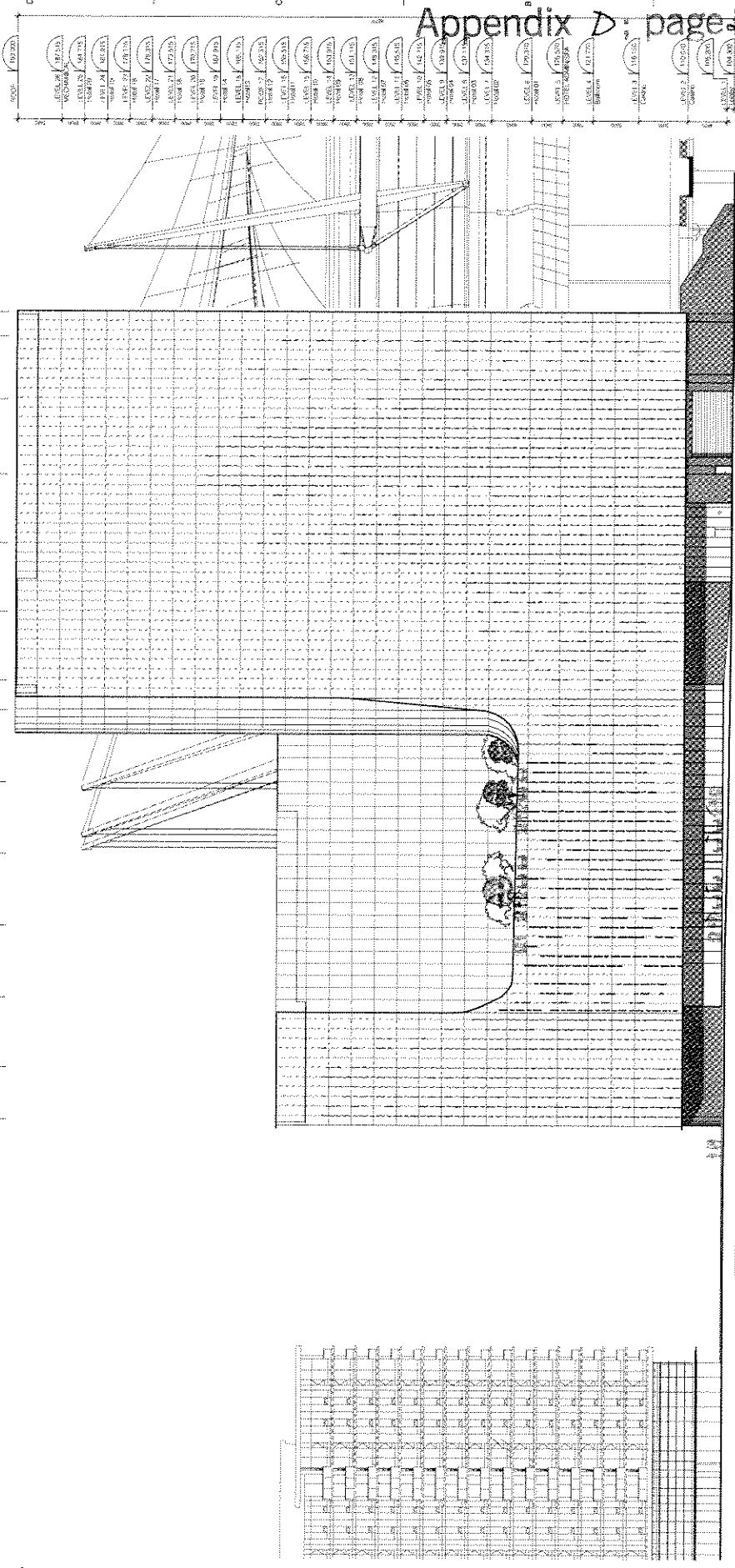


<p>CLIENT</p> <p>PARAGON GAMING Paragon Gaming (British Columbia) 311-1007 Street, Suite 100 Vancouver, BC, V6B 2B7</p>	<p>PROJECT TITLE</p> <p>VANCOUVER URBAN RESORT</p>	<p>ARCHITECT</p> <p>ARCOP+ACDF ARCOP+ACDF Architects Ltd. 1000 Burrard Street, Suite 1000 Vancouver, BC, V6Z 1G6 Tel: 604.681.2700 Fax: 604.681.2701</p>	<p>PROJECT NO.</p> <p>DATE</p> <p>SCALE</p> <p>DATE</p>	<p>DATE</p> <p>SCALE</p> <p>DATE</p>										
					<p>PROJECT TITLE</p> <p>ROOF PLAN ELEV. +183.000</p>	<p>DATE</p> <p>SCALE</p> <p>DATE</p>								
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NO.	DATE	DESCRIPTION	BY	CHK										
<p>NOTES</p> <p>1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.</p> <p>2. REFER TO THE ARCHITECT'S GENERAL NOTES FOR A COMPLETE LIST OF MATERIALS AND FINISHES.</p> <p>3. THE ROOF STRUCTURE IS TO BE CONCRETE ON STEEL DECKING.</p> <p>4. THE ROOF FINISH IS TO BE AS SHOWN ON THE FINISH SCHEDULE.</p> <p>5. THE ROOF DRAINAGE IS TO BE AS SHOWN ON THE DRAINAGE PLAN.</p> <p>6. THE ROOF VENTILATION IS TO BE AS SHOWN ON THE MECHANICAL PLAN.</p> <p>7. THE ROOF ACCESS IS TO BE AS SHOWN ON THE ACCESS PLAN.</p> <p>8. THE ROOF ELEVATION IS TO BE AS SHOWN ON THIS PLAN.</p> <p>9. THE ROOF AREA IS TO BE AS SHOWN ON THIS PLAN.</p> <p>10. THE ROOF PERIMETER IS TO BE AS SHOWN ON THIS PLAN.</p> <p>11. THE ROOF STRUCTURE IS TO BE CONCRETE ON STEEL DECKING.</p> <p>12. THE ROOF FINISH IS TO BE AS SHOWN ON THE FINISH SCHEDULE.</p> <p>13. THE ROOF DRAINAGE IS TO BE AS SHOWN ON THE DRAINAGE PLAN.</p> <p>14. THE ROOF VENTILATION IS TO BE AS SHOWN ON THE MECHANICAL PLAN.</p> <p>15. THE ROOF ACCESS IS TO BE AS SHOWN ON THE ACCESS PLAN.</p> <p>16. THE ROOF ELEVATION IS TO BE AS SHOWN ON THIS PLAN.</p> <p>17. THE ROOF AREA IS TO BE AS SHOWN ON THIS PLAN.</p> <p>18. THE ROOF PERIMETER IS TO BE AS SHOWN ON THIS PLAN.</p>														



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<p>PROJECT TITLE PARAGON GAMING Paragon Gaming (British Columbia) Ltd. 711 - 20th Street, Suite 200 Vancouver, BC, V6B 2E7</p>		<p>PROJECT TITLE VANCOUVER URBAN RESORT</p>		<p>PROJECT TITLE ELEVATION - SMITHE STREET</p>	
<p>CLIENT Paragon Gaming (British Columbia) Ltd. 711 - 20th Street, Suite 200 Vancouver, BC, V6B 2E7</p>		<p>ARCHITECT ARCOP+ACDF ARCOP+ACDF Inc. 1150 West Broadway Vancouver, BC, V6E 2M6</p>		<p>DATE 2014.08.27</p>	
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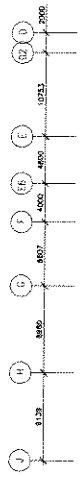
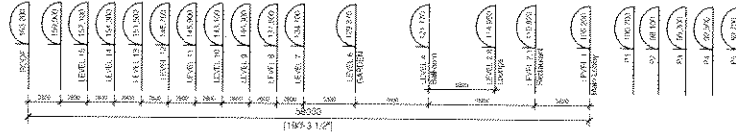


LEVEL 01	LEVEL 02	LEVEL 03	LEVEL 04	LEVEL 05	LEVEL 06	LEVEL 07	LEVEL 08	LEVEL 09	LEVEL 10	LEVEL 11	LEVEL 12	LEVEL 13	LEVEL 14	LEVEL 15	LEVEL 16	LEVEL 17	LEVEL 18	LEVEL 19	LEVEL 20	LEVEL 21	LEVEL 22	LEVEL 23	LEVEL 24	LEVEL 25	LEVEL 26	LEVEL 27	LEVEL 28	LEVEL 29	LEVEL 30	LEVEL 31	LEVEL 32	LEVEL 33	LEVEL 34	LEVEL 35	LEVEL 36	LEVEL 37	LEVEL 38	LEVEL 39	LEVEL 40	LEVEL 41	LEVEL 42	LEVEL 43	LEVEL 44	LEVEL 45	LEVEL 46	LEVEL 47	LEVEL 48	LEVEL 49	LEVEL 50	LEVEL 51	LEVEL 52	LEVEL 53	LEVEL 54	LEVEL 55	LEVEL 56	LEVEL 57	LEVEL 58	LEVEL 59	LEVEL 60	LEVEL 61	LEVEL 62	LEVEL 63	LEVEL 64	LEVEL 65	LEVEL 66	LEVEL 67	LEVEL 68	LEVEL 69	LEVEL 70	LEVEL 71	LEVEL 72	LEVEL 73	LEVEL 74	LEVEL 75	LEVEL 76	LEVEL 77	LEVEL 78	LEVEL 79	LEVEL 80	LEVEL 81	LEVEL 82	LEVEL 83	LEVEL 84	LEVEL 85	LEVEL 86	LEVEL 87	LEVEL 88	LEVEL 89	LEVEL 90	LEVEL 91	LEVEL 92	LEVEL 93	LEVEL 94	LEVEL 95	LEVEL 96	LEVEL 97	LEVEL 98	LEVEL 99	LEVEL 100
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<p>CLIENT: PARAGON GAMING 11111 Pacific Blvd. Suite 1000 Vancouver, BC V6P 4G7</p>		<p>PROJECT TITLE: VANCOUVER URBAN RESORT</p>		<p>ARCHOP: IBI GROUP 11111 Pacific Blvd. Suite 1000 Vancouver, BC V6P 4G7</p>		<p>DATE: 02/01/2017</p>	
<p>PROJECT NO: 17-001</p>		<p>PROJECT NAME: VANCOUVER URBAN RESORT</p>		<p>DATE: 02/01/2017</p>		<p>DATE: 02/01/2017</p>	
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<p>DATE: 02/01/2017</p>		<p>DATE: 02/01/2017</p>		<p>DATE: 02/01/2017</p>		<p>DATE: 02/01/2017</p>	

CONTRACT NO: 17-001
 SHEET NO: A2-02
 DATE: 02/01/2017

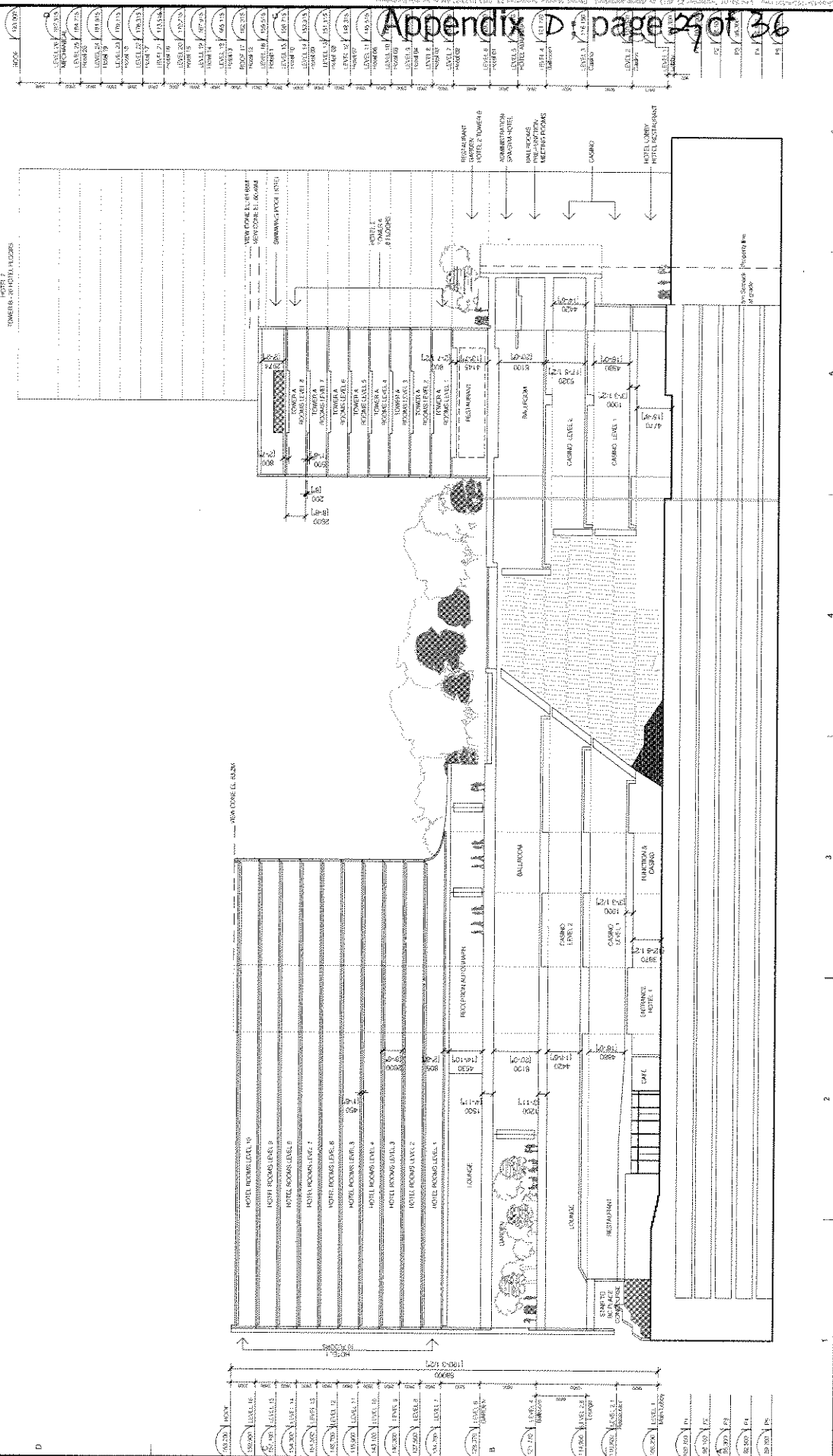
Appendix D : page 28 of 36



PROJECT NO.	DATE
SCALE	DATE
PROJECT NO. _____ DATE _____ SCALE _____ DATE _____	

PROJECT TITLE ARCOP+ ACDF 100-10000 VANCOUVER, BC V6P 1G6	PROJECT NO. DATE SCALE DATE	SHEET TITLE ELEVATION - EXPO BLVD.	SHEET NUMBER A2-03
ARCHITECT IBI GROUP 100-10000 VANCOUVER, BC V6P 1G6	PROJECT NO. DATE SCALE DATE	SHEET TITLE ELEVATION - EXPO BLVD.	SHEET NUMBER A2-03

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LEVEL 10
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SECTION AA

SECTION BB

SECTION CC

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SECTION FF

SECTION GG

SECTION HH

SECTION II

SECTION JJ

SECTION KK

SECTION LL

SECTION MM

SECTION NN

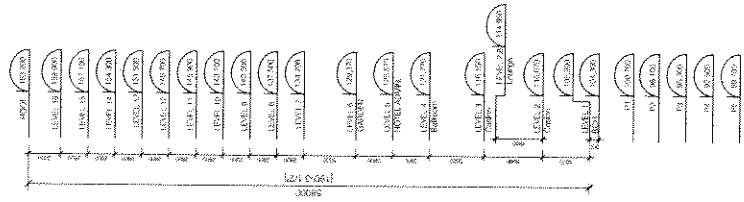
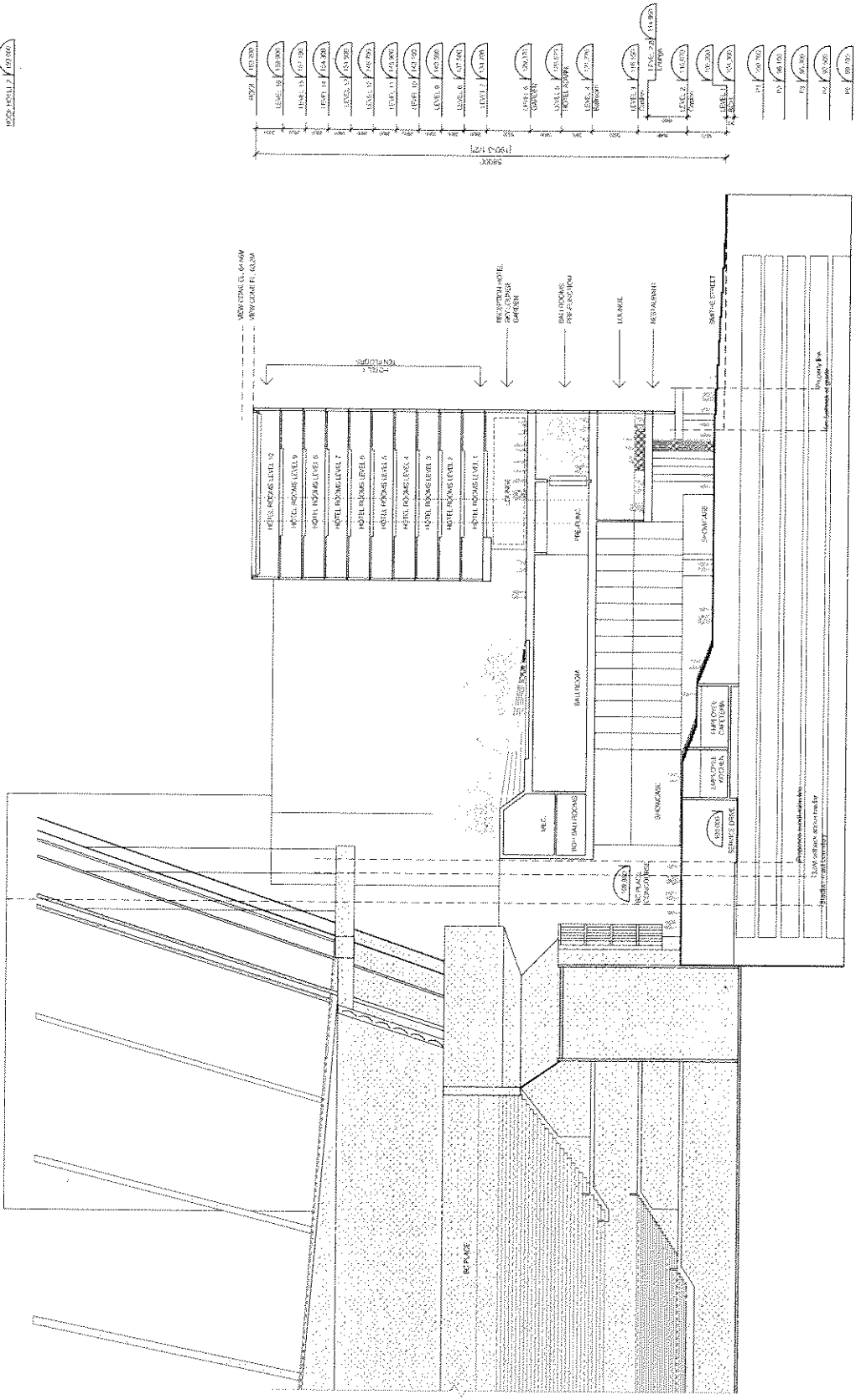
SECTION OO

SECTION PP

	PROJECT TITLE VANCOUVER URBAN RESORT	SHEET TITLE SECTION AA
	CLIENT PARAGON GAMING Paragon Gaming, 1000 Burrard Street, Vancouver, BC, V6Z 1P6	ARCHITECT ARCOP+ACDF ARCHITECTS & CONSULTANTS 1000 Burrard Street, Vancouver, BC, V6Z 1P6
PROJECT NO. DRAWN BY CHECKED BY DATE	PROJECT NO. DRAWN BY CHECKED BY DATE	PROJECT NO. DRAWN BY CHECKED BY DATE

Appendix D page 30 of 36

SECTION 2 ARCHITECT



CLIENT PARAGON GAMING Paragon Gaming Limited (BC) Inc. 211-200 South St. Suite 200 Vancouver, BC V6B 5K7	PROJECT TITLE VANCOUVER URBAN RESORT	ARCHITECT ARCOP+ACDF 1000 West Broadway Vancouver, BC V6H 1G6 Tel: 604 681 5000	SHEET TITLE SECTION BB	SHEET NUMBER A3-02
REVISIONS				
NO. DATE DESCRIPTION BY APPROVED BY	ISSUED			

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CLIENT:



PROJECT TEAM:

ARCOP
ACDF

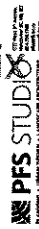


1100 UNIVERSITY STREET, VANCOUVER, BC V6Z 2E6
TEL: 604.681.2222

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PROJECT NAME: [blank]
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Appendix D: page 3 of 3



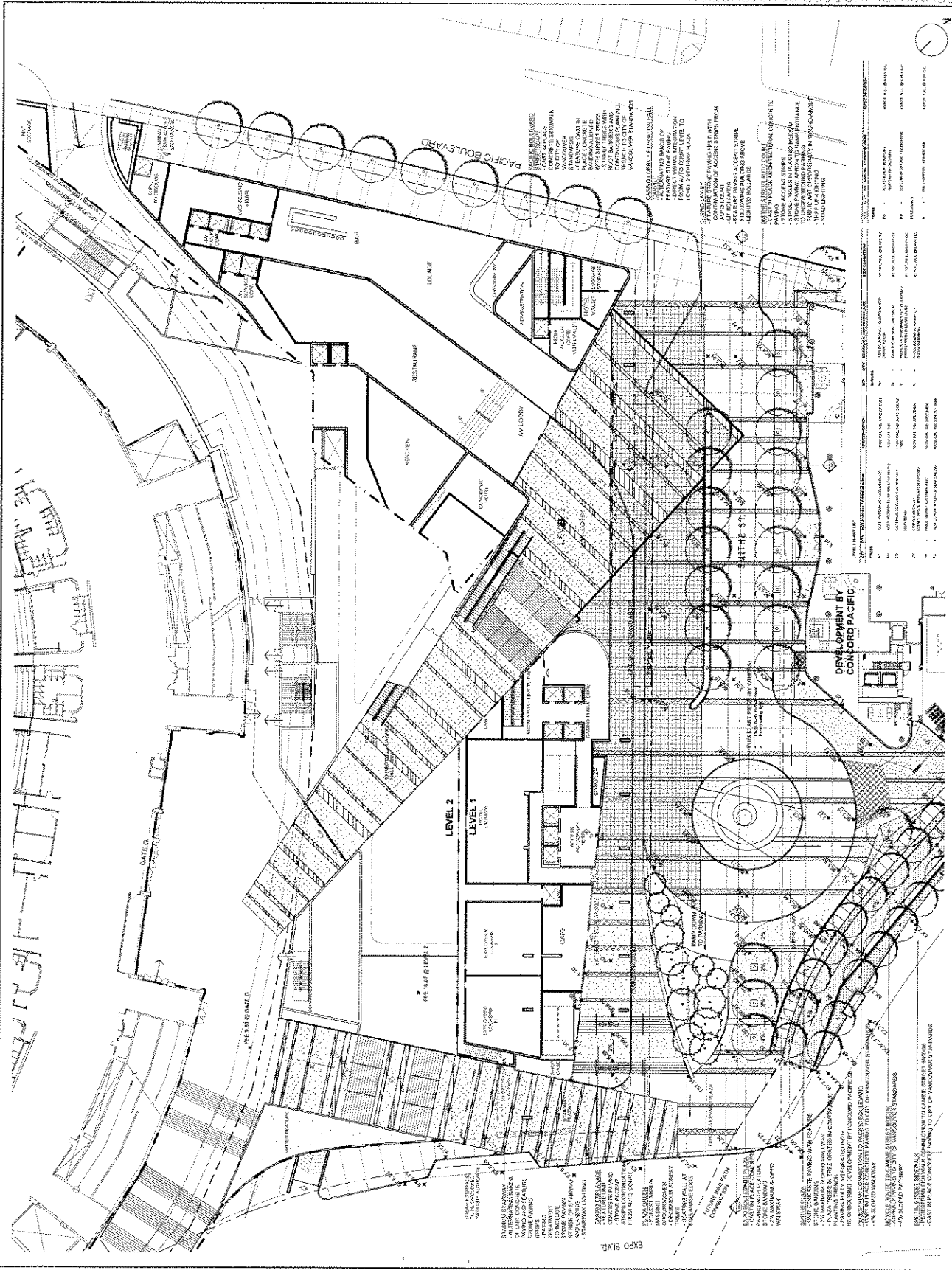
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PROJECT NAME:
VANCOUVER URBAN RESORT
777 Pacific Blvd.

DRAWING TITLE:
LANDSCAPE LAYOUT PLAN
LEVELS 1 & 2

PFS PROJECT NUMBER:
13031
DRAWN BY:
AF/CM
CHECKED BY:
CP

SCALE:
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DWG. NO.:
L01.01



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GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
 2. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF VANCOUVER.
 3. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
 4. ALL TREE REMOVALS SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER TREE BY-LAW.
 5. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER PLANTING SPECIFICATIONS.
 6. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER SIGNAGE BY-LAW.
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 20. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER FINISH SPECIFICATIONS.

EXPLANATION:
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APPENDIX D

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PFS STUDIOS
 1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.8888
 WWW.PFSSTUDIOS.COM

PROJECT NAME:
 VANCOUVER URBAN RESORT
 777 Pacific Blvd.

DRAWING TITLE:
 LANDSCAPE LAYOUT PLAN
 LEVELS 2 & 4

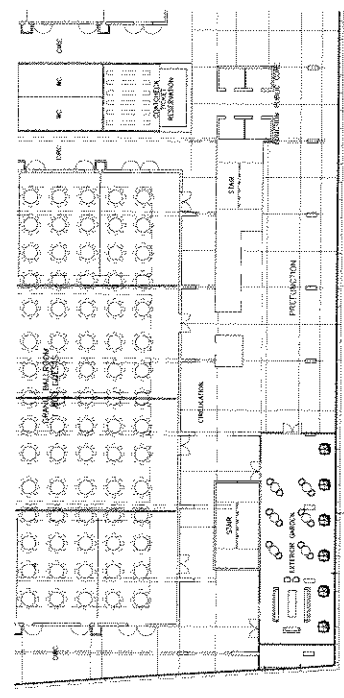
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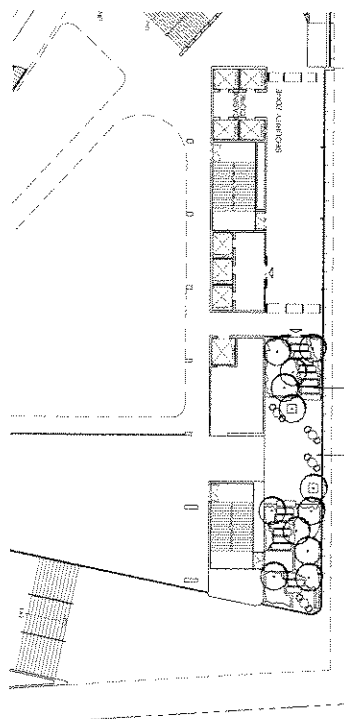
DWG. NO.:

L01.02



EXTERIOR TERRACE
 - PLANTING
 - SPECIMEN PLANTING
 - TERRACE PATIO LIGHTING

2 EXTERIOR GARDEN LAYOUT PLAN - LEVEL 4
 SCALE: 1/2" = 1'-0"



EXTERIOR TERRACE
 - PLANTING
 - SPECIMEN PLANTING
 - TERRACE PATIO LIGHTING

1 EXTERIOR TERRACE LAYOUT PLAN - LEVEL 2
 SCALE: 1/2" = 1'-0"

LEVEL 4 PLANT LIST			
KEY	QTY	BOTANICAL / COMMON NAME	SIZE / CONDITION
TREES			
CN	8	CORUS NUTALLI	8" CAL. FULL @ 4" P.P.D.C.
CN	8	EDGEE'S WHITE WOODRIDGE	8" CAL. FULL @ 4" P.P.D.C.
CN	8	MAGNOLIA GRANDIFLORA	8" CAL. FULL @ 4" P.P.D.C.
CN	8	EMERALD GREEN MAGNOLIA	8" CAL. FULL @ 4" P.P.D.C.
SHRUBS			
AP	40	AZALEA IMPONICA	40 POT. FULL @ 4" P.P.D.C.
AP	40	DWARF AZALEA	40 POT. FULL @ 4" P.P.D.C.
FERNS			
FR	40	BLEDDING SPICANT	40 POT. FULL @ 4" P.P.D.C.
FR	40	REB. KADYPERU	40 POT. FULL @ 4" P.P.D.C.
POTENTIALS			
PT	40	REB. KADYPERU	40 POT. FULL @ 4" P.P.D.C.



CLIENT:



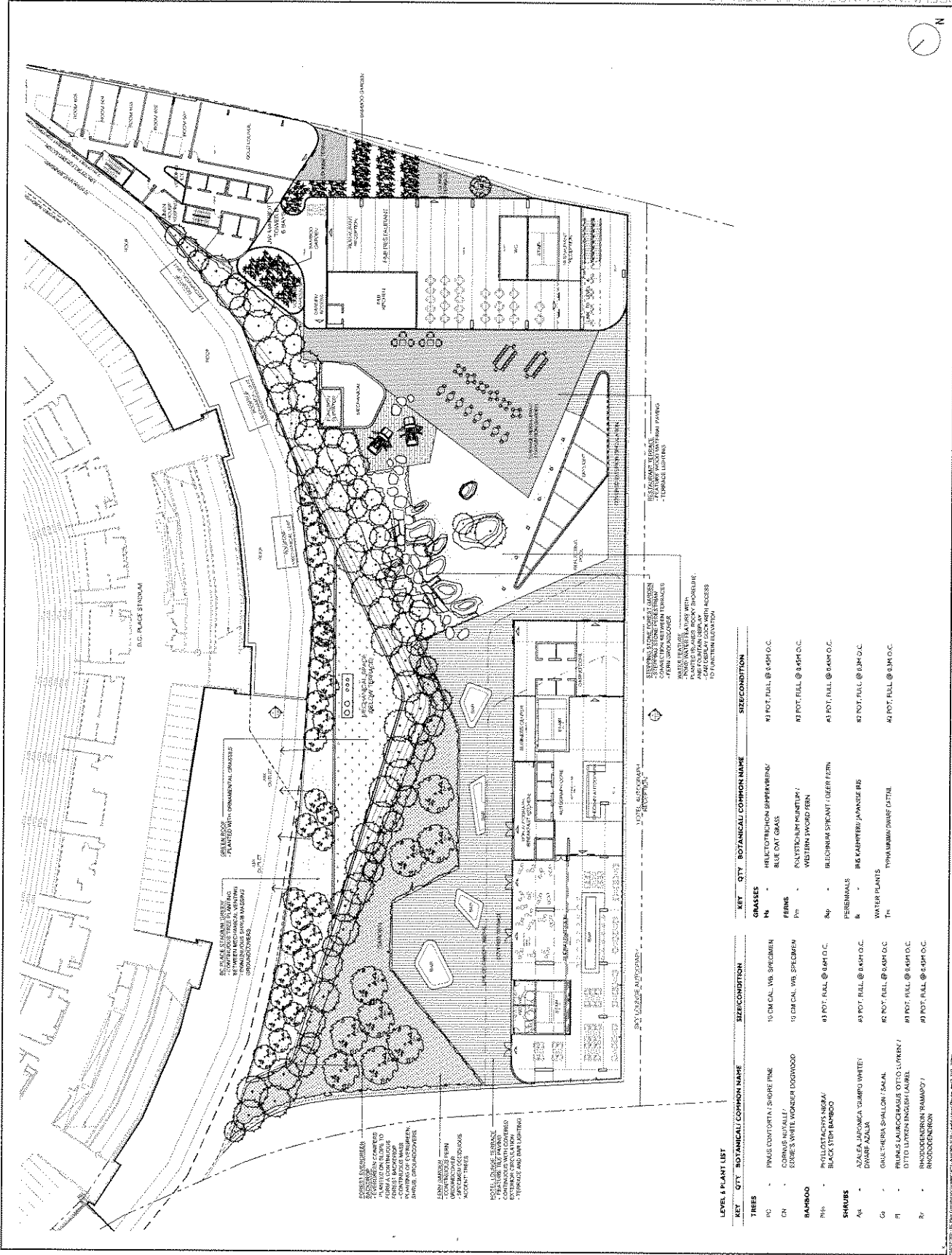
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PROJECT NAME:
VANCOUVER URBAN RESORT
777 Pacific Blvd.

DRAWING TITLE:
LANDSCAPE LAYOUT PLAN
LEVEL 6
PFS PROJECT NUMBER:
13031
DRAWN BY:
AF / CM
SCALE:
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CHECKED BY:
CP
DWG. NO.:
L01.03



LEVEL 6 PLANT LIST

KEY	QTY	BOTANICAL COMMON NAME	SIZE/CONDITION	KEY	QTY	BOTANICAL COMMON NAME	SIZE/CONDITION
TREES				GRASSES			
PC		PRINUS CORONATA / SIGURE FINE	10 CM CAL. VBL. SPECIMEN	M		HELECTIOCHLOA SPRINGBANK	#1 POT. FULL @ 8.4PH O.C.
CR		CORNUS NUTTALLII /	10 CM CAL. VBL. SPECIMEN			BLUE OAT GRASS	
		SOME'S WHITE WOODRICK DOGWOOD		F		WESTERN FLYWOOD FERN	#1 POT. FULL @ 8.4PH O.C.
BAMBOO						WESTERN FLYWOOD FERN	
Pho		PHYLLOSTACHYS AEROLIA /	#1 POT. FULL @ 8.4PH O.C.	Sp		BELOONING SPERMAT. / OBER FERN	#1 POT. FULL @ 8.4PH O.C.
		BLACK STEM BAMBOO				WESTERN FLYWOOD FERN	
SHRUBS						WESTERN FLYWOOD FERN	
Sh		AZALEA JAPONICA / TAMPO WHITE /	#1 POT. FULL @ 8.4PH O.C.	B		BIG LAUNTERB / JAPANESE BIR	#1 POT. FULL @ 8.4PH O.C.
Ga		GALIEUTHERIA SHALLOW / SAAL	#1 POT. FULL @ 8.4PH O.C.			WATER PLANTS	
Pl		PLUNKS LAURICORMBUS OTTO / LYRREK /	#1 POT. FULL @ 8.4PH O.C.			TYPHUS SPERMAT. / WARE PATRI	#1 POT. FULL @ 8.4PH O.C.
Sp		SPHODRODERMUM RAMMOSUM /	#1 POT. FULL @ 8.4PH O.C.				
		ROSE GARDEN					



CLIENT:



PARAGON GAMING

PROJECT TEAM:

ARCOP
ACDF



IBI GROUP

CONTRACT DOCUMENTS:
These drawings and specifications are part of the contract documents. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

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Appendix D Page 34 of 36

PFS STUDIO
LANDSCAPE ARCHITECTURE

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VANCOUVER URBAN RESORT
777 Pacific Blvd.

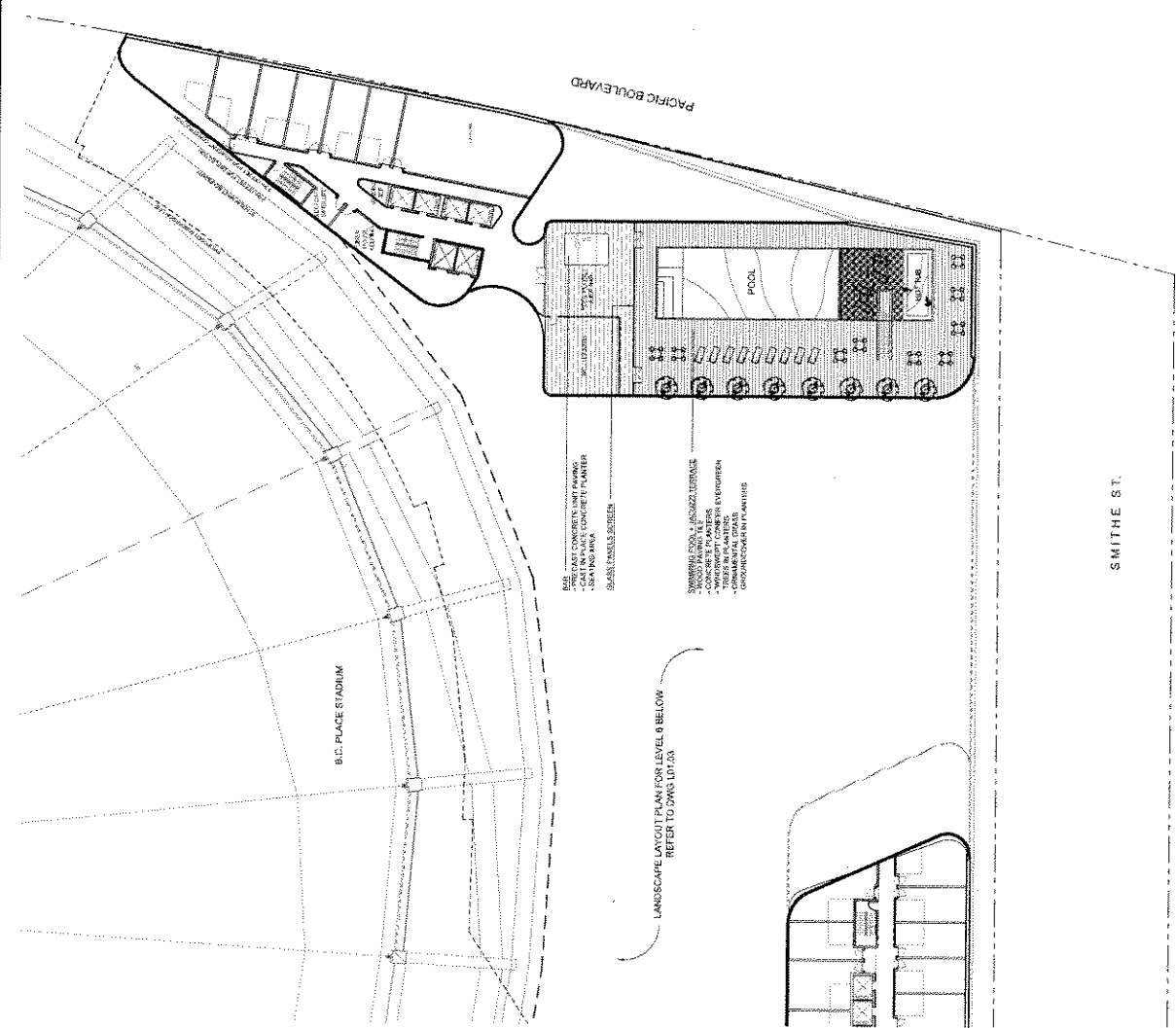
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LANDSCAPE LAYOUT PLAN
LEVEL 15

PFS PROJECT NUMBER:
13031
DRAWN BY:
AF / CK
SCALE:
1:250
CHECKED BY:
CP
DWG. NO.:

L01.04

LEVEL 15 PLANT LIST

KEY	QTY	BOTANICAL COMMON NAME	SIZE/CONDITION
TREES			
PC		PRINUS CONTORTA / SHORE PINE	10.0M CAL. W/6 SPECIMEN
GRASSES			
R		FESTUCA EDMONDSONII / CANADIAN TUSSEK	#1 POT. 1M L @ 0.3M P.O.C.

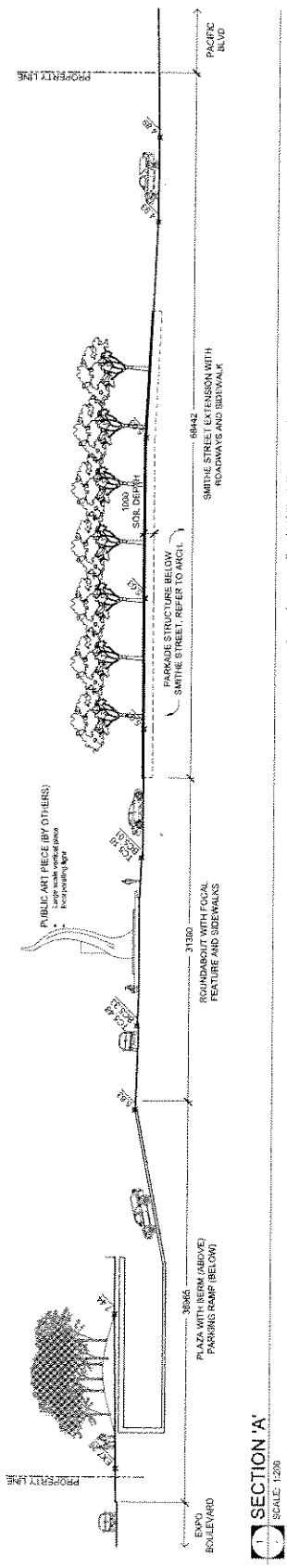


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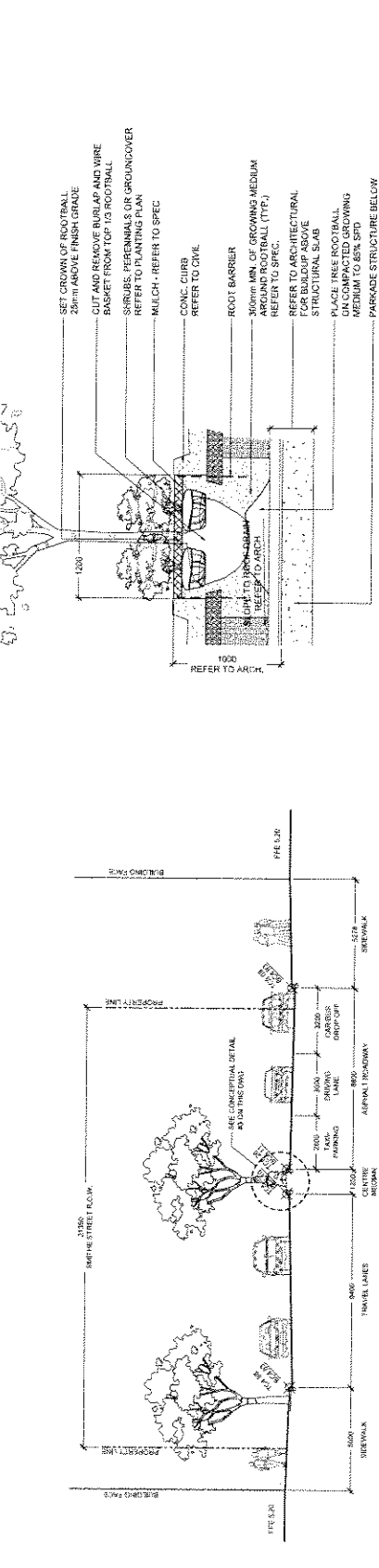
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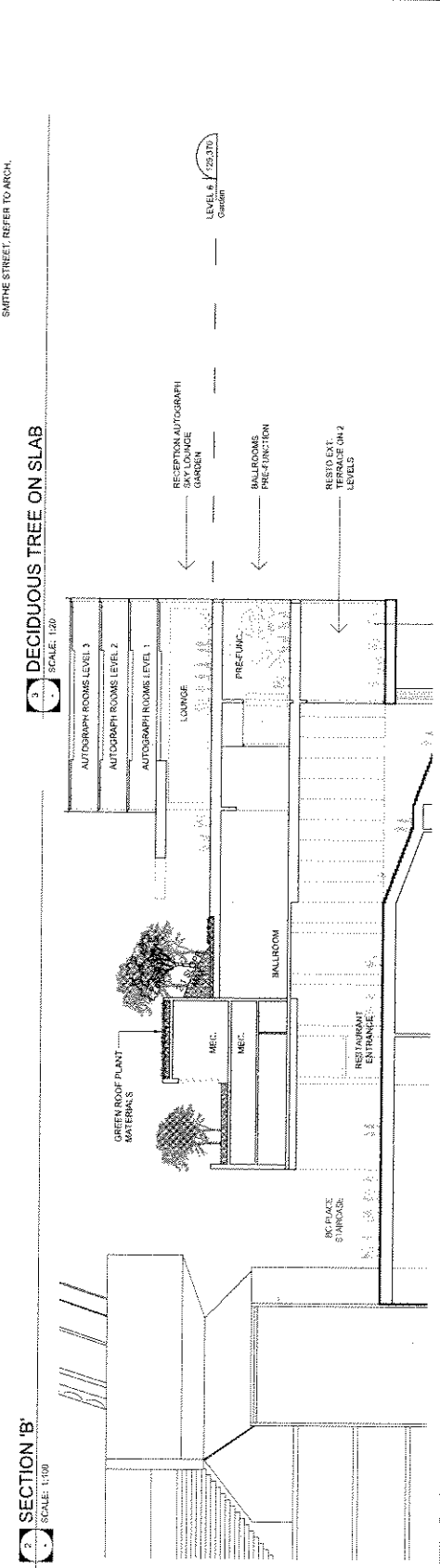
SECTION 'A'
SCALE: 1:250



SECTION 'B'
SCALE: 1:100



SECTION 'C' - LEVEL 6
SCALE: 1:250



CONTRACTOR'S NOTES:
The client and contractor are part of all design under the architect's supervision. The architect is responsible for the design and construction of the project. The contractor is responsible for the construction of the project. The architect is responsible for the design and construction of the project. The contractor is responsible for the construction of the project.

NO.	DATE	DESCRIPTION
1	10/15/12	ISSUED FOR PERMIT
2	11/15/12	ISSUED FOR PERMIT

Appendix D page 35 of 36

PFS STUDIO
ARCHITECTURE + INTERIOR DESIGN

PROJECT NAME:
VANCOUVER URBAN RESORT
777 Pacific Blvd.

DRAWING TITLE:
LANDSCAPE CROSS SECTIONS

PFS PROJECT NUMBER:
1001
DRAWN BY:
AF / CM
SCALE:
AS NOTED
CHECKED BY:
CP
DWG. NO.:

L2.01

CLIENT:



PROJECT TEAM:

ARCOP
ACDF



1000 WEST 10TH AVENUE, SUITE 1000
VANCOUVER, BC V6H 3G4

CONTRACT NUMBER:
The client and design firm, and all those involved in the project, shall be responsible for the accuracy of the information provided. IBI Group Inc. shall be responsible for the accuracy of the information provided for the purpose of this contract. IBI Group Inc. shall be responsible for the accuracy of the information provided for the purpose of this contract. IBI Group Inc. shall be responsible for the accuracy of the information provided for the purpose of this contract.

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Appendix D

PFS STUDIO
ARCHITECTURE + INTERIOR DESIGN
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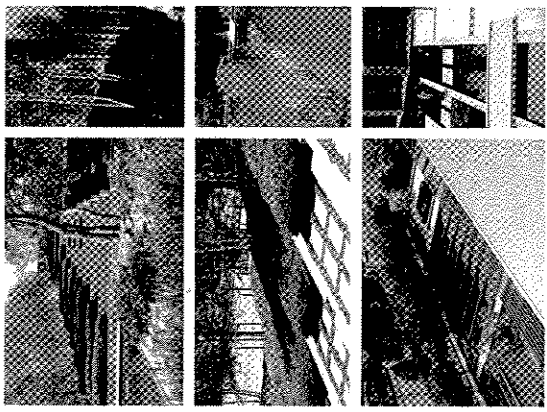
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VANCOUVER URBAN RESORT
777 Pacific Blvd.

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PRECEDENT IMAGES

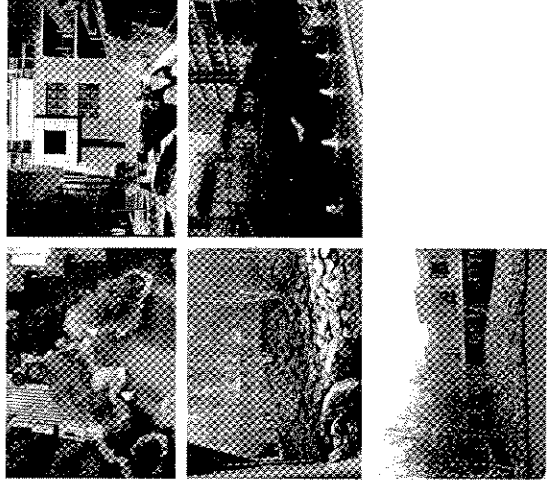
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1001
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AFC
SCALE:
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CHECKED BY:
CP
DWG. NO.:

L03.01

IMAGE PANEL - PFS STUDIO, PREVIOUS WORKS
RICHMOND CITY HALL - CULTURAL LANDSCAPE



CASCINA & DENIA - WEST COASTAL SYMBOLISM



WASHINGTON MUTUAL BANK, SEATTLE - LOCAL LANDSCAPE SYMBOLISM

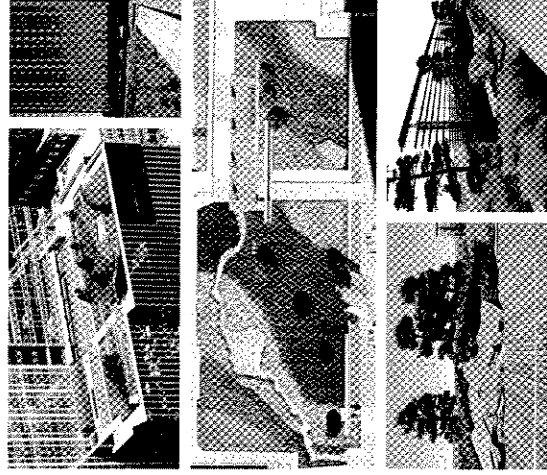
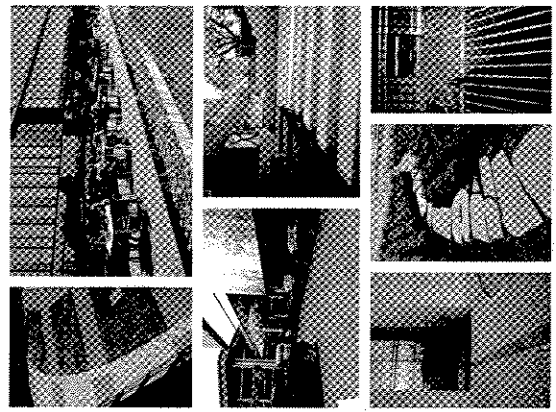
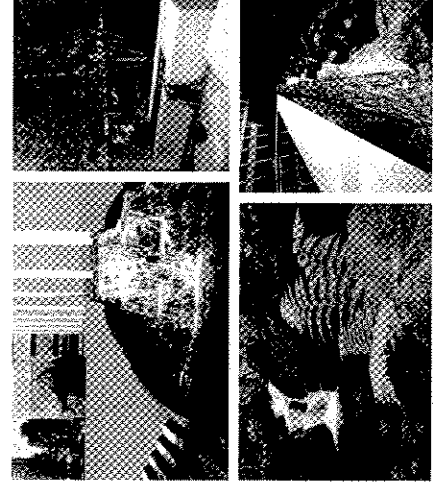


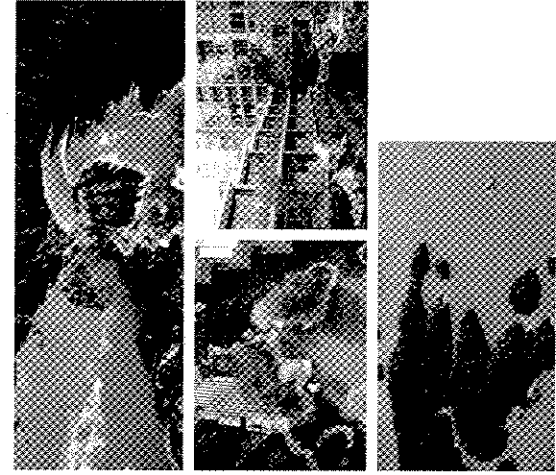
IMAGE PANEL - DESIGN PRECEDENTS
PAVING PRECEDENTS



WATER PRECEDENTS



COASTAL SYMBOLISM PRECEDENTS



DESIGN RATIONALE

Vancouver Urban Resort 777 Pacific Boulevard

September 23, 2013

ARCOP+ACDF ARCHITECTS IN CONSORTIUM
IBI/HB ARCHITECTS
PFS STUDIO

DESIGN ARCHITECTS
ARCHITECTS OF RECORD
LANDSCAPE ARCHITECTS

for

PARAGON HOLDINGS (SMITHE STREET)
ULC or its affiliates

Architectural Concept Text

The site of the future Vancouver Urban Resort project provides the unique opportunity to create an emblematic building for the city of Vancouver.

The site in direct proximity to BC Place Stadium, the new complex establishes a dialogue with the stadium by integrating flowing curves that embrace the volume of the structure. The volumetric composition of the complex reflects the landscape of Vancouver in its mountains, escarpments, gorges and valleys. The spatial experiences proposed in the project are arranged to fully appreciate the city of Vancouver and the activities that it offers. Several areas for entertainment and relaxation are located at strategic locations with rooftop terraces and lounges on the towers, and lush roof gardens on the integrated podium with an urban spa. Commercial spaces on the first floor of transparent façades showcase the animated interior spaces and entice people into the new complex.

The sharp forms of the project portray the excitement of the activities on the interior, while the porosity of the façades permits a direct exchange with the city. The luminous effects of the façades with vertical facets (small fins), in stainless steel visually highlight the oceanic climate of Vancouver. The inner spaces of the project reference the BC stadium: white, round and supple. Direct pedestrian connections between the project and BC Place Stadium create a remarkable attraction towards the project. While across the entirety of the complex, particular attention is given to the interior circulation system that integrates itself fluidly into the numerous pedestrian paths of Vancouver for both tourists and the inhabitants of the city.

Casino Gaming Floor

Section 5.2 of CD-1 (519) By-law No. 10404 as enacted by the Vancouver City Council on November 29, 2011 states The total floor area for gaming activity must not exceed 10,600 square meters (approximately 114,000 square feet). The Applicant proposes a gaming floor area of approximately 72,000 square feet which it believes is the minimum effective area to adequately merchandise the relocated 600 slot machines and 75 table games in a purpose built, high quality, and exclusive gaming experience.

The existing Edgewater Casino is permitted for 600 slot machines and 75 table games with a total gaming floor area not to exceed 3,400 square meters (approximately 36,697 square feet). The Edgewater Casino is housed in a structure that was not purpose built for casino use: both the main floor and the mezzanine are irregularly shaped and not capable at any one time of offering the full complement of 600 slot machines and 75 table games while meeting minimum BCLC area standards for slot machines and table games. The resulting presentation is substandard: a "slot house" casino with extensive rows of densely packed slot machines and table games. This type of casino offering is more typically found in truck stops or industrial areas, and is not the type of gaming experience the Applicant wants to present in downtown Vancouver.

The permitted gaming floor area in the proposed casino will allow management to utilize its full permitted allotment of slot machines and table games, presented in a dramatic and luxurious

gaming environment. Customer service on the proposed gaming floor will be greatly enhanced by service personnel supported by work stations directly on the casino floor to provide immediate access to our customers. The ability to deliver gaming in a responsible manner will be enhanced by a more open floor plan which will allow for better surveillance and security and the presence of service kiosks to house security, BCLC service agents and problem gaming counselors.

The proposed gaming floor will also allow the presentation of display areas for major prizes such as automobiles, motorcycles, and recreational vehicles. A selection of private gaming salons will be available for high limit table game play, and both slot machine and table games areas will have related guest services areas which are not possible to offer in the existing Edgewater Casino due to gaming floor limitations. The slot floor areas will be expansive, with slot machines presented in smaller groups making them more accessible and attractive to players. In summary, the caliber and expectations of customers attracted to the proposed Urban Resort will demand and must receive an upgraded experience - particularly in the casino - which cannot be achieved in a constrained space.

Landscape Concept Text

The landscape identity for the Vancouver Urban Resort development builds on the symbolism of the resort architecture, reflecting Vancouver's natural landscape of mountains, escarpments, valleys and gorges.

Referenced in all landscape is a 'West Coast' metaphor featuring symbols of the local coastal Shorelines, islands, mountains and 'Rain Forest', enriched by a layer of an 'Oceanic', 'Pacific-Rim' climate and Asian culture. By featuring this metaphor and its symbols in dramatic contrast with the built form of walkways, promenades, lounge and dining terraces, and the building architecture itself, the uniquely Vancouver Urban Resort experience of 'entertainment and relaxation' is captured.

Responses to Proposed Conditions of Approval Document No. 6, Rezoning: 777 Pacific Boulevard Appendix B:

Urban Design Comments (Page 1/15 Appendix B)

1. Design development to allow for better programming of uses and spaces to emphasize the entertainment component of the project with functions such as cabaret / dinner/ performance provided;

To maximize the entertainment aspect of the project, there are currently five restaurants with a significant garden roof garden at the base of the towers. Each restaurant will have its own unique character and branding, and will attract a variety of clientele to further invigorating the neighbourhood around BC Stadium. The diverse spaces of the function floor will accommodate various events such as tradeshow and conventions, while to garden at level six will provide a unique atmosphere for events such as product launches.

2., and 3., Design development to ensure appropriate ground floor retail and restaurant uses that support destination entertainment and contribute to activating the sidewalks around the entire perimeter of the site;

Design development to the ground level treatment and character of the sidewalk frontages around the entire perimeter of the site maximizing transparency into the interesting shops, lobbies restaurants etc, accentuating street level/storefront variety and providing continuous weather protection.

Given the proportion and size of the site and its adjacency to BC Stadium, programming and transparency to the inside of the project has been maximized at the ground floor as much as possible. Vision glass has been planned for the ground floor to maximize visual connectivity to the ground floor, and the openings have been maximized to open the building onto the street. In all instances, restaurants and lounges have been placed along the street edges of the project to animate the project at both at grade and levels 2, 3, and 6.

4. Design development along Pacific Boulevard to extend store frontages as much as possible to the east with a view to reducing the visual obstructiveness of the vehicular exit/loading area and integrating the stair from the concourse.

Along Pacific Boulevard, the hotel restaurant and lounge and lobby has been oriented outward and extended along the length of the ground floor to animate the street as much as possible. Large operable windows for the restaurant will also be incorporated to reinforce the connection between the interior space and ground level when weather permits.

5. Design development along Smith Street to allow for integration of ground floor levels with the changing sidewalk elevation

The Smith Street façade and site grade levels have been developed to maintain a continuous pedestrian flow as much as possible at the corner of Smith and Expo Boulevard. Care has been given not to impede the flow of large crowds descending from the BC Place concourse onto Expo Boulevard. Efforts have also been made to minimize the number of level changes of the ground floor along all streets to maximize the relationship of the building to the street.

6. Design development along Expo Boulevard to allow for the integration of the stairs to the concourse to provide an inviting, animated, gracious link to Terry Fox Plaza;

The sweeping form of the façade along the street responds to the profile of Expo Boulevard and the form of BC Place stadium. The form of both the façade and new stair provides a strong visual indicator for pedestrian flow. The width of the concourse stair that has been extended down to Expo has been maximized to ease circulation while creating a strong dialogue between the new project and the stadium.

7. Design development to the Smith/Expo Boulevard plaza to create a more meaningful dynamic public space;

Two important gestures have been made to develop the definition of the project at the corner of Smith Street and Expo Boulevard. The first gesture is the exterior sky garden that has been

carved out of the building mass at the function floor level. This exciting space will serve as an extension of the function floors and will animate the corner, while addressing the massing of the adjacent buildings on the West side of Expo. The second major aspect is the public space a grade. Directly adjacent to the café, this public area will be an ideal place to take a break, but it will also provide a meeting place before the game.

Also See Landscape comments following urban design/architecture.

8. Design development to exterior treatment of the podium to build on the promising notions presented at this conceptual stage;

The podium, or more accurately the base of the project strive to create a sweeping harmonious connection to the tower as though all objects were carved out of a single mass, rather than created by assembling various components. The base of the project strives to balance openness with program functionality, while maintaining a single language unifying the three components of the project. Careful insertions of solid materials anchor the complex to the ground while defining the corners of the building along Smith Street at grade.

9. Design development to the exterior treatment of the Expo Boulevard hotel tower to advance the detailing of the façade design to capture the articulation conveyed in drawings;

The façade concept has evolved to include abstracted image of the mountains surrounding Vancouver in stainless steel fins. Throughout the day, these small fins will naturally animate the façade with the movement of the sun creating a dynamic visual experience. In the following weeks, the façade details will be developed in future detail and a sample of curtain wall mullion, the stainless steel fin, and a sample of glass will be provided to the city for the next review.

10. Design development to the exterior character of the Pacific Boulevard hotel tower to better reflect its dynamic massing as well as the high degree of visual interest exhibited in the other component of the complex;

The form of the Pacific Boulevard hotel has been further refined and sculpted to create a dynamic and bold massing strategy that strongly defines the corner of the site. A material change defining the outer face of the façade directly on Pacific from the inner excavated portion of the massing speaks to the scale and proportion of the adjacent urban context. A small garden on level 6 of the Pacific Boulevard side of the project will add further visual interest along this façade.

11. Design development of the interface between the hotel/entertainment/casino complex and BC Stadium to better integrate the various exterior and interior spaces while ensure functionality;

To ensure a strong visual and physical connection between Gate G of BC place stadium and the new project, the façade has been opened as much as possible to the stadium at the concourse level. Interventions on the concourse level are limited due to the existing existing requirements of BC stadium, but all efforts will be made to maintain and improve the quality of the space between the two buildings.

12. Identification on the plans and elevations of the build elements contributing to the buildings sustainability performance in achieving a minimum of LEED silver equivalency, including at least three optimizing energy performance points, one water efficiency point, and one storm water point.

LEED score sheet to come, and a LEED and Envelope consultant will be engaged for the project.

Landscape

13. Clarification of the treatment of the Level 6 roof deck as a green roof, as seen in the colour graphic shown in the rezoning application

At the Podium Level 6, the use of metaphors for Vancouver 'Mountain Forest' Landscapes come together to create a podium 'Garden' amenity destination. Featured at this level are restaurant and lounge terraces for relaxing and dining, a water feature that captures the essence of the Vancouver's coastline of Islands and rocky shores, forest gardens that recall the forests and meadows found in the local mountains, Bamboo dining terraces that add a 'Pacific Oceanic theme' layer and an evergreen forested backdrop that represents the mountain forest wilderness.

14. All proposed trees in the Smithe Street plaza are to be planted at grade, not in raised planters;

Ground Level 1 landscape features trees and groundcover in Auto Court and pedestrian plaza, that 'symbolize' the local coastline deciduous 'Rain Forest' found close to 'Sea level'. Proposed are deciduous trees and shrubs at the centre media along Smith Street plaza driveway entrance, and a mixture of deciduous and coniferous trees in the Smithe Street Plaza, above entrance to underground parkingstructure. All trees to be planted at grade with 1.0m minimum soil depth and minimum 1.5m soil width, as shown on section.

15. The sections drawings should illustrate both the location and extent of the parkade structure under Smithe Street, as well as the width and depth of the trenches;

Refer to #14 above. Parkade structure, refer to Arch.

16. Illustration on the plans of the planters, trees and shrubs proposed for the Level 2 pedestrian connection to BC Place Stadium.

No planting of trees or shrubs is proposed for the level 2 pedestrian connection to BC Place Stadium. A water feature only is proposed for this location.

17. Provision of a full Landscape Plan at the time of Development Permit application;

A Preliminary Landscape Plan is provided for PDP (Preliminary Development Permit), which illustrates the following:

- a) Clarity of circulation and key pedestrian connections which are primary objectives for the design of the Ground level 1 & Level 2 landscape.

- b) An Auto Court at the terminus of Smithe Street defines vehicular circulation with a driveway and 'roundabout', driveway entrance to underground parking and the Casino 'Lay-by' and passenger 'drop off'
- c) Highlighted is the pedestrian movement from this Auto Court Lay-by and adjacent city sidewalks to BC Place via a grand procession through the Casino lobby and exhibition Hall directly to The Stadium Plaza at Gate G.
- d) Pedestrian circulation from existing BC Place stairways is directed through a Stair Plaza at Expo Boulevard, and distributed to adjacent street sidewalks, the Smithe Street Auto Court and the Cambie St. Bridge. Landscape features include open plaza space, broad stairways and accessible ramps designed to facilitate the, at times, extremely heavy pedestrian flows from exiting stadium events.
- e) Key pedestrian and bicycle connections to downtown, Cambie St. bike lane and False Creek seawall destinations are delineated.
- f) Sight line to and from the Cambie St. Bridge are strengthened through the organization of the Level one landscape and the overall Resort Building design.
- g) The design detailing for the Smithe St. Auto Court is fundamental in providing a unified image uniting the ground levels of the Vancouver Urban Resort Urban with the neighboring development at 68 Pacific Blvd,
- h) The project presents a cohesive paving design for the Auto Court featuring architectural concrete paving and stone accent banding and feature unit paving for sidewalks, plazas, casino Lay-by, pedestrian exterior Esplanade and interior Casino Lobby and exhibition Hall.
- i) This same paving continues through to the Expo Blvd. Stair PLaza and Stadium Plaza at Gate G, to strengthen these connections.
- j) Feature paving that reflects the building footprint and represents the architectural floor of the resort. Paving boundaries define special paving treatment that relate to key pedestrian connections between Ground level 1 and level 2, and provide ground level integration with building floor.
- k) A consistent Landscape image of trees in Auto Court roadway, and pedestrian plaza, are repeated at levels two, four, the podium level 6, and Swimming Pool level 15, to create a strong visual connection between these levels. A public Art opportunity is proposed, located in the Auto Court 'Round-about', which can celebrate a common theme for this development enclave.
- l) Visual connections between the raising levels of the building are made by repeating the landscape treatment at each level, and contributing to the unified image of the development's exterior open spaces.

- m) Ground Level 1 landscape features trees and groundcover in Auto Court and pedestrian plaza, that symbolize the local coastline deciduous 'Rain Forest' found close to 'Sea level'.
- n) Levels 2 and 4 repeat the same use of symbolic 'Rain Forest', representative of a forested 'Mountain Ledge'
- o) At the Podium Level 6, the use of metaphors for Vancouver 'Mountain Forest' Landscapes come together to create a podium 'Garden' amenity destination. Featured at this level are restaurant and lounge terraces for relaxing and dining, a water feature that captures the essence of the Vancouver's coastline of Islands and rocky shores, forest gardens that recall the forests and meadows found in the local mountains, Bamboo dining terraces that add a 'Pacific Oceanic theme' layer and an evergreen forested backdrop that represents the mountain forest wilderness.
- p) Found at the top of the architecture, at Level 15 is a more austere viewing terrace, which features a swimming pool terrace, Jacuzzi, deck loungers and tree planters symbolic of a 'Wind Swept Mountain Top'.

18. Provision of a Lighting Plan for the Smithe Street plaza at the time of Development Permit application;

A Preliminary Lighting Plan is provided for PDP (Preliminary Development Permit), which illustrates the following:

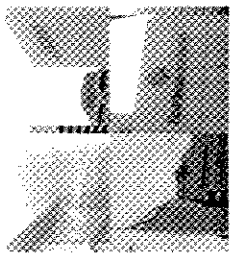
- a) Roadway lighting to City of Vancouver engineering standards
- b) Lighted bollards at location of Casino vehicular Lay-by
- c) Stairway lighting for all stairs proposed
- d) Tree up-lighting for all Auto-Court and plaza trees
- e) Feature lighting as part of 'Public Art Opportunity' in Smithe Street 'Round-About'
- f) Additional lighting from underside of proposed building overhang, and all ambient light from building.

Engineering

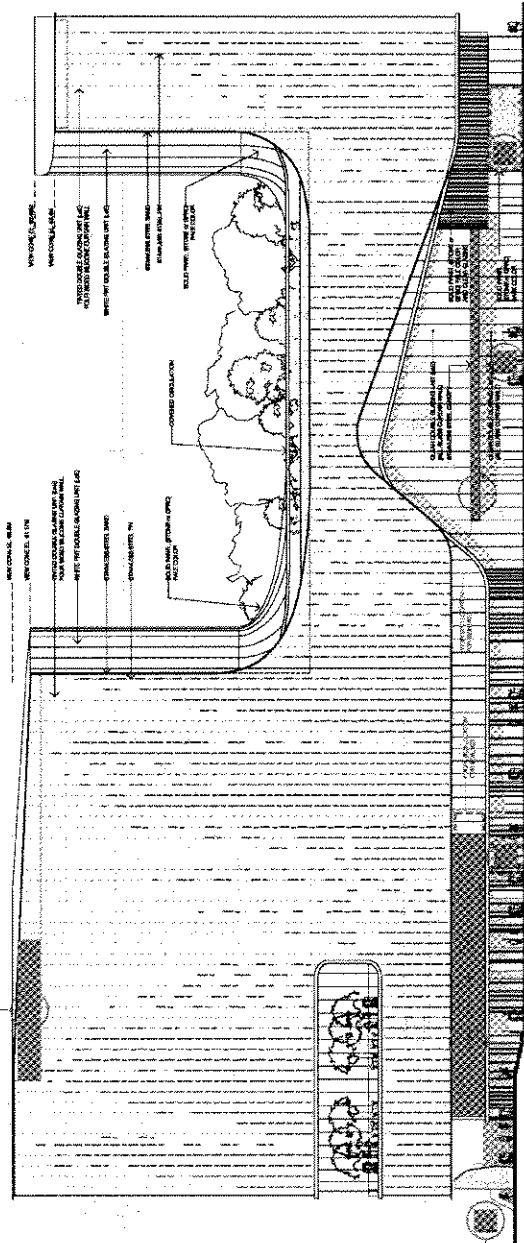
All engineering comments will be addressed with the city throughout the DP process to follow. The Draft Transportation Study, dated July 16, 20120, has been submitted for information and will be updated in consultation with the city.

Sustainability and District Energy

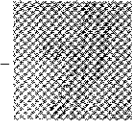
Sustainable site strategies and systems will be further developed as the project progress working closely with the LEED consultant, envelope specialist, mechanical and electrical engineers, and the architecture team.



Hotel Identification
 Metal, acrylic or Flexface, internally illuminated
 (L.E.D.) individual letters or logo.
 Max. area = 125m²



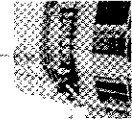
Pedestrian Directions to
 BC Place Stadium, City Centre.
 Electronic display + pedestrian
 directions similar to Rogers Arena



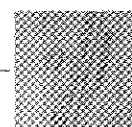
Hotel Identification
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 (L.E.D.) letters or logo.



Resort / Hotels Identification/
 direction. Metal, masonry
 internally-illuminated (L.E.D.)
 freestanding monument.



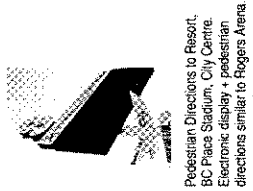
Resort Identification
 Internally-illuminated
 (L.E.D.) canopy-rmt
 letters.



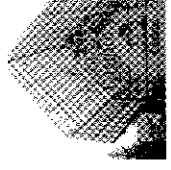
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 (L.E.D.) letters or logo.



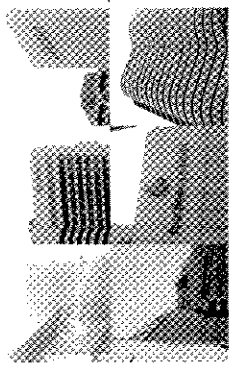
Resort Identification
 Metal, internally-illuminated
 (L.E.D.) individual Letters.



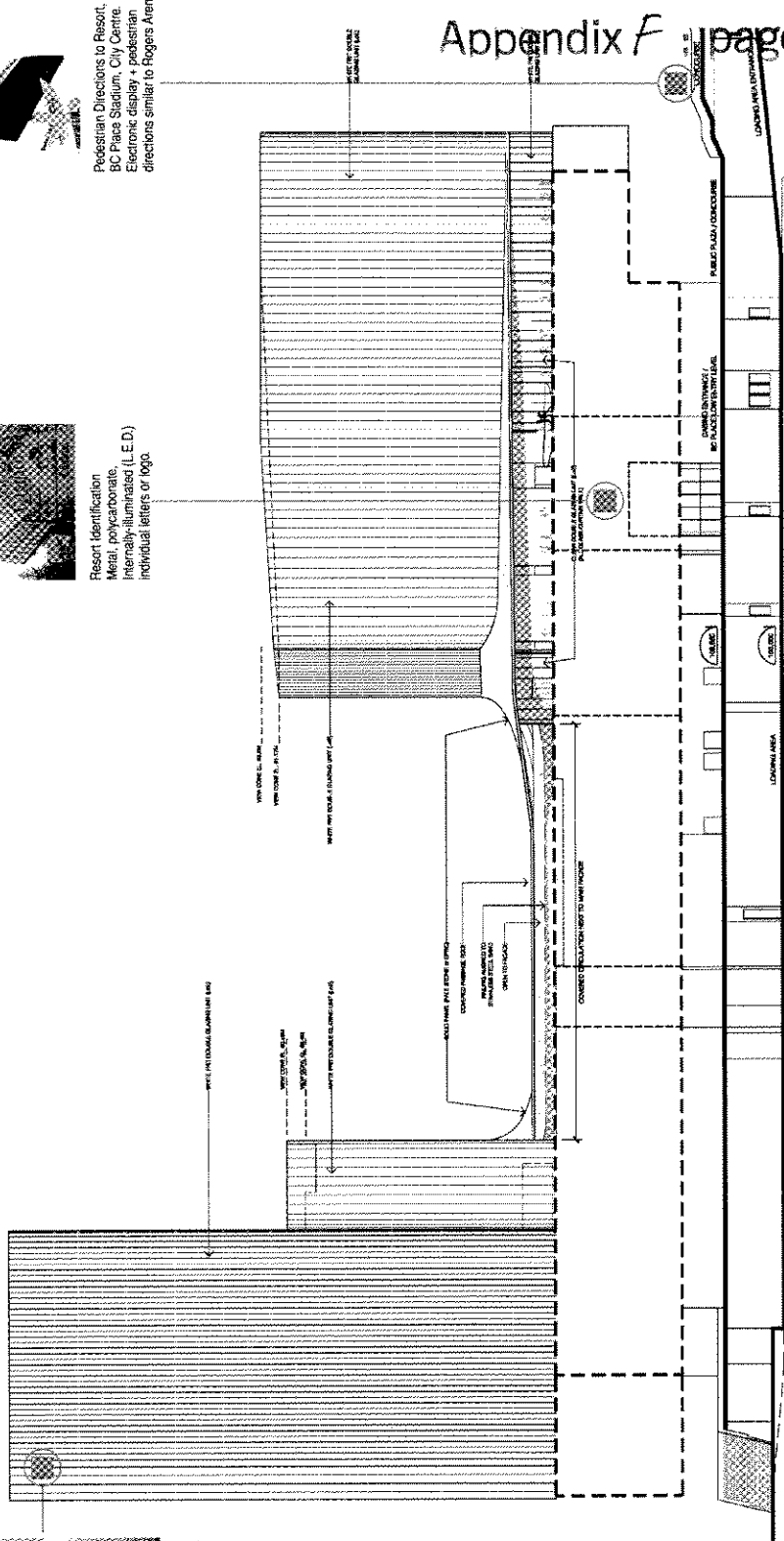
Pedestrian Directions to Resort, BC Place Stadium, City Centre, Electronic display + pedestrian directions similar to Rogers Arena



Resort Identification Metal, polycarbonate, internally-illuminated (L.E.D.) individual letters or logo.



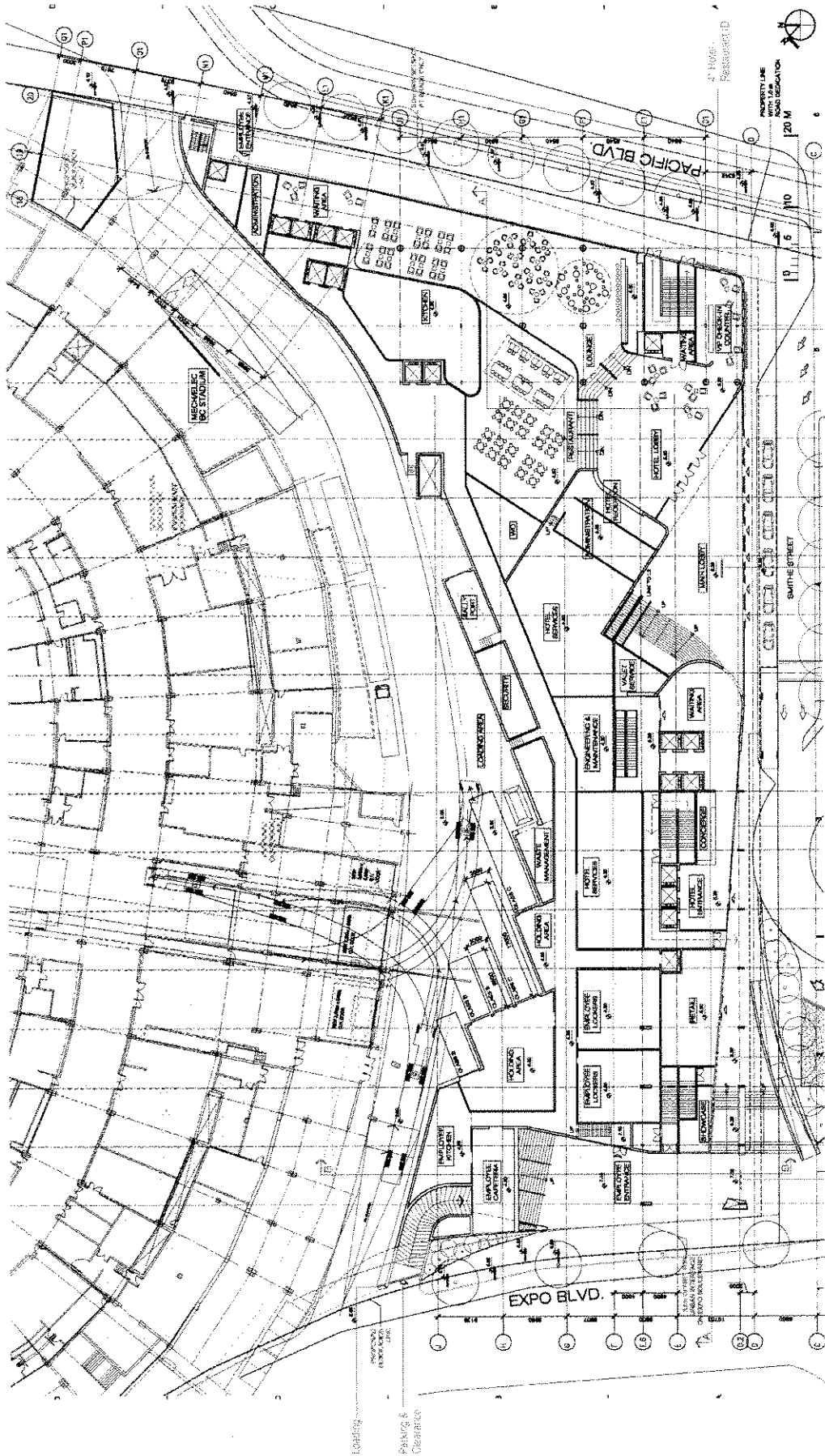
Hotel Identification Metal, acrylic or Plexiglas, internally-illuminated (L.E.D.) individual letters or logo. Max. area = 150m²



Vancouver Urban Resort
 Schematic Exterior Sign Program
 North (Back) Elevation
 November 8, 2013

GallopVarley
 3574 W. 13th Avenue
 Vancouver, B.C.
 Canada V6R 2S3
 T 604 736 1885
 e gallopvarley@shaw.ca

Appendix F page 5 of 6



GallopValley
3574 W 13th Avenue
Vancouver, B.C.
Canada V6R2S3
T 604-756-1665
e gallopvalley@sraw.ca

Vancouver Urban Resort
Schematic Exterior Sign Program
Plan Level 1 (Ground)
November 8, 2013

4-Hour
Passover ID

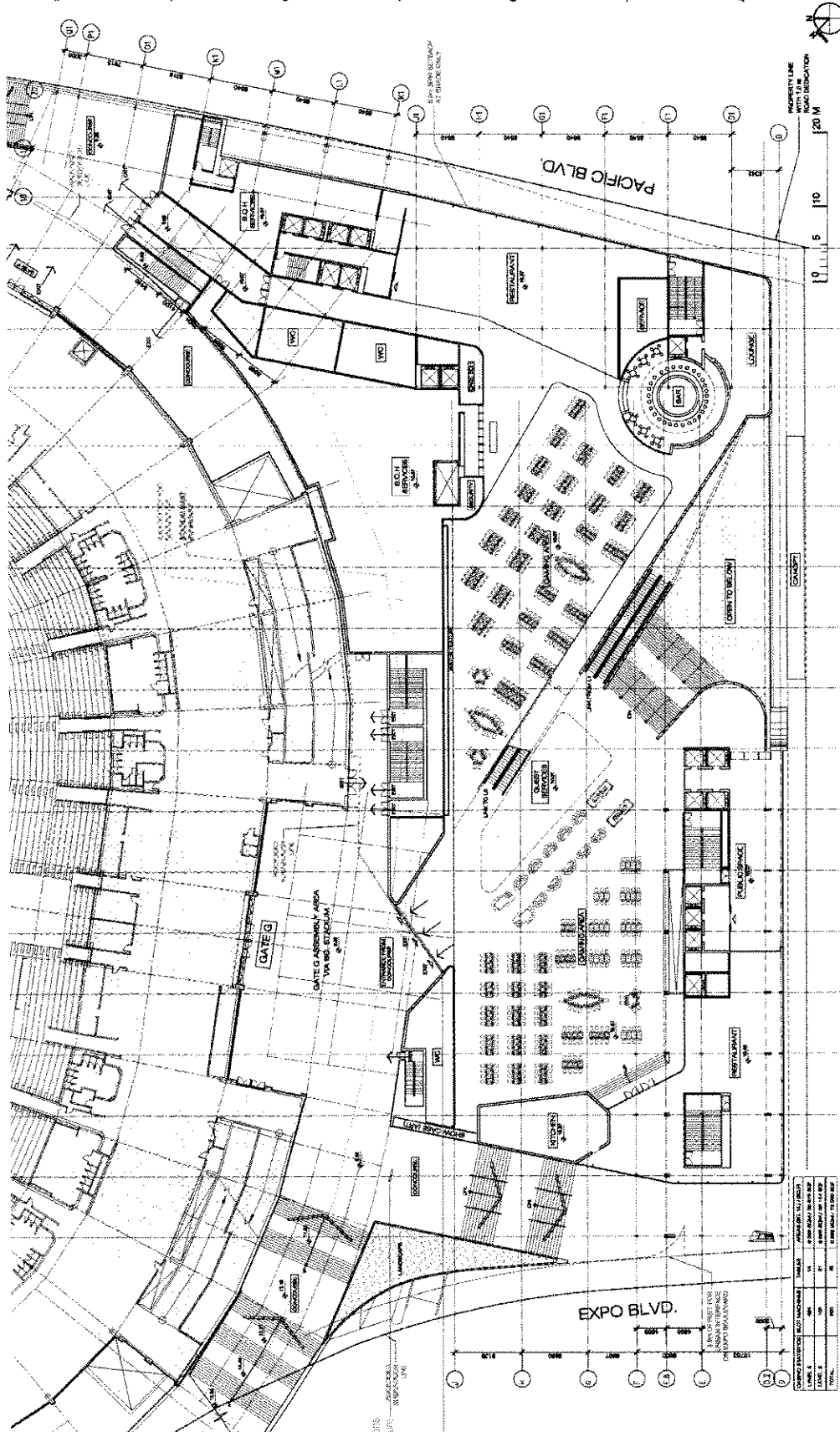
4-Hour
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Passover ID



Vancouver Urban Resort
 Schematic Exterior Sign Program
 Plan Level 2
 November 8, 2013

GallopVarely
 3574 W 13th Avenue
 Vancouver, B.C.
 Canada V6H 2S3
 T 604 736 1885
 e gallopvarely@shaw.ca

Canopy plan Report attachments: Sig 1

Proposed directions
 to BC Place Stadium
 Casino Area City
 Centre

Project: E-27-0000

NO.	DATE	DESCRIPTION
1	11/08/13	ISSUED FOR PERMIT
2	11/08/13	ISSUED FOR PERMIT
3	11/08/13	ISSUED FOR PERMIT
4	11/08/13	ISSUED FOR PERMIT
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10	11/08/13	ISSUED FOR PERMIT
11	11/08/13	ISSUED FOR PERMIT
12	11/08/13	ISSUED FOR PERMIT



November 8, 2013

Vancouver Urban Resort
Exterior Sign Program

1.0 Introduction

Three criteria drive the design of a comprehensive exterior sign program for the subject project.

The project will form the third component of Vancouver's significant sports and entertainment precinct, effectively making it a hospitality, sports and entertainment precinct. Acknowledging the dynamic sign programs identifying BC Place and General Motors Place arenas, we would propose to recognize and where applicable, continue and augment that approach in an energetic and exciting program of signs and environmental graphics.

Clearly the wayfinding demands of the complex will provide the second driver in fashioning a sign program. The site, its environs, and the real likelihood that many, if not most, visitors will be 'strangers' is clearly a factor in design, size, location and illumination. A crystal clear, intuitive site sign program will recognize and address those challenges. Literally and assuming a motoring public, that means unequivocal identification of the project from several directions and significant distances and similarly unequivocal identification of points of vehicle entry such as parking and services access.

The third constraint will be, of course, the Bylaws of the City of Vancouver. We are familiar with the current Bylaw having designed sign programs - GM Place (now Rogers) arena, the Burrard Street YMCA, The Exchange and others - that have come into contact with those Bylaws. We are aware too that conditions of the Bylaw are constantly undergoing changes to reflect a growing and complex city. In our accompanying visual presentation we show a number of analogous sign solutions to similar projects from which, we hope, to obtain direction and collaboration with the City.

2.0 Components

We foresee six (6) distinct components to a wayfinding and environmental design sign program.

2.1 Resort Identification

Noting that the project will be visible from at least three view corridors we propose adequate illuminated facade signs at roof (mechanical or terrace) levels.

The analogous sites would be the neighbouring Westin Grand, the Westin Bayshore, the Hyatt, Burrard St., the Fairmont Pacific Rim and the Wall Centre. The location, number and size will be as resolved with the City.

2.2 Hotels and Casino Identification – Primary

While the porte cochere will welcome guests to both hotels and the casino it will be important to separately identify each of the three major components of the site. This, obviously, is important for arriving guests and for efficient crowd control. We propose wall-mounted signs at street level, similar to the Shangri-La Vancouver, and a canopy sign to address this requirement.

Example signs may be seen at the Fairmont Waterfront and the new Fairmont Pacific Rim hotels, as well as at the Marriott Pinnacle, the Pan Pacific Hotel, the Four Seasons Hotel and the new Shangri La Hotel. These signs will be illuminated: signs at street level with L.E.D. 'halo' illumination, signs at higher levels with L.E.D. 'halo' or face illumination.

2.3 Hotel and Casino Identification – Secondary

Further clarifying exterior identification and wayfinding will be a number of, for want of a better adjective, 'miscellaneous' signs at street level. These may take the form of internally illuminated monuments such as at the Fairmont Pacific Rim, the Wall Centre and the Marriott Pinnacle on Hastings Street. Pedestrian and vehicular wayfinding and identification signs and accessory signs, e.g. 'Valet Parking', 'Parking', such as may be seen at the Wedgewood, Metropolitan and Four Seasons hotels.

2.0 Components, *cont'd*

2.4 Parkade Identification

For the reasons cited, directions to, and the identification of the two parkade and service entrances must be obvious and clear. We propose illuminated parking entrance identification signs plus, where sensible, directions to the parkade entrances.

2.5 Retail Tenant Signs

Perimeter street level retail tenants will be identified by a combination of illuminated and non-illuminated fascia, projecting and under-canopy suspended signs meeting City of Vancouver Sign Bylaws. Burberry and Urban Fair at the new Shangri-La Hotel, Giovane at the Fairmont Pacific Rim, and Starbucks at the Pan Pacific Hotel are examples. In addition this component will include a Retail Tenant Sign Guidelines manual.

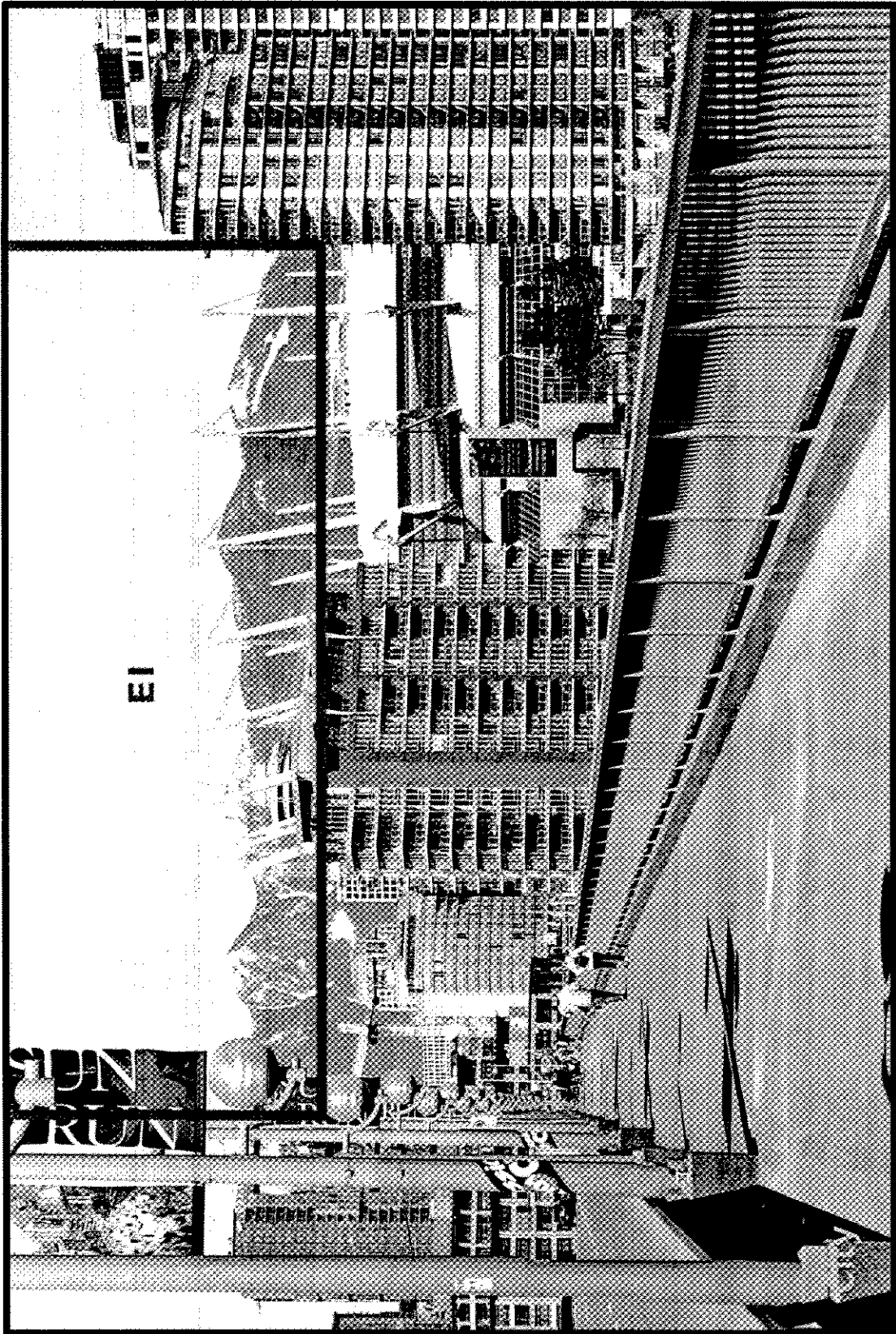
2.6 Pedestrian Directions

Bracketing stairs, ramps and concourses to and from the Resort and BC Place Stadium and the City Centre pedestrian wayfinding signs similar to those at Rogers Arena, will define and encourage pedestrian traffic. Electronic displays identifying local, i.e. BC Place, Rogers Arena, events will be limited. We envision modest displays coupled with pedestrian directional blades.

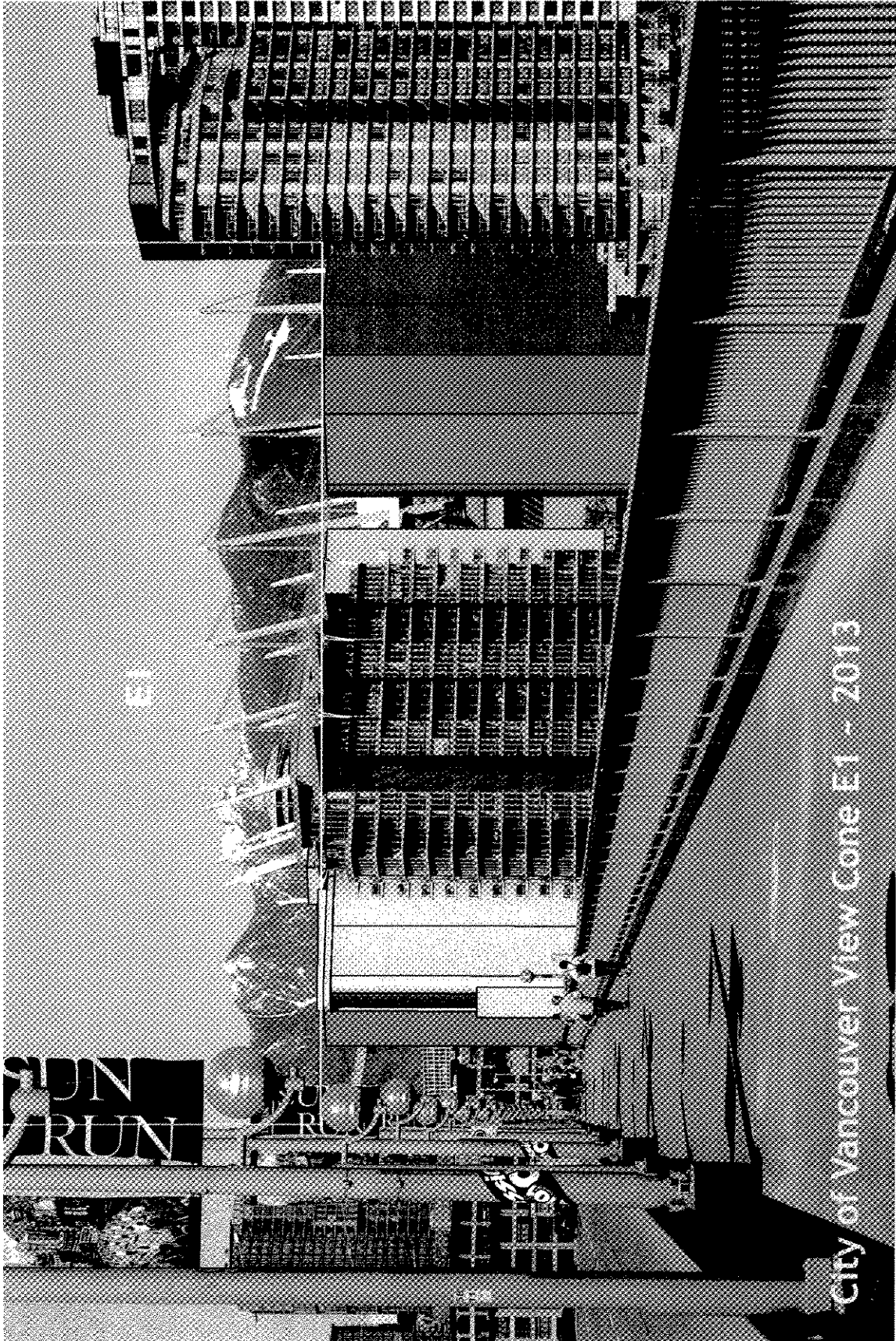
We look forward to a discussion with the City to explore and agree an effective, intelligent, responsible wayfinding and environmental graphic design program for this important site.

Gallop/Varley

John Gallop
JG/



EXISTING.



PROPOSED.

