

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

Urban Design

A.1.1 design development to the private and public realm interface to address the following requirements:

- i. provision of demountable continuous weather protection along both frontages that is integrated with the building design;
- ii. mitigate any conflicts between the canopy and new street trees. Refer to Standard Landscape Condition A.1.19; and,
- iii. confirm the viability for tree planting under the canopy;

Note to Applicant: The light/ shade condition and soil volume should be able to support the growth, health and longevity of the proposed trees.

A.1.2 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

Development Review

A.1.3 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

A.1.4 written confirmation shall be submitted by the applicant that:

- i. the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
- ii. adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
- iii. mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;

A.1.5 demonstrate compliance with Section 3 (Density) of the Downtown Official Development Plan By-law;

Note to Applicant: Additional floor area is created beneath the canopy located at the new restaurant outdoor deck and beneath the canopy located at the pavilion rooftop stair and elevator vestibule. Revised full size FSR overlay drawings are required and Project Information to be updated accordingly.

A.1.6 provision of revised architectural drawings to reflect the following:

- i. clarify use and identify on drawings the included floor area (net 4,831 ft²) located on parking levels P1-P3;
 - ii. confirm whether mechanical equipment at pavilion roof level are in an open to above or enclosed area – the latter would result in additional floor area;
 - iii. update Project Information sheet (A 002) with revised figures to show:
 - a. the area calculation and FSR summary of proposed changes;
Note to Applicant: Verify that additional floor area is being added to upper retail area and not lower as labeled. Recalculate the gained floor area for the office tower at the ground floor/plaza level under PH1.
 - b. the FSR summary for entire site; and
Note to Applicant: Correct floor area numbers and differentiate uses between office tower and restaurant at ground floor/plaza and level 2/mezzanine levels.
 - c. parking summary for the entire site.
Note to Applicant: Ensure statistics provided match figures provided within drawing set. Verify the total number of standard, small and accessible spaces on each parking level.
 - iv. delete all references to the proposed signage, or provide notation on plans confirming that: “all signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner[s] assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits”; and
 - v. annotate floor plans to indicate all areas that are not affected by and/or outside the scope of this development permit application (Hyatt Hotel, convention centre, etc.).
- A.1.7 compliance with Section 6 (Off-street Bicycle Space Regulations) of the Parking By-law, in relation to:
- i. total number and location of Class B bicycle spaces on site;
 - ii. number of horizontal and vertical Class A bicycle spaces;
 - iii. number of Class A bicycle lockers provided;
 - iv. total number of clothing lockers, water closets, wash basins and showers provided; and
 - v. required number of electrical outlets for Class A bicycle spaces.
Note to Applicant: Revise the Project Information statistics and drawings to clearly indicate the preceding.
- A.1.8 written confirmation to clarify whether the car share spaces located on parking level P1 are new or existing;
- A.1.9 written confirmation that there are no proposed changes of use to any of the existing tenanted spaces in the retail mall levels as part of this application;

A.1.10 written acknowledgement that additional development permit application fees will be required prior to permit issuance;

Note to Applicant: Additional fees will be calculated based on the final total new floor area accepted at Prior-to response stage and are subject to Section 6(a) of Appendix E – Zoning and Development Fee By-law

Landscape

A.1.11 design development to the plaza as follows:

- i. strategically locate the planters and seating elements to frame pockets of flexible open space and to allow for other programming opportunities besides outdoor dining;
- ii. enhance the hotel entry facing W Georgia St by re-arranging planting, seating and lighting features;
- iii. consider views when locating seating elements;

A.1.12 consideration to improve the RBC buildings' edge-condition with adjacent developments such as the Hyatt Hotel by:

- i. adding some seating and planting in in-between space; and,
- ii. continuing the stone-pavers used for the plaza into that space;

Note to Applicant: Care should be taken that planting does not create opportunities for unexpected mischief. To be read in conjunction with Recommended Condition 1.1 and Standard Urban Design Condition A.1.1.

A.1.13 design development to the private and public realm interface to avoid conflicts between the canopy and new street trees. Refer to Standard Engineering Condition A.1.16;

A.1.14 design development to confirm the viability for tree planting under the canopy;

Note to Applicant: The light / shade condition and soil volume should be able to support the growth, health and longevity of the proposed trees.

A.1.15 incorporation of edible plants in the planting plan;

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design.

A.1.16 provision of architectural and landscape features intended to create bird friendly design;

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <https://guidelines.vancouver.ca/B021.pdf>.)

A.1.17 provision of a lighting plan. Refer to Standard CPTED Condition A.1.21ii;

A.1.18 provision of a high-efficiency automatic irrigation system for all planted areas;

Note to Applicant: Provide an irrigation plan or notations to confirm.

- A.1.19 coordination of new proposed street trees with Engineering Services and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

“Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Eileen Curran Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Cabot Lyford at Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.”

Note to Applicant: The applicant must contact Engineering Services and Park Board prior to final DP submission and ensure this information is included on the Plant Schedule;

- A.1.20 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

“Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees.

Crime Prevention Through Environmental Design (CPTED)

- A.1.21 Design development to incorporate CPTED principles by considering the following:

- i. provide natural surveillance throughout all publicly and easily accessible locations such as the underground carpark, elevator/entry lobbies, fire-stair exit points, as well as the areas between the subject building and its neighbours such as the Hyatt Hotel and MacMillan Bloedel Building;
- ii. include pedestrian-scaled lighting to improve safety and security around the building. Refer to Standard Landscape Condition A.1.17;
- iii. provide 24/7 lighting and walls painted white at the underground carpark;
- iv. avoid deep alcoves and concealed spaces especially along at the sides and rear of the site; and,
- v. reduce opportunities for graffiti around the building, use graffiti deterrent paint, and lighten colour of blank facades along base.

A.2 Standard Engineering Conditions

- A.2.1 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lot 1, Plan 14002, and the East ½ of Lot 13, Plan 92, Both of Block 3, District Lot 185 to create a single parcel.
- A.2.2 provision of a surface Statutory Right of Way (SRW) for public pedestrian purposes at the corner of W. Georgia Street and Burrard Street adjacent the site. This corner cut will measure 5.5m

along the property line adjacent W. Georgia Street and 5.5m along the property line adjacent Burrard Street from the intersection of these two property lines.

Note to Applicant: The SRW will be free of any encumbrance at grade such as structure, vents, stairs, planter walls, and door swing.

- A.2.3 delete the stairs proposed in the corner cut SRW. This SRW is intended to provide an expanded sidewalk for public use by people of all abilities and the presence of stairs will restrict some people's ability to use that portion of sidewalk.
- A.2.4 provision of a separate application for all public property improvements is required, please submit a copy of an updated Landscape Plan that reflects the following off-site improvements sought for this application;
- i. provision of a new front boulevard and sidewalk adjacent the site that follows the City's "Ceremonial Street – Commercial" Streetscape Design Detail. Note the exposed aggregate banding should be replaced with coloured concrete.
 - ii. provision of a new curb ramp on the corner of W. Georgia Street and Burrard Street adjacent the site.
 - iii. delete the first 3 proposed street trees along W. Georgia Street (closest to Burrard Street). These proposed trees are in a bus zone and may interfere with transit operations.
 - iv. provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations.
 - v. provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work. Note: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.
 - vi. replace 3 existing bus shelters with 4 benches and 3 standalone advertising panels under proposed canopy.

Note to Applicant: Benches are to be placed within 9m of bus stop ID poles. For clarity, each bus stop ID pole is to have 2 benches within 9m. The applicant is to pay all costs associated with removal of bus shelter and installation of benches and advertising panels by City's street furniture contractor including foundations and electrical connections as applicable. Benches and advertising panels will be supplied and installed by the City's street furniture contractor.

- A.2.5 provision of additional notation to the Landscape Plans as follows:
- i. "All existing street furniture in street right of way shall be protected during construction. Final location of proposed street furniture shall be confirmed with Street Furniture Coordinator. All removal, relocation or installation of street furniture shall be by the City's street furniture contractor, and coordinated with City of Vancouver Street Furniture Coordinator. Notification is required a minimum of 8 weeks prior to construction."

Note to Applicant: All costs associated with removal, relocation and installation of existing and new street furniture, including storage and re-location to or from a different site, shall be the responsibility of the developer.

- ii. “This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.”

A.2.6 provision of automatic door openers on all doors providing access to Class A bicycle storage.

A.2.7 provision of design elevations at the property line adjacent all new entrances.

A.2.8 clarify garbage storage and pick-up space. Please show containers and totes on plans for recycling and garbage needs and refer to the Engineering garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins.

Note to Applicant: Pick up operations should not rely on bins being stored on the street or lane for pick up. Bins are to be returned to storage areas immediately after emptying.

A.2.9 a canopy application is required. Canopies must be fully demountable and drained to the buildings internal drainage system. Canopies are defined as a rigid roof like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56 mm in thickness (Vancouver Building By-law Section 1A.9.8).

A.2.10 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 System Vista, Vista switchgear, pad mounted transformers, low profile transformer and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

The applicant is to provide confirmation that all required electrical plant is provided for on-site. There is to 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.

It is presumed with your consultation so far with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

A.2.11 provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.

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

A.3.1 The property owner shall, 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.

A.3.2 Enter into a remediation agreement for the remediation of the site and any contaminants which have migrated there on terms and conditions satisfactory to the Manager of Environmental Protection and Director of Legal Services, including a Section 219 Covenant that there will be no

occupancy of any buildings or improvements on the site constructed pursuant to this development, until a Certificate of Compliance or an “Instrument of Approval” satisfactory to the City for the on-site contamination, issued by the Ministry of Environment and Climate Change Strategy, has been provided to the City.