

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

M. So (Acting Chair), Development Services
C. Joseph, Engineering Services
A. Thompson, Real Estate Services
D. Naundorf, Housing Policy and Projects
C. Buckham, Social Policy
D. Shearer, Park Board

Also Present:

P. O'Sullivan, Urban Design & Development Planning
C. Stanford, Development Services
S. Vishwakarma, Development Services

APPLICANT:

Jon Stovell
Reliance Properties Ltd.
Suite 305-111 Water Street
Vancouver, BC, V6B 1A7

PROPERTY OWNER:

Rattenbury Enterprises Ltd &
0785687 BC LTD
Suite 305-111 Water Street
Vancouver, BC, V6B 1A7

EXECUTIVE SUMMARY

- **Proposal:** To develop a 35-storey mixed-use building consisting of retail at grade, office, and 233 dwelling units (206 market strata and 27 market rental); all over nine levels of underground parking.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations

Appendix D Applicant's Design Rationale

● **Issues:**

1. Tower separation
2. Design of the podium interface to the podium of sub-area A
3. Further activating the Hornby Street at-grade frontage

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

THAT the Board APPROVE Development Application No. DP-2018-00485 submitted, the plans and information forming a part thereof, thereby permitting the development of a 35-storey mixed-use building consisting of retail at grade, office above (third to fifth floor), and 233 dwelling units all over nine levels of underground parking subject to the following conditions:

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

1.1 design development to provide 80 ft. clear separation between the proposed tower and the existing residential tower at 1238 Burrard Street (the Altadena) for any portions above 70 ft. in height;

1.2 design development to the architectural interface to the approved podium design of Sub-Area A to better reconcile the two expressions on the Hornby Street elevation;

Note to Applicant: The intent is to achieve a visual relationship between the two podium expressions that appears intentional without diminishing the clarity with which the proposed tower meets the ground plane. Provide large scale plan details and enlarged elevations including context elevation information of Sub-Area A.

1.3 design development to the CRU frontage on Hornby Street to provide more opportunities for outdoor seating associated with an indoor service use such as coffee shop or restaurant;

Note to Applicant: Consider increasing the number of and nature of entries and openings.

1.4 provision of a conceptual signage strategy to ensure a well-conceived and disciplined approach to announcing tenancy;

Note to Applicant: Intent is to reiterate rezoning Condition 10. The strategy should confirm general signage hierarchy, location and type. Backlit box signs are not supported.

1.5 design development to the continuous weather protection canopy on the Hornby Street frontage to be consistent in materiality and detailing with the architecture of the building; and,

Note to Applicant: Canopy design is not clearly illustrated in the application. The design of weather protection should be unique and specific to the project, not generic. Provide enlarged details.

1.6 consideration for design development to the outer geometry of the floor plan to be made to be symmetrical in plan throughout the central tower shaft (levels 10 through 33).

Note to Applicant: As currently designed, the jogs in the floor plan over these floors are within inches of having a symmetrical relationship. Noting that the elevations are expressed with vertical strips in a symmetrical configuration, symmetry in plan should be considered for consistency.

- 1.7 design development to relocate the class B bicycle parking from the public realm on Hornby Street.

Note to Applicant: Avoid locating bicycle parking in the areas where it would obstruct pedestrian movement, outdoor seating and/or the display of goods. Consider reconfiguring the layout of the southeast corner of the subject site to accommodate the required bicycle parking either inside the residential lobby and/or just outside it. Refer also to Engineering Condition A.2.5.

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

• Technical Analysis:

1261 HORNBY ST (TOWER C)				DP-2018-00485								
Site Area ¹	106.7 m x 36.6 m (3900.13 m ²)			CD-1 (588) SUB AREA B								
	PERMITTED			PROPOSED								
Use	Dwelling Uses/ Retail (limited) / Office			Multiple Dwelling/ Retail Store / Office								
Floor Area ²	SUB AREA B (Phase 2):		21,304.50 m ²	SUB AREA B (Tower C):		21,273.10 m ²						
	Total Residential		16,925.40 m ²	Total Residential		16,828.68 m ²						
				Market		15,211.41 m ²						
				Rental		1,617.27 m ²						
				Retail/Office		4,444.40 m ²						
	SUB AREA A (Phase 1):		46,125.80 m ²	SUB AREA A (Tower A):		45,696.12 m ²						
	Total Residential		39,910.10 m ²	Total Residential		39,553.16 m ²						
				Existing Retail/Office/Veh.Deal.		6,142.96 m ²						
	TOTAL (A+ B)		67,430.30 m ²	TOTAL (A+ B)		66,969.22 m ²						
	Total Retail / Office		10,595.30 m ²	Total Retail / Office		10,587.36 m ²						
Exclusions	Open Balcony (12%)		2,019.44 m ²	Open Balcony (5.5%)		920.30 m ²						
	Amenity		1,858.00 m ²	Amenity		47.02 m ²						
	Bulk Storage		-	Bulk Storage		903.02 m ²						
	Wall Assembly		-	Wall Assembly		119.66 m ²						
Height ³	Sub Area A		167.60 m	Sub Area A (Tower A) Existing		167.59 m						
	Sub Area B:		112.20 m	Sub Area B (Tower C):		112.17 m						
	View Cone 3.2.1 QEP		112.20 m	Tower C		112.17 m						
	Number of Storeys		-	Number of Storeys		35.00						
	REQUIRED			PROPOSED								
Parking ⁵ (Tower C)	4.3.6 Residential		120	Standard		245						
	4.8.4 Disability		9	Disability		10						
	Max. Small car (25%)		86	Small		88						
			129			343						
	4.3.1 Non-Residential		29	Standard		22						
	Disability		2	Disability		2						
	Max. Small car (25%)		8	Small		8						
	Max 37 Spaces		31			32						
	TOTAL		160	TOTAL		375						
Bicycle ⁶	Class	B	A			Tot. A	Class	B	A			Tot. A
			Min. Horizontal	Max. Vert.	Min. Locker				Horizontal	Vert.	Locker	
	Res	6	146	87	58	291	Res	0	151	91	60	302
	Retail	0	1	0	0	1	Retail	0	0	0	0	0
	Office	6	4	2	2	8	Office	0	0	0	0	0
Total:	12	150	89	60	300	Total:	12	151	91	60	302	
Loading ⁶	Class	A	B	C	Class	A	B	C				
	Res	2	1	0	Res	0	0	0				
	Retail	0	2	0	Retail	0	0	0				
	Office	1	1	0	Office	2	2	0				
	Total:	3	4	0	Total:	2	2	0				
Unit Mix ⁷	Minimum 25% of units shall be suitable for family housing having two or more bedrooms.			Market	Rental	TOT %	Unit Type					
				0	16	6.9%	Studio					
				105	11	49.8%	1 Bed					
				100	0	42.9%	2 Bed					
				1	0	0.4%	3 Bed					
TOTAL UNITS			206	27	100.0%	233						

REVIEW NOTES:

1. **Note on Site Area:** Area combined between Sub Area A (Lots A-C, E, 22, 23, 26-28) and Sub Area B (Lots 29-33). Total site area at 3,900.13 m² per legal survey.
2. **Note on Floor Area & Density:** Overall floor area complies with current CD-1 regulations. Exclusions include: At or below base surface parking levels (P1 to P9), Level 1 loading and refuse areas, Level 2 and Level 35 open to below areas, Roof-top mechanical, boiler, and elevator shaft, and standard bulk storage, amenity, and wall assembly as permitted. Areas counted towards total floor area include: Level 1 and 2 elevators, stairwells, exit corridors, and Level 6 and roof top roof stair access. Area overlays provided exclude these areas from total floor area, however, exclusion for these areas are not permitted. The calculated net floor areas at all levels vary from totals indicated on the overlays. Refer to Standard condition A.1.2, and Housing condition A1.18 for minimum area requirement for rental housing.
3. **Note on Height:** Official City building grades applied to calculate overall building height, measured to top of parapet, including all appurtenances as prescribed under Sub Area B height regulations. The proposed height at 112.17 m does not project beyond View Cone 3.2.1 QEP geodetic elevation. Refer to Standard Condition A.1.8 regarding service equipment.
4. **Note on Horizontal Angle of Daylight:** HAD compliance verified for Levels 10 through 22. Relaxation for distance of unobstructed view from 24.0 m to 3.7 m per discretion of the Development Permit Board.
5. **Note on Parking:** Tower C provides 9 levels of underground parking with a total of 375 residential and non-residential spaces combined. Parking levels are common to Towers A, B, and C. Refer to Standard Condition A.1.3 & Engineering Services Standard Conditions A.2.3, A.2.5, A.2.6, and A.2.7.
6. **Note on Bicycle/Loading:** Provision of total number of horizontal, vertical, and lockers required on Levels P1 and P2. Condition noted for compliance to total number of vertical Class A bicycle spaces. As per Schedule C, 2 Class A spaces are required for Residential use. Loading relaxation is required from 3 Class A spaces to 2 Class A and 4 Class B to 2 Class B spaces per discretion of the Development Permit Board. Refer to Engineering Services Standard Conditions A.2.3, A.2.5, A.2.6, and A.2.7.
7. **Note on Unit Mix:** The proposed development provides a total of 42.9 % of units having 2 bedrooms. Housing and unit design to comply with *High Density Housing for Families with Children Guidelines*. Refer to Housing condition A.1.17.

• **Legal Description**

Lot: G
 Block: 100
 District Lot: 541
 Plan: EPP44019

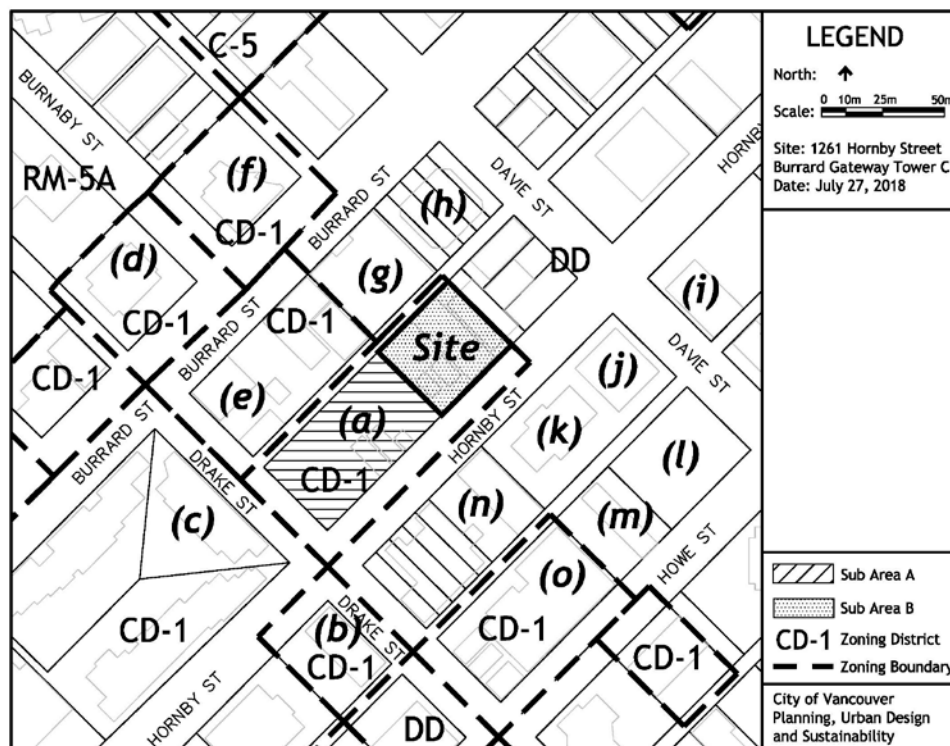
• **History of Application:**

08 05 29 Complete DE submitted
 18 08 08 Urban Design Panel
 18 09 17 Development Permit Staff Committee

• **Site:** The site is located mid-block on Hornby Street between Drake and Davie Streets. The project is in Sub-Area B of a CD-1 (588) zoned project. Sub Area A (Tower A), a 55-storey multi-use project, is under construction on the adjacent site. "Burrard Place" also includes Tower B, an Office Tower and Car Dealership, across the lane at Burrard and Drake Streets. This project is a separate CD-1 Zone (587).

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

- (a) Burrard Gateway Tower A, 1229 Hornby Street, 55-storey mixed-use building, (under construction)- Sub Area 'A' CD-1(588) ;
- (b) 1308 Hornby Street, 31-storey mixed-use building, (c. 2014);
- (c) 950 Drake Street, 9-storey residential building, (c. 1982);
- (d) 1010 Burnaby Street, 20-storey residential building, (c. 1990);
- (e) 1252 Burrard Street, 13-storey mixed-use building, (c. 2018);
- (f) 1003 Burnaby Street, 19-storey mixed-use building, (c. 1999);
- (g) 1238 Burrard Street, 14-storey mixed-use building, (c. 2003);
- (h) 1200 Burrard Street, 11-storey commercial building, (c. 1978);
- (i) 1190 Hornby Street, 12-storey mixed-use building, (c. 1984);
- (j) 1200 Hornby Street, 17-storey building, (c. 1993);
- (k) 1234 Hornby Street, 22-storey hotel building, (c. 1985);
- (l) 1205 Howe Street, 14-storey residential building, (c. 2009);
- (m) 1249 Howe Street, 12-storey multiple dwelling building, (c.2010);
- (n) 1252 Hornby Street, 15-storey mixed-use building, (c.2008);
- (o) 1265 Howe Street, 40-storey mixed-use building, (c.1974).



● **Background:**

The CD-1 By-law for this site, along with the form of development was approved by Council, subject to a series of conditions, following a public hearing on December 17, 2013 and enacted on October 28, 2014. The CD-1 is divided into two sub-areas for the purposes of allocating height and density for the two residential towers proposed. A continuous mixed-use podium spans both sub-areas.

Sub-Area A

DE418686 was approved by the Development Permit Board on March 23, 2015, permitting the development of 54-storey mixed use building consisting of three storeys of commercial, one storey of vehicle dealer, one storey of amenity and forty-seven storeys of residential use over eight levels of underground parking. The development in Sub-Area A is currently under construction.

Sub-Area B

This report reviews a development permit application for Sub-Area B which was submitted on May 29, 2018. This proposal was most recently reviewed by the Urban Design Panel on August 8, 2018 at which time it received support with recommendations.

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

- CD-1 (588)
- High Density Housing for Families with Children Guidelines, 1992

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

1. CD-1 (588):

Use and Density: The proposed uses (Dwelling, Office and Retail) and density conform to the provisions of the CD-1 by-law.

Height: The proposed height conforms to the provisions of the CD-1 by-law.

● **Family Unit Provision:**

A condition of use of the CD-1 by-law is the design and lay-out of at least 25 % of the dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High Density Housing for Families with Children Guidelines".

To improve diversity of housing unit types and to more closely align with the intent of City's family room policies, design development is needed to provide family housing units into the mix of housing unit types available in the rental housing (see Standard Condition A.1.17)

● **Rental Housing Requirement**

A condition of the rezoning enactment of this site was the execution and registration of a Housing Agreement on title which secured 87 residential units, with a minimum total net area of 4,578.7 m² (49,286 sq. ft.), and related parking and other amenity space, for 60 years or the life of the building, whichever is greater, as rental housing, and subject to the following additional conditions in respect of those units:

- (a) that all such units will be contained within a separate air space parcel;
- (b) that such air space parcel may not be subdivided by deposit of a strata plan;

- (c) that none of such units may be separately sold;
- (d) that none of such units will be rented for less than one month at a time;
- (e) that the number of units may be varied at the discretion of the Managing Director of Social Development to provide for more family units; and
- (f) on such other terms and conditions as the Managing Director of Social Development and the Director of Legal Services may in their sole discretion require.

Compliance with the minimum rental floor area within this CD-1 of 4,578.7 m² (49,286 sq. ft.), is required (see Standard Condition A.1.18). In addition design development is required to add 2 and 3 bedroom units to the mix of rental housing in order to permit any relaxation of fewer than 87 rental units (see Standard Condition A.1.17)

● **High Density Housing for Families with Children Guidelines**

The intent of the guidelines is to address the key issues of site, building and unit design which relate to residential livability for families with children. While a common indoor fitness facility is proposed in phase 1 and connected to this building, there is no common multi-purpose room proposed for the use by residents of this building.

Design development is needed to add a common multi-purpose indoor amenity room with kitchenette, storage closet and accessible washroom consistent with the guidelines. Level 2 provides an outdoor common area, however design development is needed provide a children's play area which provides a range of motor skills developing and creative play opportunities. (see Standard Condition A.1.20)

● **Response to Rezoning Conditions:**

Not all conditions of the Rezoning are included for discussion in this section. Only conditions with relevant or remaining issues are included below.

Rezoning Condition 1:

Design development to provide an enhanced public realm treatment, with emphasis on pedestrian movement that contributes to the lane and midblock pedestrian connection including the provision of the enhanced visual and green wall landscape treatment of the blank wall with the adjacent property to the north.

Note to applicant: High quality public realm treatments that balance the needs of pedestrians and vehicular movements should be provided. Material treatments should consider variations of concrete finishes with limited accent pavers and a design approach that minimizes the use of bollards. Other public realm features, such as landscaping, seating opportunities, patio spaces need to be considered. Location of ventilation grates in key public realm areas are to be avoided. Features that are on City streets and lanes require a separate application to Engineering.

Staff Assessment:

Condition is generally satisfied. However, staff is requesting relocation of the ventilation grill proposed in the Hornby Street public realm to a more discrete location in Standard Condition A.1.5.

Rezoning Condition 2:

Design development to ensure a seamless transition from the public to private realm.

Note to applicant: High quality, special paving is encouraged on private property, the strategy should anticipate a seamless and compatible material transition from standard paving on city sidewalks.

Special paving on private property should be constructed to ensure long term stability and respect the principles of universal design. Location of ventilation grates in key public realm areas are to be avoided.

Staff Assessment:

Condition is partially satisfied. Though staff is satisfied with the quality of the public realm design and proposed paving treatments, an air intake grille is proposed at the north end of the site on the Hornby Street public realm. Standard Condition A.1.5 seeks to have this grille relocated to a more discrete location on the site.

Rezoning Condition 4:

Design development to maintain and further refine the high quality materials indicated for the residential towers and podium (integrated white concrete grid, fritted and transparent glazing, horizontal and vertical fins, thermally enhanced slab construction, glazed balustrades) and to maintain the level of detailing implied and necessary to accomplish and construct the proposed design aesthetic with exceptional detailing.

Staff Assessment:

Condition appears to be satisfied. Staff is seeking additional detailed drawings to secure the proposed design aesthetic and materiality as represented in the elevations. Please refer to Standard Condition A.1.8.

Rezoning Condition 6:

Design development to ensure service equipment including window washing infrastructure, cell tower and antennae elements do not incur into the public view cone(s).

Staff Assessment:

Condition is satisfied. Standard Condition A.1.8 requests details of the top of the tower to clearly show that window washing equipment is fully accommodated within the rooftop enclosure.

Rezoning Condition 9:

Design development to the ground-oriented storefront, display and weather protection systems to ensure variety of pedestrian interest in the expression of tenant frontages.

Staff Assessment:

Further work is required. Staff is seeking a unique canopy design fitting the architecture of the proposed tower via Condition 1.5. Also, Condition 1.3 requires design development to the Hornby Street frontage to provide more opportunities for outdoor seating.

Rezoning Condition 10:

Provision of a conceptual signage strategy to ensure a well-conceived and disciplined approach to announcing tenancy.

Note to Applicant: *The strategy should confirm general signage hierarchy, location and type. Backlit box signs are not supported.*

Staff Assessment:

A signage strategy was not included in the application. Condition 1.4 reiterates this rezoning condition.

Rezoning Condition 11:

Design development to provide a 1.8 m (6 ft.) public realm setback along the Hornby Street frontage.

Note to applicant: The Downtown South Guidelines for the Hornby slopes calls for a 1.8 m (6 ft.) enhanced public realm setback. Building mass should be setback above the required setback so that the building mass does not overwhelm the public realm. Consideration can be given to accommodate the slanting glass feature of the podium.

Staff Assessment:

Condition is satisfied. The proposed setback is 10 ft. 4 inches at grade, 9 ft. 2 inches at the podium and 7 ft. 4 inches for the tower.

Other Issues Include:

Tower Separation:

The location of the proposed residential tower satisfies the 80 ft. standard from the residential tower under construction to the south and also provides over 40 ft. to the interior property line to the north, with the understanding that any proposal to the north can provide the other 40 ft. However, the proposal is 78 ft. as its nearest to the residential tower at 1238 Burrard Street. Satisfying up-front condition 1.1 will require slight adjustment to the west side of the proposed tower.

● **Sustainability**

This rezoned site is subject to the Rezoning Policy for Greener Buildings. The Rezoning Policy for Green Buildings based on the time of the Rezoning application, requires that the building achieve a minimum of LEED® Gold rating, with target points or energy performance, water efficiency and stormwater management; along with registration and application for certification of the project. Therefore this project proposes a LEED gold rating with 110 max achievable points.

● **Conclusion:**

The proposal for 1261 Hornby Street represents a high quality residential development consistent with the form of development at rezoning, but with a stronger, and more refined architectural expression. The large retail space at grade is well positioned to assist in integrating the tower into the surrounding context and providing pedestrian interest and activation. Further Urban Design conditions seek to improve the relationship of this space to the public realm and better integrate the proposal's podium to the podium of the development in Sub-area A, currently under construction.

Staff concluded that, subject to design improvements, the proposed building will contribute positively to the diversity of buildings, the established landscaping, and streetscape character of the Hornby Slopes neighbourhood.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on August 8, 2018, and provided the following comments:

EVALUATION: SUPPORT with Recommendations

Introduction:

Development Planner, Patrick O'Sullivan, introduced the project as a DP application following a rezoning. The CD-1 (588) has two sub-areas; the first, Sub-Area A, is the tower and podium under construction, and this proposal is for Sub-Area B. The size of the sub-area is 125' x 120'.

The proposal is a 35 storey mixed-use tower with a program that includes a residential entrance and lobby on the west side at the main level, two CRU entries. The CRU is of double height. Office use is proposed on levels 3 through 5, and residential use from levels 6 to 34. Nine levels of underground parking are proposed.

The office levels also connect to the office levels in Sub-Area A to the south.

The vehicle access to the development is provided from Hornby via on-site connection that extends to the lane and accesses underground parking beneath the tower. This passage is also intended for pedestrian use to access the pedestrian mews directly west and connects through to the mews west of the lane and through to Burrard Street.

There is bike storage on Levels P1 and P2. The parking intends to connect to parking of Sub-area A. There are 2 Class A loading spaces and 2 class B loading spaces on level one at the lane.

Tower separation complies of 92 ft. to the building under construction at the narrowest 40 ft. to the interior PL to the north. The other 40 for any future tower would be provided on the site to the east.

The FSR is 17.29. For the height the CD-1 sets a maximum height of 368 ft. The DP complies. Floorplate is approximately 6,600 sq. ft.

There are 6 shades of aluminum metal panel, aluminum louvres on the Hornby podium and black ceramic frit at edges of the glazing.

There is a shared outdoor space, for all the residential, located on top of the podium. Amenity access to the podium is off Level 6. There is a shared fitness area and outdoor seating areas located in the podium of the building currently under construction.

The public realm setback is 20 ft. from the Hornby St to the curb.

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

1. Please comment on the proposal's detailed design, particularly the architectural expression, and materiality.
2. Please comment on the interface of the design of the proposed podium and the podium of the building under construction to the south.
3. Please comment on the proposed landscape design including the landscaped outdoor amenity space on the podium and the treatment of the public realm.

The planning team then took questions from the panel.

Applicant's Introductory Comments:

The continuity concept with this project is for this building along with the surrounding two buildings, under construction, to be considered as one development and building with shared amenities and open spaces which occur on Drake St and Burrard. Though the present building is fairly tight it contributes by its surroundings and the rest of Burrard Place.

The geometry has changed to a simple prism. It is a nice and more silent foil. The geometry of the building is a clean modern glass tower; this enables to modulate what would be a repetitive system.

The office entrance is in Tower A and the whole connection from Tower A to the site is on all the podium levels. The amenities are on level 6 and the outdoor amenities are accessed from both towers and the office space.

The goal was to get to 50 percent of an opaque insulated wall. The renderings are 50 percent opaque. The idea is to take the areas where one can deploy the solids, in the bigger strips which articulate the divisions, and look at how to modulate the buildings as a series of three story volumes. There is spandrel on every three floors which is part of the dark grey aluminum, and in between there is silver and low iron glass to create a high contrast graphic project. Started to view the building as a film strip where light plays out from each unit. The building will be more about the life inside.

At each module we introduced a diagonal as well as a radius of the ceramic frit, to give the project a sense of movement. This is a building with a lot of refinement. It is a fully curtain wall project. Will be replacing glass with a metal panel and going inside the building creating a built up wall with full insulation. This will enclose the building in both a simple and efficient way.

Looked to change the way a podium supports the tower on top. We have let the podium move through, this allows to book end the project, aligning the soffits and diversifying the building.

The Public realm started with the South Downtown Vancouver guidelines. The public realm consists of a lot of uniformity and repetition. We brought in the repetition of materials and the 6 shades of greys in term of the different paving. There is a small water feature and small seating areas. As we go under the Porte Cochere planting becomes less and less effective. To create an Urban space there is a number of art, water, lighting and hardscaping to draw you through the site.

The whole internal circulation system allows tenants to interact with all the open communal space systems. In addition there are private decks and a green roof primarily meant for urban agriculture.

The focus is a passive response of 50 percent window to wall ratio. Added horizontal and vertical elements due to a massive shading that is present adjacent to the building. This building will perform well in regards to the Teddy number.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project it was moved by Ms. Parsons and seconded by Mr. Neale and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project with the following recommendations to be reviewed by City Staff:

- Improve the retail façade along Hornby Street, contributing to street culture including design of pedestrian canopy and main entrance canopy;
- Provide additional entries and potential for seating of the CRU space along the Hornby Street frontage;
- Design development needed for detailed study of materials of the podium interface to the podium of sub-area A;
- Project will benefit from simplification;
- Improve clarity area of the shared nature of the shared rooftop for use of residents.

Related Commentary:

There was general support from all the panel members. Generally the architectural design was found to be in the right direction, unique, and an improvement from the previous submission at the rezoning stage.

Comments in regards to the architectural design included, the subtle color shift is nice. The frit on the curve on the window will stand out and go a long way. A member noted the proportion of spandrel panel to glazing was appropriate and did not overtake the other buildings. The materials and composition were generally felt to work well. The lane elevation of rigid boxes at the podium level with simple but strong design language was supported.

A panel member noted the podium to the interface and other buildings appear as completely different developments. There are different horizontals, different glazing conditions, different setbacks and balconies crashing into each other. More thought should have gone into how the building comes together with the base of the other buildings, especially on the Hornby street side and lane side. Another panel member noted the materials and detailing at the interface between the two podia on the Hornby frontage needs more design study, noting that it's a necessity to connect the two buildings visually. However some panel members agreed that the proposed tower meets the ground with distinction and that the difference in podium expression was acceptable.

A panel member noted as long as the interface between the patios and residential towers and the side of the podium piece in the middle is dealt with properly, and not having any conflicts with residential windows and residents looking in to the concrete wall, should be fine.

There was overall concern with the very simple retail façade along Hornby St. Not a very friendly element and could use more texture to take advantage if the sunny side and broad sidewalk. The detailing of the glazing at street level requires attention to make it functional and interesting enough for people to walk by. There was a suggestion to move around the bike stalls to create more outdoor seating for cafes seating.

A panel member noted that the outdoor amenity space on the 6th floor, should be made to appear more accessible.

Acknowledge the landscape presents a challenge with the limit amount of ground plane, however there are concerns at grade and would expect it to be lush. A member found the landscape with the pavers very walkable.

Additional comments include encourage implementing a dedicated bike elevator as Vancouver is becoming a bike community. one panel member expressed an interest in more beautiful and better designed canopies in the city of Vancouver, and that the the design of the current canopies should be taken to the next level by making it user friendly.

Applicant's Response: The applicant team thanked the panel for their comments.

ENGINEERING SERVICES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The recommendations for CPTED measures are contained in the prior-to conditions noted in Appendix A attached to this report.

LANDSCAPE

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

HOUSING POLICY & PROJECTS / SOCIAL POLICY & PROJECTS / CULTURAL SERVICES

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

ENVIRONMENTAL PROTECTION BRANCH

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

SUSTAINABILITY

The recommendations with regard to sustainability are contained in the prior-to conditions noted in Appendix A attached to this report.

BUILDING REVIEW BRANCH

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

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

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

NOTIFICATION

On July 04, 2018 two site signs were erected on the site one facing onto Hornby Street and the other on Drake Street. In addition 4686 postcards were sent to neighboring property owners in a 2 block radius notifying them of the application, and offering additional information on the city's website. The postcard and the development application materials were posted online at vancouver.ca/devapps. Following this an open house was held which was sparsely attended. 11 people signed the attendance sheet and 9 written comments were submitted including by email.

Height, Form, & Massing:

The majority of respondents were supportive of the design and massing with a minority expressing concern over the need for an improved public realm and the need to improve somewhat the relationship between the 2 towers.

Staff Response:

Staff is seeking design improvements to the architectural expression to better reconcile the two expressions on the Hornby Street elevation. See Condition 1.2. Staff is also seeking design development to the CRU frontage on Hornby Street to provide more opportunities for an improved public realm. See Condition 1.3 & 1.5.

Development Related Congestion:

Some respondents expressed concerns on construction noise, construction traffic and too much pressure on existing infrastructure due to the development.

Staff Response:

Construction on the site would be subject to Vancouver Noise Control By-Law #6555 which limits construction on private property between 7:30 and 8pm on any weekday that is not a holiday and between 10am to 8pm on any Saturday that is not a holiday. Use of City streets will be subject to and reviewed for impacts to the surrounding transportation network by Engineering Services prior to being granted permits for work on street. The applicant is required to submit a construction management plan to Engineering prior to starting construction; Standard Condition B.2.3 sets out this requirement.

Neighbourhood Impact:

Some of the neighbors had concerns with the scheme impacting their views, and shadowing of adjacent properties as well as concerns due to the additional parking particularly off the lane.

Staff Response:

Unfortunately private views are not protected while shadow impact studies submitted for the project were viewed as being acceptable to requirements. There were only 3 responses on this issue and staff as result viewed the impact as minor but important to note in the interest of a thorough representation of issues raised.

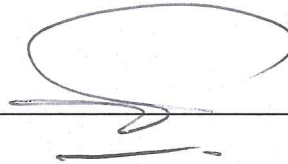
DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law [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 s delegated to the Board by Council. It also requires the Board to consider a by-law relaxation of Section 7 of the Cd-1 By-law (Horizontal Angel of Daylight) for certain units identified in the Horizontal Angle of Daylight section of this report.

Decisions by the Director of Planning are required with respect to Section 5 of the By-law.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by the application and concluded that it seeks a relaxation of loading space from 3 Class A spaces to 2 Class A and 4 Class B spaces to 2 Class B spaces. The Staff Committee supports the proposed relaxations considering the additional information requested and the conditions contained in this report.



M. So
Acting Chair, Development Permit Staff Committee



Patrick O'Sullivan, Architect AIBC
Development Planner



Sangeeta Vishwakarma
Project Coordinator

Project Facilitator: Carl Stanford

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

A.1.1 the proposed form of development can and does become approved by City Council;

A.1.2 compliance to Section 5.1 - Floor Area and Density, of the CD-1 by-law, including circulation areas at Levels 1, 2, 6, and 35 towards the overall floor area;

Note to Applicant: All exit corridors, stair wells (including access to roof-tops), and elevators (including freight) to be included in the total floor area. Exclusions for these areas are not permissible per current CD-1 by-law.

A.1.3 compliance to the Sections 4, 5, and 6 of the Vancouver Parking By-law, as follows:

- i. reduce number of small car stalls to the maximum permitted 25% for residential and non-residential uses in accordance with Section 4.1.8;
- ii. clarify designation of parking spaces R1, 2, 3, 20 and 21 on Level P3 shown on drawing A2.27 and drawing A2.04;
- iii. clarify designation of residential spaces for rental versus market units;
- iv. reduce the total number of Class A vertical bicycle spaces to maximum permitted 30% in accordance with Section 6.3.13;
- v. clarify vertical clearance of the 10 Class A bicycle spaces proposed at Level P1 Bicycle room in accordance with Section 6.3.9.

Note to Applicant: Parking, bicycle, and loading analysis tables to be updated with respect to above requirements and identified for residential and non-residential uses. Refer to Engineering Services Standard Condition A.2.3 regarding loading and visitor parking spaces.

A.1.4 provision of the following revisions and additional information on the drawings:

- i. revise proposed use on data table for Level 3 from 'Retail' to 'Office' (A0.02);
- ii. provide width and depth dimensions of all open balconies on the floor plan and overlays;
- iii. coordinate floor areas of Rental Residential noted on Levels 3-5 between overlays and data table on Page A0.02;

Note to Applicant: The resulting area after storage and wall assembly exclusion from GFA is approximately 5802.7 ft². All floor areas to be verified prior to re-submission.

- iv. coordinate and revise floor areas noted on each floor plan on the overlays to equal net floor area;
 - v. note total number of Class A Bicycle horizontal, vertical, and lockers provided on Levels P1 and P2.
-

A.1.5 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

Note to Applicant: Relocate the air intake grill proposed in the Hornby Street Public Realm to a less prominent location.

A.1.6 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.1.7 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.1.8 provision of enlarged detailed drawings of the following conditions with notation clearly indicating the material, finish and dimension:

- i. section detail of a typical condition at glazing with ceramic frit to metal panel;
- ii. section detail of a typical balcony perimeter and balcony soffit; and,
- iii. section details and/or three dimensional imagery indicating that window washing and other service equipment is fully accommodated within the rooftop enclosure.

Standard Landscape Conditions

A.1.9 design development to maximize tree growing medium and planting depths for tree and shrub planters to ensure long term viability of the landscape;

Note to Applicant: Some structures may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should exceed BCSLA standards.

A.1.10 provision of section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features, with references on the plan;

Note to Applicant: Planter section details must confirm with dimensions the depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees and shrubs well into the future, at a depth that exceeds BCSLA standard. Tree rootballs should be included in details, to scale. The depth of the growing medium should be dimensioned.

A.1.11 coordination of new proposed street trees and any City owned tree removals (Tree #100 is shared) with Engineering 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 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 Park Board and Engineering prior to final DP submission and ensure this information is included on the Plant Schedule.

- A.1.12 provision of a Tree Management Plan, showing accurately all existing trees to be removed/retained;
- A.1.13 provision on the landscape drawings of landscape features intended to create a 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 built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.)

- A.1.14 provision of complete information, including but not limited to:
 - i. Context labels and notations beyond property lines;
 - ii. Surface materials (please note that artificial turf is not supported);
 - iii. Quantities and labels for all plants;
 - iv. References for details;
 - v. Graphic clarity by ensuring no overlapping information and provision of plans in colour.

Crime Prevention Through Environmental Design (CPTED)

- A.1.15 design development to respond to CPTED principles, having particular regards for:
 - i. ensure natural surveillance throughout pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, stairs, and storage rooms;
 - ii. pedestrian-scaled lighting to improve safety and security around the building;
 - iii. underground parking to have 24 hour lighting and walls painted white;
 - iv. avoid hidden alcoves and concealed spaces along the streets and underground;
 - v. reduce opportunities for graffiti around the building, alcoves, use graffiti deterrent paint, and lighten colour of blank facades along base;
 - vi. residential break and enter;
-

- vii. mail theft; and,
- viii. theft in the underground parking.

Note to applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings. Consultation with the social housing operators and Park Board staff with experience of the more specific CPTED risks in this area is recommended, and should be included the response to this condition.

- A.1.16 design development to dissuade undesirable behavior in the sidewalk of the porte-cochère, and particularly in the alcove of the exit stair during off-hours;

Note to Applicant: Reduce the size of the alcove, and employ lighting and surveillance to ensure this walkway remains safe and inviting.

Housing Policy & Projects / Social Policy & Projects / Cultural Services

- A.1.17 design development is required to add 2 and 3 bedroom units to the mix of rental housing;

Note to applicant: Typically 10% of the units are sought as 3 bedroom units, and family room guidelines seek to locate them on lower floors, or distributed throughout the tower.

- A.1.18 compliance with the minimum rental housing floor area of 4,578.7 m² (49,286 sq. ft.) secured by Housing Agreement, with this CD-1 rezoning, is sought;

- A.1.19 design development to level 6 to include a multifunctional common indoor amenity room of no less than 37 m² adjacent to and with direct visual (glazed) and physical access to the common outdoor area. The common indoor amenity area must include a kitchenette, storage closet and an accessible washroom equipped with a baby change table;

- A.1.20 design development to the level 6 common outdoor amenity area to include an area suitable for a range of children's motor-skills developing and imaginative play activity; and,

Note to Applicant: play structures/ toys are not required, nor encouraged, but a natural soft surface play area such as sand with landscape elements (boulders, logs,) which promote motor skills developing and creative/imaginative play opportunities for a range of ages, is encouraged)

- A.1.21 provision of a registered Reciprocal Easement Agreement is required to allow the residents access to shared amenities, clarify maintenance of shared amenities, and outline dispute resolution processes between different strata corporations of the connected building with all other details agreed to the later satisfaction of the Director of Housing Policy & Regulation as required;

Note to Applicant: If it is a single strata corporation between the two towers, then no Reciprocal Easement Agreement is needed for the residential amenities.

Sustainability Conditions

- A.1.22 provide in addition to the LEED® checklist (incorporated into the drawing set) a detailed written description of how the noted points were achieved with reference to specific building features in the development, and notation of the features on the plans and elevations;

A.2 Standard Engineering Conditions

A.2.1 provision of an updated landscape plan noting the following;

- i. Remove reference to Main & 35th on page L0.1. Include notes that reflect the Downtown South pattern, which includes leaf stamps in sidewalks around street trees and generally facilitates a 1.2 meter X 1.2 meter sawcut sidewalk pattern. Street Tree species to be confirmed with Park Board;
- ii. Provision of new 1.22m (4'0") exposed aggregate front boulevard on Hornby St frontage;
- iii. Provision for relocation of the parkade vent to outside of the pedestrian zone on Hornby St frontage (refer to drawing L1.0);
- iv. Provision of paving pattern and materials on private property to be consistent with what was approved for Tower A (1289 Hornby St); and,
- v. Please place the following statement on the landscape plan; *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.2.2 provision of correct building grades in the lane;

Note to Applicant: Confirm with Engineering that at South property line BG 106.55 should be 106.37, At North property line BG 100.23 should be 106.23 and adjacent Loading bay BG 100.33 should be 106.33.

A.2.3 parking, Loading and Bicycle Parking must be provided and maintained in accordance with the requirements of the Vancouver Parking Bylaw and Appendix C of the Policy Report, except that;

- i. Provision of 4 Class A loading spaces in lieu of 2 Class B loading spaces for a total of 5 Class A and 2 Class B loading spaces provided for the site;
- ii. 3 of the 5 Class A loading spaces are permitted in underground parking however need to be conveniently located with commercial stair free access; and,

Note to Applicant: Engineering may support the above relaxation with provision of acceptable updated loading analysis that reflects the new loading requirements.

- iii. Provision of updated parking and loading analysis that reflects revised land use and loading requirements for this site;

Note to Applicant: Where required Engineering typically recommends provision of reallocation of some of residential vehicle spaces to visitor spaces at a rate of 5-10% per dwelling unit.

A.2.4 provision of additional details are required for the future knock out panel connections shown at the project north edge of the parking levels P1,P2 and P4. Add note to plans: "future knock out as shown may not work with the proposed adjacent development parking requirements as

they will be required to meet the parking bylaw requirements at the date of application. Approval of this DP with knock out panels will not grandfather any past parking requirements”;

Note to Applicant: The future knock out panels for shared access may have impact on provision for secure residential parking and for shared access agreements in place for Towers A, B and C. Include note and dimensions on plans.

A.2.5 design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement;

i. Relocate all Class A bicycle parking to the P1 parking level;

Note to Applicant: Provision of alcoves for bike room accesses proposed off vehicle parking ramps and maneuvering aisles;

ii. Provision of automatic door openers on the doors providing access to the bicycle storage rooms; and,

iii. Provision of required Class B bicycle parking to be installed at a visibly prominent location of the building that does not impact the pedestrian realm.

Note to Applicant: This is intended to provide a consistent width pedestrian zone along both the Tower A and Tower C frontages.

A.2.6 design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement, including:

i. Dimension all loading bays on drawings;

ii. Provision of additional design elevations at all break point in the corridors on Level 2, drawing A2.31 for the solid waste and loading operations. Note the slopes and length of slopes on the drawings;

iii. Provision of a double throat for the Class B loading spaces to facilitate maneuvering to/from the loading bays from both approaches in the lane;

iv. Provision of stair access at the raised rear dock for improved loading operations;

v. Relocate column from loading dock for improved loading operations;

vi. Increase width of overhead gate for improved truck maneuvering for the north Class B loading bay;

vii. Confirm overhead door width for the solid waste rooms can accommodate the size of the compactor; and,

viii. Label one of the Class B loading bays as residential.

A.2.7 design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:

- i. Provision of design elevations on both sides of the ramp and drive aisles at all breakpoints, all four corners of the loading bays and disability spaces, at all entrances and all sloped sections of the corridors for solid waste and loading operations;

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- ii. Resolve access conflicts between the main parkade ramp, both sides, and the street design for the Port Cochere. Refer to drawing A2.30 and the Site Plan;

Note to Applicant: This might have impact on port cochere design.

- iii. Provision of improved two way flow at the top of the main ramp and the Port Cochere;

Note to Applicant: Refer to WSP Loading Management Plan Report Updates, dated May, 2018, manoeuver diagram L-1 Garage Access.

- iv. Clarify if an enter phone or wireless FOB access is proposed for the main ramp;

- v. Ramp slopes must not exceed 12.5% after the first 20' from the (property line/back of sidewalk). 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4m in length;

- vi. Provision of additional section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions and to show the vertical clearances at all overhead gates;

- vii. Label areas of minimum vertical clearances on the parking levels;

- viii. Provision of a corner cut at the bottom of the main ramp for improved two way flow;

- ix. Provision of a parabolic mirror at the 90 degree corner and the bottom of the main ramp for improved sightlines;

- x. Provision of an additional turn swath that demonstrates two-way flow is provided at the 90 degree corner of the main ramp;

Note to Applicant: The center median may need to be pulled back to achieve this.

- xi. Provision of partial section drawings through stalls R38, R138, R239 and R340 to confirm that the parkade vent projections into stalls are compliant with the Parking and Loading Design Supplement;

- xii. Provision of 8'10" parking stall width for stall C15 adjacent to a column set back more than 4' from the end of the stall;

- xiii. Confirm designation of parking stalls R1, R2, R3, R20 and R21 on drawing A2.27 and drawing A2.04; and,

Note to Applicant: The spaces are labelled and colour coded as residential however a note is shown on the drawings labelled as Commercial.

A.2.8 delete the generic footings shown on pages A2.01 to A4.04 from encroaching onto city property.

Note to Applicant: The final footing design shall not encroach onto City property.

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

A.3.1 a qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during subsurface work;

A.3.2 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; and,

A.3.3 enter into a remediation agreement for the remediation of the site and any contaminants which have migrated offsite on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer 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 rezoning, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Building Review Branch, contained in the Staff Committee Report dated August 22, 2018. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the “prior-to” response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before (**6 months after September 17, 2018**), 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 Provision of all utility services to be underground from the closest existing suitable service point. 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, LPT 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.

In addition, 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.

Note to Applicant: Please ensure that in your consultation 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.

- B.2.2 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.
 - B.2.3 The owner or representative is advised to contact Engineering to acquire the project’s permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.
 - B.2.4 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.
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- B.2.5 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.2.6 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.2.7 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 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.2.8 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site;

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

- B.2.9 Ensure service equipment including window washing infrastructure, cell tower and antennae elements do not incur into the public view cone(s);

Note to Applicant: These elements should be enclosed and/or integrated into the architecture. Indicate on the Roof Plan and elevations the location of any and all mechanical spaces, rooftop.

- B.2.10 Shared amenity areas typically excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the building; and further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter permanently maintained for use by residents/users/tenants of this building complex;
- B.2.11 In the event that contamination of any environmental media is encountered, a Notice of Commencement of Independent Remediation must be submitted to the Ministry of Environment and a copy to the City of Vancouver.
- i. Upon completion of remediation, a Notification of Completion of Independent Remediation must be submitted to the Ministry of Environment and a copy to the City of Vancouver.
 - ii. Dewatering activities during remediation may require a Waste Discharge Permit.
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- iii. Submit a copy of the completion of remediation report with supporting data signed by an Approved Professional confirming the lands have been remediated to the applicable land use prior to occupancy permit issuance.

B.2.12 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.