
1290 Hornby Street (COMPLETE APPLICATION)
DP-2023-00327– CD-1

CS/SF/KL/SK/BC/JR

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

M. Au (Chair), Development Services
M. So, Development Services
J. Olinek, Urban Design & Development Planning
D. Lee, Engineering Services

Also Present:

C. Stanford, Development Planning
S. Farmand, Landscape Planning
B. Casidy, Development Services
K. Lambertson, Cultural Services
S. Kwak, Facilities Planning
J. Raj, Development Services

APPLICANT:

Buttjes Architecture Inc.
3707 First Avenue
Burnaby
Vancouver, BC V5C3V6

PROPERTY OWNER:

W F C Properties Inc.
1010 Burrard St
Vancouver, BC V6Z 2R9

EXECUTIVE SUMMARY

● **Proposal:**

To develop this site with a 34-storey mixed-use building, consisting of 217 strata-titled dwelling units, and a cultural amenity space, all over five levels of underground parking with access from the lane, subject to Enactment of the CD-1 and approval of Form of Development by City Council.

See Appendix A Standard Conditions
 Appendix B Standard Notes and Conditions of Development Permit
 Appendix C Applicant's Design Rationale and Relaxation Requests
 Appendix D Plans and Elevations
 Appendix E Landscape Plans
 Appendix F RZ Referral Report
 Appendix G Shape Your City Report

● **Issues:**

- 1) Tower separation
- 2) Shadowing of outdoor amenity
- 3) Public realm interface

● **Urban Design Panel:** Support with Recommendations (5/1)

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2023-00327 submitted, the plans and information forming a part thereof, thereby permitting the development of a 34-storey mixed-use building, consisting of 217 strata-titled dwelling units, and a cultural amenity space, all over five levels of underground parking with access from the lane, subject to 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 design development to demonstrate the minimum required tower separation of 24m (80 ft.) above 18m (60 ft.) height from any residential towers in existing and future built context fully satisfying the requirements of livability and privacy of adjacent buildings.

Note to Applicant: Minor encroachments into the separation distance, such as for balconies or building articulation, can be considered provided the impacts on views, privacy, light and open space are minimal. The applicant may provide a compliance rationale which demonstrates resolution of any encroachment from habitable space to habitable space indicating areas where no undue effect occurs. The applicant should demonstrate (by utilizing diagrams, 3D massing etc.) minimal impact to privacy, livability, and enclosure of the public street while maintaining direct sunlight on the street. See also rezoning condition 1.1.

- 1.2 design development to provide a more responsive contextual relationship shaping the built form to minimize the shadow impact on adjacent outdoor amenity spaces, and public open spaces during the equinoxes between the hours of 10 am to 4 pm.

Note to Applicant: Provide shadow diagrams that clearly distinguish the proposal from existing shadow in color and tone, illustrating minimization of impact and whether the building generates more than 2 hours of shadow between the hours of 10:00 a.m. and 4:00 p.m. at the equinox. It should not worsen the condition established by the originally submitted rezoning application prior to its addendum. The applicant can refer to the Downtown South Guidelines (excluding Granville Street) for further guidance on compliance with this condition. See also rezoning condition 1.2 & 1.3.

- 1.3 design development to provide enhancements to the quality and character of the public realm at the Hornby Street, Drake Street and lane intersections to create a well activated interface as follows:

- i. maximize transparency at street level mitigating alcoves and recesses and strengthening the visual connection with the street;
- ii. Provide appropriate public amenities along the commercial frontage to foster street activities and increase pedestrian interest and comfort;

Note to applicant: On-site pedestrian amenities that are considered a positive addition to the street public realm, include benches, planters, lightings, displays, custom pavement, and/or public art, Additional mechanisms can include street furniture, bollards, benches, pedestrian-scale lighting, bike racks, guard rails, decorative grilles, planters etc.

- iii. ensure the expression of all entrances provides additional articulation, hierarchy and wayfinding to strengthen neighborhood integration; and,

Note to Applicant: Entries at grade should be identified by use of lighting, materiality, color, texture, projecting canopies, entry recesses or wayfinding cues. Building entrances should be clearly recognizable and appropriately scaled to the street and the neighborhood context. They should be clearly expressed with distinct signage, canopies, landscaping elements, and/or other architectural features.

- iv. utilize further variations of color, elements, texture and patterns at grade to achieve a more visually vibrant public realm.

Note to Applicant: The Urban Design Panel comments, and recommendations as detailed in the minutes for September 27, 2023, should be read in conjunction with the above items.

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:**

Technical Review For: 889 Drake St (previously 1290 Hornby St)					CD-1					DP-2023-00327				
Permitted/Required					Proposed									
Site Area ¹	14,995.20 ft ²				14,995.20 ft ²									
Height ²	348.13 ft.				360.06 ft.									
FSR ³	Total 11.96				Total 11.96									
Floor Area ³	Residential				Residential				179,351.60 ft ²					
	Cultural Amenity (Minimum) 13,381.69 ft ²				Cultural Amenity (excluded) 14,516.80 ft ²									
	Total 179,342.64 ft ²				Total 179,351.60 ft ²									
Exclusions ³	Balconies	12%	21,522.19	ft ²	Balconies	9%	16,574.60	ft ²						
	Residential Amenity	10%	9,999.67	ft ²	Residential Amenity	1%	2,137.10	ft ²						
	Residential Storage	39.83 ft ² /unit	8,643.11	ft ²	Residential Storage		4,506.70	ft ²						
	Exterior Wall Thickness	2"	1,803.80	ft ²	Exterior Wall Thickness		1,803.80	ft ²						
Unit Breakdown ⁴	Studio				0%				0 units					
	1-bedroom				52%				112 units					
	2-bedroom				41%				89 units					
	3-bedroom				7%				16 units					
	Total								217 units					
Parking ⁵	Residential (no requirement)				Residential				54					
	Standard				Standard				34					
	Small Car				25%				14					
	Accessible				8				8					
	Visitor				3				Visitor (all standard) 7					
	Cultural Amenity				12				Cultural Amenity					
	Standard				4				Standard					
	Small Car				25%				1					
	Accessible				2				Accessible					
	Car Share (no requirement per by-law)				3				Car Share (not included in parking totals)					
	Total Standard				12				Total Standard 45					
	Permitted Small Car				25%				19					
Total Accessible				10				Total Accessible 9						
Overall Total				22				Overall Total 75						
Loading	Class A B C				Class A B C									
	Cultural Amenity				0 0 0				Cultural Amenity 0 0 0					
	Residential				0 1 0				Residential 0 1 0					
	Total				0 1 0				Total 0 1 0					
Bicycle Parking ⁶	Use Class A Class B				Use Class A Class B									
	Cultural Amenity				3 0				Cultural Amenity 4 18					
	Residential				441 12				Residential 444 12					
	Total				443 12				Total 448 30					
Passenger Loading	Class A B C				Class A B C									
	Cultural Amenity				0 0 0				Cultural Amenity 0 0 0					
	Residential				2 0 0				Residential 3 0 0					
	Total				2 0 0				Total 3 0 0					

1 Note on Site Area: The site area is being taken from the provided Survey.

2 Note on Height: The top of the building has been raised by 10.42 ft. from the time of rezoning. See standard condition A.1.14.

3 Notes on FSR and Floor Area:

- a. Floor area overlays require clarification. The overlay for L1a is a duplication of the L1 overlay though the correct area seems to be in the data table. See Standard Condition A.1.16.i.
- b. The Cultural Amenity space is being excluded from FSR and is being classified Artist Studio and Museum for use. See Standard condition A.1.16.i.

- c. Level 2 should be fully excluded as Cultural Amenity. See Standard Condition A.1.16.ii.
- d. Bulk storage rooms above base surface needs to have individual storage units shown and may be fully excluded from FSR. See Standard Condition A.1.16.iii.
- e. Roof terraces are not to be included in the total area excluded for Balconies. These are excluded under a separate clause. See Standard Condition A.1.16.iv.

4 Note on Unit Breakdown: The minimum number of 3-bedroom units is not being met. See Standard Condition A.1.15.

5 Note on Parking: Accessible and total parking for the Cultural Amenity Space has been reduced from 2 to 1 and 12 to 5 respectively per Rezoning Condition 1.80(a).

6 Note on Bicycle Parking: There is no requirement for the Cultural Amenity Space but 7 Class A and 12 Class B are required per Rezoning Condition 1.80(d). See Cultural Amenity Space (CAS) Condition A.1.22. iv.

● **Legal Description**

Lot: 15 & 16
Block: 101
District Lot: 541
Plan: 210

● **History of Application:**

18 04 23 Complete DE submitted
27 09 23 Urban Design Panel
22 11 23 Development Permit Staff Committee
11 12 23 Development Permit Board

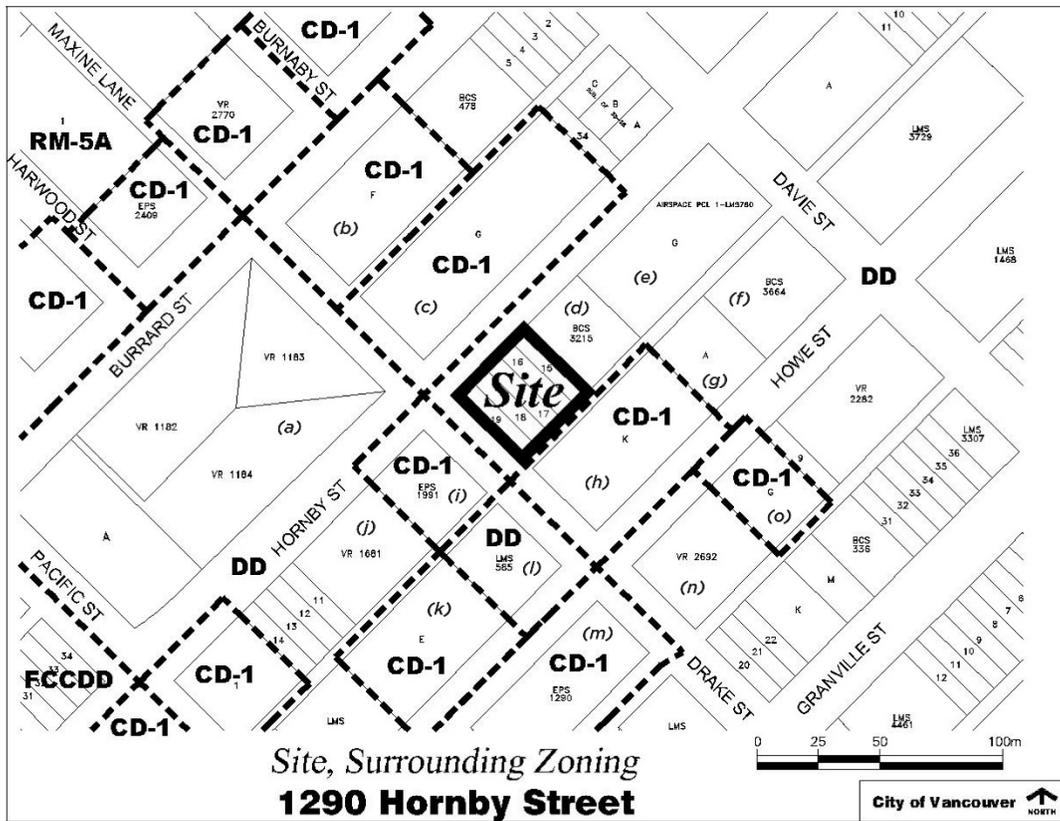
● **Site:** This site is located on the north-east corner of Hornby Street and Drake Street. The site comprises five linked legal parcels, with a total site area of 1,393 sq. m (14,955 sq. ft.). It has a frontage of 38.1 m (125 ft.) on Hornby Street and 37 m (120 ft.) on Drake Street. It is currently occupied by a 3-storey office building built in 1980. The site is zoned Downtown District (DD) and is within Area “N” of the *Downtown Official Development Plan* (DODP).

The subject site on the northeast corner of Hornby and Drake Streets is relatively small and surrounded by taller and larger projects. The surrounding blocks contain a mix of residential, hotel and office buildings ranging in height from nine to 54 storeys. Across Hornby Street is “Burrard Place,” with building heights of 13, 36, and 54 storeys. Across the lane is the 41-storey “Tate” building with residential, commercial, and City-owned artist studios. Directly north is the 15-storey residential “Pure” building, Marriott Residence, and Landis Hotel. To the south across Drake Street is the 31-storey “Salt” residential tower.

● **Context:** Significant adjacent developments include:

Letter	Address	Notes
(a)	1330 Burrard Street -	“Anchor Point Complex” – three 8 to 9-storey residential buildings
(b)	1280 Burrard Street -	“Burrard Place” Tower B – 13-storey office tower under construction
(c)	1229 Hornby Street -	“Burrard Place” Tower A and C – 54 and 36-storey residential towers under construction
(d)	1252 Hornby Street -	“Pure” – 15-storey residential tower
(e)	1200-1234 Hornby Street -	Landis Hotel and Residence Inn by Marriott – 17 and 21-storey hotel towers
(f)	1205 Howe Street -	“Alto” – 14-storey residential tower
(g)	1249 Howe Street -	McLaren Housing Society – 12-storey supportive housing tower
(h)	1283 Howe Street -	“Tate on Howe” – 41-storey residential tower under construction
(i)	1308 Hornby Street -	“Salt Condominium Complex” – 31-storey residential tower
(j)	1330 Hornby Street -	“Hornby Court” – 11-storey residential tower
(k)	1335 Howe Street -	40-storey residential tower under construction
(l)	1311 Howe Street -	“Viva Tower” – 17-storey residential tower
(m)	1351 Continental Street -	“The Maddox” – 32-storey residential tower
(n)	789 Drake Street -	“Century Tower” – 19-storey residential tower
(o)	1260 Howe Street -	“Goodson Korsch Residence” – 9-storey seniors residential building

Figure 1: Context Map



- **Background:**

Pursuant to the CD-1 District Schedule of the Zoning and Development By-law, a development permit application was submitted on April 18, 2023, to develop a new 34-storey mixed-use building, with a floor area of 18,798 sq. m (202,343 sq. ft.) consisting of 217 strata-titled units, and 1,349 sq. m (14,517 sq. ft.) of cultural amenity space. The building proposes a height of 109.28 m (358.53 ft.) and total FSR of 11.96 all over five levels of underground parking accessed from the lane. Under the site's existing CD-1 zoning, the application is considered "conditional", so it requires the decision of the Development Permit Board. A cultural amenity space has been included in the design and is located on the first two floors of the buildings podium. It is proposed as the only other occupancy in the building beyond market housing. This component of the project will be designed and executed as a turnkey space, customized to requirements yet to be defined by the City's Cultural Services Department, and turned over to City of Vancouver ownership as an airspace parcel upon project completion.

The original rezoning application for this site was submitted in December of 2018 proposing a 35-storey mixed-use building with 156 strata-titled units, 973.5 sq. m (10,475 sq. ft.) of cultural amenity space, a height of 106.62 m (350 ft.) and FSR of 10.28 with change of zoning from DD to CD-1. Given the site's proximity to the 53-storey 'Burrard Place' (Tower A) and the 41-storey 'Tate' building, consideration of the height was required to ensure the continued livability of this area. Shaping of the tower form was also required to facilitate sunlight on streets, ameliorate shadowing impact on the amenity space at the 'Burrard Place' podium, and to create visual privacy to those living in nearby towers. The maximum height also helped establish the prominence of 'Burrard Place' as a higher building site. As a result, the towers height, floorplate and profile were established early in the rezoning process to mitigate shadowing impact on adjoining residential outdoor amenity spaces while preserving views, privacy, and sunlight.

In March 2022, an addendum was submitted with an increase in density from 10.28 FSR to 11.96 FSR. The addendum increased the floor area to 18,439.7 sq. m (198,490 sq. ft.) with 211 strata-titled units and 1,243.2 sq.m (13,382 sq. ft.) of cultural amenity space, delivered turnkey to the City. The building was lowered to 106.11 m (348.13 ft.) with an increased FSR of 11.96. The typical tower floor plate was increased to 503sq.m (5418 sq. ft) from the rezoning submission of 450sq.m (4850 sq. ft) on a site with dimensions of 36m (120') x 38m (125'). The proposed changes were diagrammatic in nature at that point with a more detailed submission to follow in the later development permit stage. The 2022 addendum simplified the original form with less articulation, and shaping. As such, rezoning conditions were approved by Council, requiring the applicant to uphold the intent of the original submission throughout the development permit process when the addendum was more developed.

Form of Development

The overall massing of the building consists of a five-storey podium with a 30-storey residential tower above, which steps inwards at the crown. The tower has a saw-tooth or stepped profile in its facade with balconies ringing the primary elevations. The prominent North-east elevation is unclad and has the vertical circulation core facing onto a large terrace below. The articulation of the building in the podium transitions from a saw-tooth profile to a horizontal expression for the lower levels which feature the cultural amenity centre. It steps inwards at grade. The buildings residential entrance lobby is located off the corner of Drake St and the Lane. Access to the cultural amenity space is provided off Hornby St with a secondary entrance off the lane. The cultural amenity space occupies two stories at Level 1 and Level 2.

Residential use is proposed from levels 3 through 34. At level 03 there is a small gym for the residents. There is an additional amenity room for the tower residents co-located with an outdoor deck and children's play area at level 6. Strata-residential is the primary proposed use in the tower. Layouts are constrained by the configuration of the site with some HAD issues to the south to be resolved at the prior to stage of the project. The elevator core is located along the eastern façade facing onto the private outdoor space with a mostly windowless facade. The tower steps back at the upper levels in a terraced configuration with the elevator core projecting above. Material finishes to the building include glass/ spandrel glass, architectural concrete, metal panel, and basalt stone to the podium entrances.

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

The governing form of development policy context and guidance for the site includes the CD-1, the Downtown Official Development Plan, the Downtown South Guidelines (excluding Granville Street) and the View Protection Guidelines.

The below paragraphs will provide summaries of pertinent sections of each of these documents. We will then indicate in the 'Response to Applicable By-laws and Guidelines' how the proposal has responded to these requirements and the conditions applied to bring the design into compliance.

- CD-1
- Downtown Official Development Plan
- Downtown South Guidelines (excluding Granville Street)
- View Protection Guidelines

CD-1

Density & Height

The CD-1 permits a maximum density of 11.96 FSR with a maximum height of 106.11m (348.13 ft.).

Tower Separation & Shadowing

The process of enactment of the CD-1 requires compliance with conditions applied at the rezoning stage. Relevant conditions include items on tower separation, livability, and shadowing issues as listed below:

- 1.1 *Design development to ensure a minimum 24 m (80 ft.) tower separation from any adjacent residential buildings and a minimum 18 m (60 ft.) tower separation from any adjacent office buildings in any existing and future built context above 18 m (60 ft.) height.*
- 1.2 *Design development to provide a more responsive contextual relationship shaping the built form to ensure no shadowing of any outdoor amenity space, parks, or public open space during the summer solstice and the equinoxes between the hours of 10 am to 4 pm.*
- 1.3 *Design development to ensure the articulation and setbacks create a sensitive transition to the surrounding neighborhood for an improved contextual fit achieving a harmonious relationship in line with best practice principles of urban design.*
- 1.4 *Design development to shape the building massing appropriately to ensure mitigation of any negative impacts on sunlight access, livability, acoustic, or other adverse microclimatic conditions.*

Views

Relevant conditions to view requirements applied at rezoning stage which require compliance as part of the enactment process of this CD-1 include:

- 1.5 *Design development to the massing sculpting the building to ensure view relief to the adjoining residential towers, consideration of street views, and no encroachment onto protected public views.*

Downtown Official Development Plan

The site was originally zoned Downtown District (DD) and located in Area “N” of the DODP. Area N is located within the “Hornby Slopes” area of Downtown South, envisioned as primarily residential with limited commercial uses. The proposed residential and cultural and institutional uses are consistent with the intent of the Policy for this area in Downtown, which anticipates primarily residential with compatible ground-floor uses to activate the pedestrian experience.

Density

Under the Downtown Official Development Plan (DODP) for the Hornby Slopes neighborhood in Area “N”, the current permitted density is up to 5.0 FSR, of which office uses are to not exceed 1.0 FSR. An additional 10% floor area can also be considered for transfer of heritage density from another site, arriving at a total potential density achievable under the Downtown Official Development Plan (DODP) of 5.5 FSR.

Height

Sites within Area 7 of the Downtown Official Development Plan (DODP), allow for a basic maximum height of 91.4 m (300 ft) while the 3.1 Queen Elizabeth view cone which crosses the subject site in this location has a maximum height restriction of 375'. The maximum discretionary height in Downtown South typically provides considerable latitude in tower massing to accommodate permitted floor area within smaller or larger floor plates, as desired by the developer, while responding to specific site conditions, the need to minimize tower bulk and evaluated against shadowing and impact on views.

Shadowing

There are two key aspects to consider when addressing additional height in this area which are the building's contribution to the Vancouver skyline and its potential shadowing impacts generated by the additional height. The Downtown South Guidelines (excluding Granville Street) expand on this providing more specific direction.

Tower Floor Plate

The Downtown Official Development Plan (DODP) Hornby Slopes-Area “N” does not have a minimum site size for a tower and this proposal has a relatively small floor plate varying from approximately 503 sq. m (5,418sq. ft) to 303 sq. m (3,263 sq. ft) in the tower section. The guidelines for the DODP outline some maximum floor plate sizes which this proposal operates within.

Downtown South Guidelines (excluding Granville Street)

These guidelines provide urban design direction for new developments in three Downtown South areas: Hornby Slopes, Burrard-Granville, and New Yaletown. The subject site is located in Hornby Slopes area. The guidelines are intended to create a distinctive urban character through building design, views, height, and massing. New development is to improve the public realm and architectural expression to achieve high standards of livability.

Shadowing

These guidelines set out criteria to be met regarding shadowing performance on public spaces and neighbouring on semi-private open spaces between the hours of 10:00 a.m. and 4:00 p.m. at the equinox. Shadow Criteria Specific to Granville and Davie Streets state:

(a) The low and mid-rise portions of new developments along the south side of Davie Street should not cast shadows beyond the curb line of the north side of Davie Street. Tower portions of new developments on Davie and Seymour Streets should be massed (siting, height, width) so as to minimize the shadow impact on the north Davie Street and west Granville Street sidewalks, particularly during the noon to 2:00 p.m. period.

2.6.3 Tower shadow criteria

(a) Towers of new developments should generate no more than 2 hours of shadow on semi-private open spaces on neighboring developments between the hours of 10:00 a.m and 4:00 p.m. at the equinox.

Tower Separation & Setbacks

Setbacks include a standard setback of 12m (40ft.) to the tower applied at rezoning stage off the property line (adjoining the 'Pure' tower), and a 9m (30 ft.) setback to the tower at the rear of the site (opposite the "Tate"). At grade there is a minimum 1.8m (6 ft.) setback off Drake Street, and a minimum 1.8m (6 ft.) setback off Hornby Street required by the guidelines. Given that Area "N" of the ODP does not have a minimum site size for a tower, the separation between existing and future towers on adjacent sites is paramount to address livability concerns. As such the guidelines recommend above the maximum podium threshold of 21.33m/ 70' a minimum separation of 24 m (80 ft.) from building face to building face to all surrounding towers.

Podium

The Downtown South Goals and Policies & Downtown Guidelines recommend that the podium street enclosure should match existing building pattern and the proposal is consistent with that intention with a five-storey podium broadly continuing the prevalent street-wall datum-line. The Downtown South Guidelines anticipate a podium height of at least 30 ft. up to 70 ft.

View Protection Guidelines

View cone 3.1, the Queen Elizabeth view cone, crosses the site and limits the building height to 114.3 m (375 ft.). The 2022 proposed building height of 106.11 m (348.13 ft.) is almost 0.6 m (2 ft.) lower than the original rezoning application.

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

CD-1 - Response

Density & Height

The proposed use and density conforms to the CD-1 District Schedule however further design development is required to improve compliance with the height limit. See Standard Condition A.1.14.

Tower Separation & Shadowing

The proposed setbacks mostly conform to requirements however there is shortfall at certain points for 80' tower separation. These include approximately 2' to the building 'Salt' (located at project west) and approximately 3' to the 'Burrard Place, Building A' (located at project north) at certain pinch points for a limited distance. It should be noted this encroachment is narrow in scope, and may be corrected through slight adjustment of the building form. Staff have applied a condition requesting further design development to address these shortfalls. See Recommended Conditions 1.1 & 1.2.

Views

The applicant will be requested to provide additional information with a more detailed design rationale which demonstrates view relief to the adjoining residential towers, consideration of street views and the changes made for satisfaction of the rezoning conditions required for enactment on this item. See Standard Condition A.1.3.

Downtown Official Development Plan - Response

Density & Height

The proposed density and height are beyond the limits set by the Downtown Official Development Plan but within the limits set by the CD-1 District Schedule which supersedes the previous DD zoning. See the above CD-1 response for further information regarding height compliance.

Shadowing & Tower Plate

The small floor plate allowed by the relatively small site and the crowded context of adjacent towers provide challenges for the applicant. The upper portions of the towers incorporate some elements of tapered massing which increases sky exposure and facilitates responsiveness to nearby views however further design development is required to improve shadowing performance including provision of additional information. See Recommended Conditions 1.2.

Downtown South Guidelines (excluding Granville Street) - Response

Shadowing

Staff have assessed the shadow impact of the proposal and concluded that the proposed massing of the building doesn't impact public space substantially however it does impact private outdoor amenity space in the 'Burrard Place' tower. The applicant will need to provide additional information to demonstrate that shadowing performance on the neighboring semi-private open space in 'Burrard Place' can be met satisfactorily. This should include diagrams that illustrate the building generates no more than 2 hours of shadow between the hours of 10:00 a.m. and 4:00 p.m. at the equinox as per the guidelines. See Recommended Condition 1.2.

Tower Separation & Setbacks

Setbacks at grade are satisfactory but as described previously, further design development is required to improve technical compliance with tower separation. Staff have assessed the tower separation shortfall where they occur and noted their localized nature and relative low impact. Staff have discussed these issues with the applicant and believe they can resolve them via the condition applied. See Recommended Conditions 1.1.

Podium

The applicant has increased the podium height 3' above the typical 60' podium threshold but is reasonably within the range established by the guidelines. The 63' will ensure the podium enclosure matches the existing building pattern continuing the prevalent street-wall datum-line in accordance with the intent of the guidelines.

View Protection Guidelines - Response

The proposed building height based on the applicant's calculations is almost 9.14 m (30 ft.) below the Queen Elizabeth view cone and does not encroach on these height limits.

● **Conclusion:**

The application as submitted is broadly consistent with the policy framework direction with some items including tower separation, shadowing performance and elements of the public realm interface needing improvement. In addition the Urban Design Panel also identified issues with the quality of the public realm interface, the articulation of the façade, the quality of sustainability detailing and the functionality and performance of the outdoor amenity spaces. Conditions have been applied to address these items. Staff have concluded that the proposed building and the provision of a cultural amenity space has the potential to contribute positively to the character of this neighborhood subject to the improvements contained in the conditions of the report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on September 27, 2023, and provided the following comments:

EVALUATION: Support with Recommendations (5/1)

Planner's Introduction:

Carl Stanford, Development Planner, introduced the project with a brief description of the existing site context in relation to the proposal, followed by the expectations of the built form guidelines for this project. Carl then gave a brief description of the proposed project before concluding with Staff questions for the Panel. Carl concluded the presentation with a description of the site and a summary of the development permit proposal.

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

1. Has the applicant satisfied the UDP recommendations at rezoning stage as indicated below?
 - a) Simplification and further refinement of the base, middle and top of the building; and,
 - b) Consideration of the choice of the material palette to ensure the highest quality.
2. Does the proposal achieve a satisfactory architectural expression providing a harmonious contextual fit to the neighboring buildings?
3. Does the proposal achieve a successful public realm on all sides of the building providing a lively, well activated, and pedestrian friendly realm?

Applicant's Introductory Comments:

The applicant, Dirk Buttjes, Architect noted the design objectives for the site. Amber Paul, Landscape Architect then presented the landscape strategy.

The planning and applicant teams then took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **PEEROJ THAKRE** and seconded by **STEFAN AEPLI** and was the decision of the Urban Design Panel:

THAT the Panel Recommends Support with the following recommendations summarized below:

1. Design development of the cultural amenity space facade relative to the stepping of the tower and the streetscape.
2. Design development to provide enhancements to the quality and character of the public realm at the Hornby & Drake Streets intersection as well as the lane interface.
3. Design development to the detailing of the building to reduce thermal bridging and address sustainability issues.
4. Design development to improve the quality, character, and functionality of the level 6 outdoor amenity space.

Panel Commentary:

- There was General support on the simplification of the façade's expression from rezoning stage to development permit stage.
- A Panelist noted the reduced clarity of form from the rezoning stage.
- Some Panelists noted the podium and tower blend together without reinforcing or supporting the expression of the other. There are uncomfortable proportions, cluttered expression, and a lack of a rigorous parti.
- A Panelist noted that if the tower and expression do blend together than it would be better for it to integrate the cultural amenity space into this language.
- Some Panelists noted concern with the extent of blank walls in the proposal.
- A Panelist noted the need for more animation to the front of building with public art.
- Some Panelists noted concern with the balconies thermal bridging issues would undermine triple glazing. It's more than half the envelope. They further noted concern with the exposure of the elevator cores elevation from a thermal bridge standpoint. It should be clad to improve energy efficiency not just have exposed concrete.
- Some Panelists noted concerns on play area and outdoor amenity being deficient. The ramp takes over usable space and should be part of the play experience. The elements don't seem to work together.
- Some Panelists noted concerns on the public realm and paving material treatment being too simple and needing work. The double row of trees are too close to the overhang. Individual trees in small planters are questionable in terms of longevity.
- A Panelist noted saw tooth corner expression in the tower rather than the trapezoid is a positive move.
- Some Panelists noted the juxtaposition of the sawtooth tower expression with the podium expression isn't working. The horizontal elements at grade don't work well. The expression of the cultural amenity space doesn't modulate well with the sawtooth expression above. It is better on the lane side and should wrap that language around.
- A Panelist noted concern with how the sawtooth expression tapers back up to the top of the tower. The terracing combined with the sawtooth expression decreases the strength of that move. It's the same with how the horizontal expression at the base doesn't have enough of a contrast.
- A Panelist suggest revising the junction on the Hornby façade, noting it is a 'brutal wall' and looks 'painful'. They need to revisit the junction with a bit of further modulation. It can be resolved by pushing it in more, having careful detailing and further design work.
- A Panelist noted the public realm is not well resolved, the architectural expression of ground and second floor of the cultural amenity space is just a long stripe of curtain wall and does not coordinate well with the modular tower above.
- A Panelist noted the need for more planting and greenery instead of concrete and hard surface. They encouraged more landscape along Drake St in particular.
- A Panelist noted having the double row of trees on Drake St will be challenging as it is a couple feet away from the overhang.

- A Panelist noted the need for improved accessibility and encouraged parking stalls that are inclusive and accessible for all users.
- A Panelist encouraged combining individual trees and having planters with a large soil volume, to ensure maintenance and longevity could work better.
- Some Panelists encouraged more custom nature-based play areas.
- The Panel in general was unsatisfied with the livability of the dwelling units, the small bedrooms and especially the size of the three-bedroom dwelling units.

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

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

DEVELOPMENT REVIEW BRANCH

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

LANDSCAPE

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

CULTURAL AMENITY SPACE

The recommendations of Arts, Culture, and Community Services Real Estate, Environment and Facilities Management Services regarding the Cultural Amenity Space are contained in the prior-to conditions noted in Appendix A attached to this report.

PUBLIC ART SERVICES

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

ENGINEERING SERVICES

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A.2 attached to this report.

ENVIRONMENTAL PROTECTION BRANCH

The recommendations of Environmental Protection Branch are contained in the prior-to conditions noted in Appendix A.3 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, fire fighting access and energy utilization requirements.

NOTIFICATION

The development permit information sign was installed on September 20, 2023, on the existing building, at the corner of Drake St.

On September 21, 2023, 3936 notification postcards were mailed to the neighboring property owners advising them of the application and additional information was also posted on the City's development applications website.

<https://www.shapeyourcity.ca/1290-hornby-st>

The Arts, Culture, and Community Services staff shared the development permit information with a 'list-serve', to which, anybody from the Public can sign up to. This list-serve currently has 3500 emails registered and notifications are sent out by the City's Arts, Culture & Tourism office on cultural news and items of importance for the arts and culture community.

The DP was submitted within a year of the Public Hearing, which did not receive significant response from the Public.

Summary of Public Comments

Throughout the notification period, the City received 16 emails in total. 13 of these were received through the shape your city platform and remaining three were received directly as enquiries. (Refer to Appendix G)

Of the 13 responses received on SYC platform,

eight responses (62%) were supportive of the proposal, positively commenting that the neighborhood is well suited for the increased density and proposed cultural amenity space will benefit local artists.

Four responses (30%) were mixed opinion. Comments were related to the design of artists spaces, to fit needs of all types of artists, and provision of affordable units for both artists and residents.

One response (8%) was in opposition. Their concerns were about the scale of the building, the increased density surging vehicular traffic and relocation of urgent care centre currently on this site.

Staff Response to Public Comments

"I think that's a reasonably sized building. I do not understand the reasoning behind having 45 story buildings several of them all on Thurlow Street Barclay Street and Nelson and then half of 34 story tower on Drake Street. Somethings wrong with this picture."

Staff Response: The proposal's height will conform with the land use zoning. The CD-1 zoning permits a maximum height of 106.11m (348.13 ft.). The site was originally zoned Downtown District (DD) prior to its rezoning and is located in Area "N" of the Downtown Official Development Plan. Area N is located within the "Hornby Slopes" area of Downtown South and envisioned as primarily residential with limited commercial uses. As such the application conforms with these requirements providing critical housing addressing the current demand for additional dwelling units. The downtown area is expected to have a greater number of high-rise buildings as a metro core. Standard condition A.1.14 asks for compliance with building height of the Draft CD-1 bylaw.

"I am hugely concerned about this proposal, density issue being one, as the neighbourhood is drowning from the skyrises....."

Staff Response: The applications density conforms with the land use zoning. The CD-1 zoning permits a maximum density of 11.96 FSR. The application conforms with these requirements. In addition, the current housing crisis requires the City to exercise fair and reasonable diligence in processing compliant applications.

"I think it is an excellent idea to have studio space as a cultural amenity. Unfortunately, I have seen these spaces designed so that they are more like "office " spaces for folks who could just as easily be in a regular office. As a visual artist I would like to see this amenity targeted to visual artists and their needs for example natural light, sinks etc."

Staff Response: Artist studios can be used for a range of disciplines. Uses are determined by need as well as geographic suitability and considerations for other permitted uses within a building, including residential. Zoning regulates the types of uses and distinguishes between Class A Artist Studios which support lower impact production, and Class B Artist Studios for heavier impact and more industrial production. The City of Vancouver currently owns a variety of cultural amenity spaces including some facilities dedicated to Class A Artist Studios and others to Class B Artist Studios. With functional programming currently underway, these Artist Studios will be designed to accommodate visual arts production inclusive of Class A and some Class B practices. Artists will be engaged in this process to ensure that the visual artists functional needs for production, including, but not limited to, HVAC requirements, lighting, sink fixtures, etc. are incorporated into the Detailed Functional Program. As per the rezoning condition 1.79, the design and finish of the amenity space will need to meet the Detailed Functional Program requirements. During a future tenanting process, the City will seek to select a non-profit operator to provide affordable space. The operator will oversee facility management, programming and day-to-day operations as well as be responsible for associated facility costs, including regular maintenance and minor repairs.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

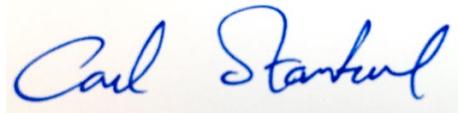
The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law and Official Development Plan it requires decisions by both the Development Permit Board and the Director of Planning.

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

The Staff Committee supports the application with the conditions contained in this report.



M. Au
Development Permit Staff Committee



C. Stanford
Development Planner



B. Casidy
Project Coordinator

Project Facilitator: Janu Raj

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 pending CD-1 By-law can and does become enacted by City Council.

A.1.2 The proposed form of development can and does become approved by City Council.

Standard Urban Design Conditions

A.1.3 design development to address the form of the development of the tower as follows:

- i. reduce the extent of blank walls in the proposal particularly on the northeast facade;
- ii. improve the frontage and adjust the podiums modulation to better harmonize with the articulation of the tower above;
- iii. provide durable good quality cladding throughout as appropriate to a building of this prominence and scale,
- iv. shape the building further to provide view relief to the adjoining residential towers, with consideration of street views, all while maintaining no encroachment onto protected public views.
- v. provide diagrams that demonstrate mitigation of negative impacts on whether, acoustic, wind tunnels, or other adverse microclimatic conditions; and,
- vi. improve the building facades key points of transition, using shadows and planes to provide further depth and interest to the façade.

Note to Applicant: The Urban Design Panel comments, and recommendations as detailed in the minutes for September 27, 2023, should be read in conjunction with all the items above.

A.1.4 design development to improve the outdoor amenity space as follows:

- i. provision of details illustrating flexible features, natural play elements and exploratory structures required for the portion of the outdoor amenity supporting children's play;
- ii. adjust the design or relocate the ramp to ensure usable space in the play area;
- iii. indicate a shared family-oriented outdoor gathering/play space for site residents separate to the provision of outdoor amenity;
- iv. improve the quality, character and functionality of the level 6 outdoor amenity space;
- v. explore more nature-based play areas; and,
- vi. maximize amenity access and usability of rooftops for outdoor enjoyment, urban agriculture, and extensive green roofs, etc.;

Note to Applicant: Refer also to Landscape conditions A.1.20 below.

Note to Applicant: The Urban Design Panel comments, and recommendations as detailed in the minutes for September 27, 2023, should be read in conjunction with all the items above.

- A.1.5 ensure all family dwellings and dwelling units are designed in accordance with the requirements of the 'High Density Housing for Families with Children Guidelines', best practice standards, and the applicable policy framework;

Note to Applicant: This should include diagrams / rationales that further illustrates generous living spaces, avoiding non-optimal sizing incompatible with furniture placement and appropriate enjoyment of space especially on larger dwelling units;

- A.1.6 confirm the amount, location and provision of all outdoor space co-located with the residential amenity space and ensure compliance with all stipulations of the 'High-Density Housing for Families with Children Guidelines' for outdoor space;

- A.1.7 ensure compliance with the Horizontal Angle of Daylight requirements for all dwelling units as referred to in the 'Access to Daylight, Views, and Ventilation in Dwelling Units Bulletin' with no inboard habitable rooms;

Note to Applicant: Satisfactory access to daylight for all dwelling units should be provided to ensure a livable qualitative environment throughout the proposal.

- A.1.8 provision of an improved universally accessible public realm mitigating potential trip hazards steps, and stairs and encouraging flush grades, to all common open space areas throughout the site, and at grade;

- A.1.9 incorporate continuous weather protection at grade that is integrated with the building design, demountable and effectively provides pedestrian comfort while exploring additional opportunities and mechanisms to more effectively utilize the plaza as a gathering and public space in inclement weather;

- A.1.10 ensure all setbacks, step-backs, separation distances, shadowing requirements or other form of development considerations as per the subject sites governing CD-1 and wider policy framework exigencies are reflected in the articulation of the proposal and clearly indicated in the drawings.

- A.1.11 confirm integration of all rooftop mechanical equipment, including elevator override service volumes, photovoltaic panels, window-washing infrastructure, cell tower, antennae elements or any other service equipment within the proposed mechanical enclosure and to ensure service equipment does not protrude into the public view cone beyond the allowable height.

Note to Applicant: The roof should remain uncluttered, as proposed, with all equipment being housed in the appurtenances. Where possible, enclosures should be of non-opaque materials and contribute to the overall architecture of the building.

- A.1.12 provide large scale architectural details sufficient to fully reflect the articulation of the proposal and clarify the high quality of detailing implied as necessary to execute the proposed design aesthetic including but not limited to the following items:

- i. feature elements;
- ii. main entrances;
- iii. balcony and guardrails;
- iv. gutter and weather protection details at building edges; and,

- v. items pertinent to the discharge of conditions.

Standard Crime Prevention from Environmental Protection Conditions

A.1.13 design development to incorporate the principles of crime prevention through environmental design (CPTED) including:

- i. maximize opportunities for natural surveillance;
- ii. provide unobstructed and transparent sightlines to exits and destinations;
- iii. ensure lobbies and main entrances are visible from the street;
- iv. provision of a conceptual lighting strategy;
- v. Increase defensibility and reduce opportunities for loitering; and,
- vi. demonstrate personal safety and security as integral to the design of parking facilities;

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.

Standard Development Review Branch conditions

A.1.14 compliance with Section 6 – Building Height of the Draft CD-1 By-law by reducing the height by a minimum of 10.42 ft.

Note to Applicant: The top of the building has been raised by 10.42 ft. from the time of rezoning.

A.1.15 compliance with Section 4 – Conditions of Use of the Draft CD-1 By-law by providing 1 additional three-bedroom unit.

A.1.16 confirmed compliance with Section 5 – Floor Area and Density of the Draft CD-1 By-law as follows:

- i. provide the correct overlay for L1a;

Note to Applicant: The current L1a overlay is a duplicate of the L1 overlay, though the correct areas seem to be included in the data table.

- ii. fully exclude Level 2 from floor area as Cultural Amenity;

Note to Applicant: The exterior wall area for the excluded area does not need to be included.

- iii. provide above grade bulk storage room layouts, confirm unit sizes, and fully exclude the room from floor area;

- iv. correct Balcony exclusion areas in the overlays and data table by separating out the “roof terraces”;

Note to Applicant: These areas are excluded separately and are not limited in area.

A.1.17 confirmed compliance with Section 6 – Off-street Bicycle Space Regulations of the Parking By-law by providing stall numbering and a section through the bike cylinders to demonstrate the number of levels and spaces.

A.1.18 provision of revised drawings package, which includes the following:

- i. provision of a written operational letter detailing the expected use of the Cultural Amenity Space;
- ii. removed references to all future or “potential” spaces within the Cultural Amenity Space, including dashed walls;
- iii. the following notations on plans:
 - a. “All building dimensions, setbacks and yards are to the outside of cladding”;
 - b. “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”;
 - c. “The acoustical measures will be incorporated into the final design and construction, based on the consultant’s recommendations”;
 - d. “Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building”;
 - e. “The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law”; and
 - f. “The design of 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”.

Standard Landscape Conditions

A.1.19 design development to the ground level landscape design to maximize contiguous planting areas and soil depth to optimize the health of proposed landscaping and trees;

Note to Applicant: This may be achieved through combining individual planters and/or lowering or angling the parkade slab below the planters to provide increased soil volume.

A.1.20 design development to the level 6 outdoor amenity area to:

- i. better incorporate the ramp into the amenity area’s design or reduce the ramp’s extent;

Note to Applicant: This may be achieved by incorporating it into the play experience or reducing the height difference required between the play area and the surrounding pavers.

- ii. add supporting elements for the proposed urban agriculture programming;

Note to Applicant: This may be achieved by ensuring the provided potting bench can accommodate tool storage. Note that compost bins are typically included as part of urban agriculture programming, as well. Include details or cut sheets of these proposed elements to confirm design intent.

- iii. incorporate a greater amount of planting at the perimeter of the children’s play area;

Note to Applicant: This may be achieved by adding additional trees to increase shade, which will help create an area that adults and children are more likely to spend time.

Standard Cultural Amenity Space (CAS) Conditions – ACCS and REFM

A.1.21 design development to adhere to Rezoning Conditions with the following additions:

- i. Maximize clear span space and reduce number of columns, where possible, located around perimeter, to minimize floor space interruptions;
- ii. provide a Janitor Room at L1;
- iii. provide one bike locker for a Class A bicycle space and EV charging access for remaining Class A bicycle spaces; and
- iv. replace six Class B bicycle parking spaces in the CAS Bicycle room at P2 with six Class A bicycle parking spaces.

Note to Applicant: Door to the CAS Elevator Lobby at P2 is to be access-controlled. Temporarily visiting cyclists are to use the Class B bicycle parking spaces near the CAS primary entrance on Hornby st.

A.1.22 provision of revised drawings package, which includes the following:

- i. clarification of dedicated spaces for the Cultural Amenity Space vs shared spaces with the Residential.
- ii. FSR overlay plans (L1, L1a and L2) with the floor plans underlaid for the clear demonstration of the areas computed for the CAS;
- iii. dimension of clear ceiling heights for the CAS in building sections;
- iv. layout and dimension of twelve (12) outdoor CAS Class B bicycle parking spaces along Hornby St; and
- iv. annotation for the shared Class A Passenger Space at L1.

A.1.23 provision of Owner's Project Requirements, Commissioning Plan, and separately written preliminary mechanical and electrical concepts with outline specifications for review and acceptance prior to Development Permit issuance to the satisfaction of Real Estate, Environment, and Facilities Management (REFM).

A.1.24 provision of a letter confirming an Independent Commissioning Provider prior to Development Permit issuance.

Note to Applicant: Independent Commissioning Provider is as defined in BC Housing Building Commissioning Guidelines and will be engaged as mutually agreed to by the Owner and the City of Vancouver.

Standard Public Art Services Conditions

A.1.25 Prior to issuance of a Development Permit the Owner will deliver the following to the Managing Director of Cultural Services and the Head of Public Art:

- i. the approved Detailed Public Art Plan and the 10% Option A Payment; or
- ii. notice that the Owner intends to satisfy the Public Art Requirements through Option B.

Note to Applicant: If the Owner elects to satisfy the Public Art Requirement by way of Option A, then the Owner will be responsible at its sole cost and expense to commission an artist to conceive, create, design, manufacture and install the Public Art at a cost to the Owner of not less than ninety percent (90%) of the Public Art Cost; For greater certainty, in the case of Option A, the Detailed Public Art Plan must be approved by the Public Art Committee and the Managing Director of Cultural Services prior to issuance of a Development Permit. Please contact public art staff at publicart@vancouver.ca to discuss the options.

A.2 Standard Engineering Conditions

A.2.1 Enter into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, securing:

- i. funding towards long-term TDM monitoring in the amount of \$2 per square meter of gross floor area;
- ii. TDM measures:
 - a) FIN-01: Car Share Membership;
 - b) ACT-02: Improved Access to Class A Bicycle Parking - Excellent Design/ Finishes and Automated Bicycle Parking;
 - c) ACT-05: Bicycle Maintenance Facilities;
 - d) COM-02: Carshare Vehicles and Spaces;
 - e) COM-03: Additional Pick-Up/Drop-Off Spaces;
 - f) SUP-03: Multi-Modal Wayfinding Signage;
 - g) OTH-01: Bike Wash; and
 - h) OTH-01: Bike Repair Services.
- iii. City access to the site to undertake post occupancy monitoring of the TDM Plan; and
- iv. Agreement to make reasonable adjustments to TDM measures as requested by the City, based on TDM monitoring results;

A.2.2 Provide an updated Transportation Demand Management (TDM) Plan, with minimum 24 points

Note to Applicant: The proposed plan achieves 21 points:

TDM Measure	Proposed Points	Achieved Points and Notes
FIN-01: Car Share Membership	2	2
ACT-02: Improved Access to Class A Bicycle Parking - Excellent Design/ Finishes and Automated Bicycle Parking	6	6
ACT-05: Bicycle Maintenance Facilities	2	2
COM-02: Carshare Vehicles and Spaces	8	8
COM-03: Additional Pick-Up/Drop-Off Spaces	2	0 pts achieved. The Accessible designation and "NIC in stall count" notation to be removed PLD/ ACC1 space to ensure all Strata users have access to this Class A Passenger space.
SUP-03: Multi-Modal Wayfinding Signage	2	0 pts achieved. Relocate to visible location on private property outside of SRW Area.
OTH-01: Bike Wash	1	1
OTH-01: Bike Repair Services	2	2

Refer to Schedule B of the TDM policy for detailed requirements for each measure. A single TDM measure may count towards multiple land uses if it is usable by each. Provide TDM Plan as a separate package.

A.2.3 Updates to the plans, per the Transportation Demand Management for Developments in Vancouver Bulletin, Parking Bylaw, and Parking and Loading Design Supplement, including:

- i. COM-03 – Additional Pick-Up/ Drop-Off Spaces: revised architectural plans, with Accessible designation and "NIC in stall count notation" removed from Class A Passenger Space PLD/ ACC1.

Note to Applicant: The space is to be provided for all Strata users, not specific to vehicles with an Accessible placard. The Class A Passenger space is being counted towards meeting the Parking Bylaw Residential Passenger Loading/TDM requirements.

- ii. SUP-03 – Multimodal Wayfinding Signage: revised architectural plans, noting the general location for signage full on private property.

A.2.4 Updated Parking Bylaw statistics table(s) noting the following:

- i. *"Parking, loading, bicycle, and passenger loading shall be provided and designed in compliance with the Parking Bylaw and the Parking and Loading Design Supplement, including:*

Vehicle parking reductions in accordance, and in compliance, with approved Transportation Demand Management (TDM) Plan

Accessible parking spaces held in common ownership and not be assigned to any strata lot.

End of Trip Facilities layout shall be in compliance with the Vancouver Parking By-law and the Vancouver Building By-law.”

A.2.5 Vehicle spaces, per the Parking Bylaw and the Parking and Loading Design Supplement, including:

- i. minimum 2.3 m (7.5 ft.) of vertical clearance for access and maneuvering to all accessible spaces.

Note to Applicant: Note 2.3m vertical clearance on plan drawing DPa2.03 at residential overhead gate on P2.

A.2.6 Loading spaces, per the Parking Bylaw and the Parking and Loading Design Supplement including:

- i. minimum 3.8 m (12.5 ft.) of vertical clearance to/from the Class B space

Note to Applicant: Note 3.8m vertical clearance on plan drawing DPa2.07 at Loading overhead gate.

A.2.7 Bicycle spaces, per the Parking Bylaw, including:

- i. minimum 0.6 m (2 ft.) width for horizontal spaces

Note to Applicant: refer to Class B bicycle parking at grade.

If Class B bicycle parking is proposed in the CAS bicycle room, then directional signage for Class B spaces to be shown on the plan drawings and the oversized Class A bicycle space to be secured. Oversized Bicycle lockers are not supported.

A.2.8 Provide written confirmation from all utility companies which have equipment on the existing pole in the lane, which conflicts with proposed access, that the pole can be relocated.

A.2.9 Provision of a letter of credit for the off site works related to the rezoning conditions of this Development.

Note to Applicant: see City of Vancouver Treasury Department policy on acceptable forms of letter of credit <https://policy.vancouver.ca/ADMIN032.pdf> provide a draft of the letter of credit to Engineering staff prior to sending the hard copy.

A.2.10 Design elevations (DE) interpolated between approved building grades required along property line across:

- i. middle of - entrances on Hornby Street; and
- ii. corners of - driveway, individual parking stalls via the lane

Note to Applicant: See building grade letter and COV staff mark up “PT ENG DE mark up”. For further clarification contact building.grades@vancouver.ca

A.2.11 Safe, functional grades on the ramp and in parking areas. Provide:

- i. maximum 12.5% / 15% ramp grade after the first 6.1 m (20 ft.) from the property line

Note to Applicant: refer to inside radius of main parkade ramp at design elevations 85.38' to 83.00' with a 10' length. This section calculates to roughly a 25% slope;

If the ramp slope needs to be increased to 15% then a 7.5% to 10% transition ramp grade for a minimum 4 m (13.1 ft.) is required at the bottom.

A.2.12 Provision of the following note added to the Landscape drawings:

- i. "Contact Park Board at pbdevelopment.trees@vancouver.ca inspection after tree planting completion."

A.2.13 Removal of proposed low-level planting shown within the SRW on Drake St, all drawings;

Note to Applicant: the proposed trees located in the SRW are supported by Engineering.

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

A.3.1 the property owner shall:

- i. submit a Site Disclosure Statement to Environmental Services;
- ii. as required by the Manager of Environmental Services 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 Section 85.1(2)(b) of the Land Title Act, if applicable; and
- iii. if required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental Services 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 for each of the on-site contamination and the dedicated lands, if any, have been issued by the Ministry of Environment and provided to the City.

Note to Applicant:

- i. Condition has been met.
- ii. Condition has been met.
- iii. Based on information provided in the site disclosure statement, a remediation agreement will not be required.

B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if conditions A.1 to A.3 have not been complied with on or before **June 11, 2024**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 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 to 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.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 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.
- Note to Applicant:** The applicant will be required to demonstrate compliance with these requirements at the building permit application stage. See vancouver.ca/rainwater for more information.
- B.2.2 All approved off-street parking, loading, bike, and passenger loading 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 or a requirement of an occupancy permit, and there after permanently maintained in good condition.
- B.2.3 Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License.
- Note to Applicant:** Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act.
- B.2.4 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions. It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings

will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- i. the Key Plan shall follow the specifications in the City of Vancouver Key Plan Process and Requirements Bulletin <https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>; and
- ii. all third party service lines to the development are to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

For questions on this requirement, please contact the Utilities Management Branch at umb@vancouver.ca.