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**CITY OF VANCOUVER  
PLANNING & DEVELOPMENT SERVICES**

**DEVELOPMENT PERMIT STAFF COMMITTEE  
MEETING  
January 9, 2018**

**FOR THE DEVELOPMENT PERMIT BOARD  
February 4, 2019**

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**1394 Robson St (COMPLETE APPLICATION)  
DP-2018- 00780**

**SC/SV/DY/JF**

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

J. Greer (Chair), Development Services  
C. Chant, Engineering Services

**Also Present:**

S. Chang, Urban Design & Development Planning  
S. Vishwakarma, Development Services  
J. Freeman, Development Services  
D. Yu, Landscape Planning

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**APPLICANT:**

MCMP Architects  
1900 - 1066 W Hastings St  
Vancouver, BC  
V6E 3X1

**PROPERTY OWNER:**

1388 Robson Nominee Ltd.  
1555-200 Burrard St  
PO Box 31  
Vancouver, BC  
V6C 3L6

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**EXECUTIVE SUMMARY**

● **Proposal:** To develop this site with a 5-storey building with retail uses at Levels 1 to 3 and office uses at Levels 4 and 5, all over one level of underground parking accessed from the lane via car elevator, including a heritage density transfer of approximately 2,250 square feet from the City of Vancouver through Heritage Amenity Shares.

See:           Appendix A. Standard Conditions  
                Appendix B. Standard Notes and Conditions of Development Permit  
                Appendix C. Plans and Elevations

● **Issues:**

- 1.Shadowing
- 2.Public realm interface

● **Urban Design Panel: SUPPORT with considerations.**

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**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DP-2018-00780 submitted, the plans and information forming a part thereof, thereby permitting the development of a 5-storey commercial building with retail uses at Levels 1 to 3 and office uses at Levels 4 and 5, all over one level of underground parking accessed from the lane via car elevator, including a heritage density transfer 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 exit stair (near grid line D) to minimize shadows cast on opposite sidewalk of Robson Street;

**Note to Applicant:** Although shadowing is less than the existing development, new development should not adversely impact shadowing on the public realm. Additional height exceeding the allowable Building height envelope should not contribute to shadowing on the opposite sidewalk along Robson.

- 1.2 design development to improve public realm interface along Robson Street and Broughton Street by providing the following:

- i. enhance weather protection by extending canopy (Min. 1.5m/ 4.9 ft.) towards Broughton) at this corner location;

**Note to Applicant:** Due to the sloping topography and double height ground level, canopy height ranges from approximately 22'-26' above finished grade. Although a canopy depth of 10' has been provided, extension would contribute to weather protection at this corner location.

- ii. enhance entry to ground level retail and office to be more distinct and prominent;

**Note to Applicant:** This can be achieved by robust detailing, colour, use of lighting, and / or texture to reinforce a more intimate pedestrian scale.

- iii. lighting and signage strategy that reinforces pedestrian scale along Robson Street;

- iv. consideration to provide tilted glazing at the ground level facing Robson; and

**Note to Applicant:** Tilted clear glazing similar to glazing proposed along Broughton Street would contribute to pedestrian scale and interest.

- v. design consideration to provide a secondary entry facing Broughton to enhance activation at this street and to offer flexibility for smaller commercial units in the future.

**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:

C-6	1394 ROBSON ST				DP-2018-00780			
	PERMITTED / REQUIRED				PROPOSED			
Use	Retail / Office				Retail / Office			
Frontage	n/a				20.12 m (66.0 ft.)			
Site Size	n/a				20.12 m x 37.95 m			
<sup>1</sup> Site Area	n/a				803.79 m <sup>2</sup>	8,651.9	ft <sup>2</sup>	
<sup>2</sup> Height	Max. Conditional	64.0 m	210.0	ft	Top of Roof	19.8 m	65.1	ft
	Max. Outright	18.3 m	60.0	ft	Roof Geodetic Elevation		171.1	ft
					Interpolated Grade Elevation		106.0	ft
Yards	n/a				Rear - North		7.0	ft
					Front/Side		-	ft
<sup>3</sup> FSR	Conditional/ Base Density		2.60		Conditional Density		2.61	
	10% Heritage Density Transfer		0.26		10% Heritage Density Transfer		0.26	
	Total Conditional FSR		2.86		TOTAL FSR		2.87	
<sup>3</sup> Floor Area	Conditional Density		22,495.0	ft <sup>2</sup>	Parkade P1		0.00	ft <sup>2</sup>
	10% Heritage Density Transfer		2,249.5	ft <sup>2</sup>	Total Non-Residential		24,862.0	ft <sup>2</sup>
					Retail Levels 1-3		16,296.0	ft <sup>2</sup>
					Office Levels 4-5		8,422.0	ft <sup>2</sup>
					Roof Top Access		144.0	ft <sup>2</sup>
	Total Conditional Area		24,744.5	ft <sup>2</sup>	TOTAL AREA		24,862.0	ft <sup>2</sup>
	Amenity Exclusion	10%	2,474.4	ft <sup>2</sup>	Amenity		-	ft <sup>2</sup>
<sup>4</sup> Parking	Min. Non-Residential	2,309.8 m <sup>2</sup>	16		Parking		18	
	Disability		2		Disability		2	
	Total Non-Residential		18		Total Non-Residential		20	
	Max. Small car (40%)		7		Small Car		2	
	Max. Parking		20					
<sup>5</sup> Loading	Class	A	B	C	Class	A	B	C
	Retail	0	2	0	Retail	0	1	0
	Office	0	1	0	Office	0		0
	TOTAL	0	3	0	TOTAL	0	1	0
<sup>6</sup> Bicycle	Class	A	B		Class	A	B	
	Retail	2	6		Retail	5	6	
	Office	2	0		Office			
	TOTAL	4	6		TOTAL	5 (3H, 2V)	6	

1. **Note on Site Area:** This regular site is approximately 8,651.9 sq.ft. fronting Robson Street with a fully paved lane at the rear. The site area is derived from property dimensions noted on the Legal Survey.
2. **Note on Height:** The proposed height falls well under the View Cone (s) that cross the site. The height to the top of roof, excluding projections, is below the maximum permitted conditional height. Official City Building Grades were applied to calculate building height, measured to top of Level 5 roof. This development proposes green roof over Level 5 and portions of roof below. Confirmation of compliance to the Roof-Mounted Energy Technologies and Green Roofs - Discretionary Height Increases bulletin is sought under Standard Condition A.1.5 to verify that roof guardrails, mechanical, elevator, and stair projections may be exempted from height limits.
3. **Note on Floor Area & Density:** The maximum permitted floor area and FSR include a 10% transfer of heritage floor space pursuant to Section 4.7.8 of the C-6 District Schedule. Standard Condition A.1.1 requires submission of "Letter B" to confirm the transfer of heritage density to the site and the balance of density remaining on the donor site.

Provision to include roof-top stair access in the total floor area is required under Standard Condition A.1.3. Projections at roof level may be exempted from height limits, however may not be excluded from floor area.

4. **Note on Parking:** The proposed parking of 20 spaces meets the current minimum requirement of 1 space per 115m<sup>2</sup> under Section 4.3.1 Non-Residential Uses Downtown. Note that Section 4.3.1 of the 2019 Parking By-law deletes the minimum parking requirement and limits maximum to 1 space per 115m<sup>2</sup>, as with the current by-law. Additional information regarding stall dimensions and labelling is required under Standard Condition A.1.7(vii).
5. **Note on Loading:** Relaxation is sought for 2 Class B loading spaces for combined Retail and Office uses. There is 1 loading bay provided on site. Standard Engineering Condition A.2.4 requires provision of the required loading spaces and a rationale if a relaxation is sought.
6. **Note on Bicycle:** Confirmation with notation for number of Class B bicycle space on the site plan is sought under Standard Condition A.1.7(iii).

• **Legal Description:**

Lot: 13  
Block: 32,  
D.L. 185, G 1, NWD,  
Plan: 92

**History of Application:**

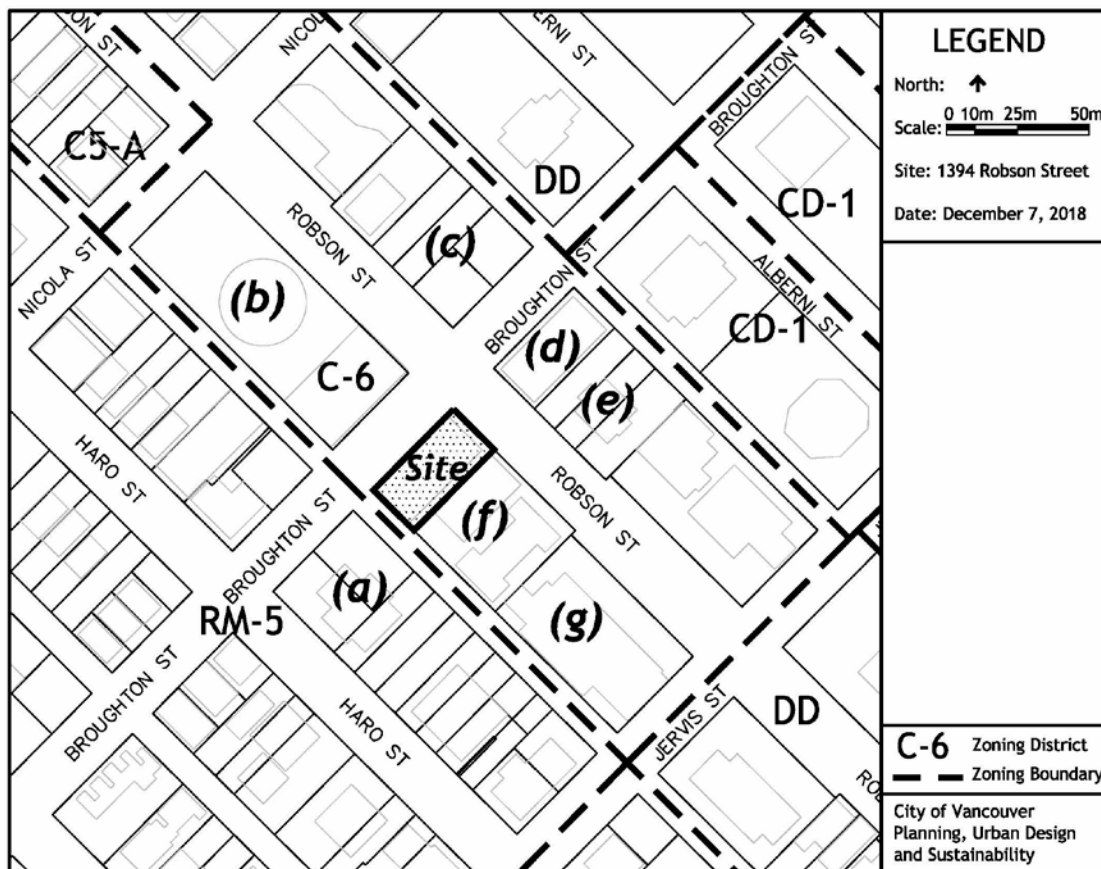
Aug. 30, 2018	DE submitted
Oct. 31, 2018	Urban Design Panel
Jan. 9, 2019	DP Staff Committee

• **Site:**

The site is located at the southeast corner of Robson and Broughton and within the Lower Robson neighbourhood of the West End. The lot measures 66 feet in frontage and a lot depth of 131 feet. There is a 7 feet building line along Robson which is intended to improve public realm. The site is currently developed with a 5-storey hotel (Robsonstrasse) built in 1955. Neighbouring hotel, although not listed on the Heritage Register, is a mid-1930 building and heritage staff view to have heritage value.

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

- 840 Broughton Street, 13-storey residential building, (c.1966);
- 1400 Robson Street, proposed a 31 and 32–storey mixed-use building, (c. under construction);
- 1401 Robson Street, undeveloped site;
- 1393 Robson Street, Greenbrier, 3-storey hotel building, (c.1956);
- 1361 Robson Street, 13-storey mixed-use building, (c.1965);
- 1348 Robson Street, Barclay Hotel, 3-storey mixed-use heritage building, (c. 1936);
- 1300 Robson Street, 2-storey commercial building, (c. 1986).



- **Background:**

A development application was submitted on August 30, 2018, for a redevelopment of this site on Lower Robson Street, under the provisions of the West End Community Plan and C-6 zoning. The proposal contains a commercial building which include retail and office use with underground parking. The proposal was reviewed by the Urban Design Panel on August 30, 2018, and received the Panel's support.

The application is generally in line with the objectives of the West End Community Plan.

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

- 1) C-6 District Schedule
- 2) West End Community Plan (WECP)
- 3) DD (Except Downtown South) C-5, C-6, HA-1 and HA-2 Character Area Descriptions.
- 4) Roof-Mounted Energy Technologies and Green Roofs – Discretionary Height Increases.
- 5) Central Area Pedestrian Weather Protection (except Downtown South)

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

#### **West End Community Plan**

The West End Community Plan provides a clear direction for positive urban development and public benefits in the West End over the next 30 years.

The Lower Robson Corridor extends from Denman Street to Jarvis Street located between Denman and Robson Village. Area B, in which the application is located, is comprised of two blocks with a mix of uses and building forms, including: hotels, residential towers on commercial podiums, and low-rise commercial buildings.

Built form guidelines in the Plan recommend widening sidewalks to create an enhanced public realm. Commercial and public uses along the street frontages should be maximized towards contributing to pedestrian scale and public realm vitality.

Condition 1.1 and 1.2 seek to minimize shadowing and enhancements to ground floor facade treatment along street facing elevations.

#### **DD (Except Downtown South) C-5, C-6, HA-1 and HA-2 Character Area Descriptions**

The Downtown contains a number of different character areas which give the city a sense of time, place, diversity, and individuality. The intent of the guidelines is to highlight the present and future desired character of each area.

The Robson Street Character Area applies to all of Robson Street from Chilco Street to Beatty Street. Development Objectives for the area reinforce enhanced public realm to achieving a high quality pedestrian experience. Treatment and articulation of the lower floors is recommended to relate to pedestrian scale and shadowing to be minimized on opposite sidewalks. Condition 1.1 and 1.2 seek to minimize shadowing and enhancements to ground floor facade treatment along street facing elevations.

#### **C-5, C-5A and C-6 Districts Schedule (West End Commercial Districts)**

The intent of this Schedule is to provide for retail and services uses and forms of development compatible with the primarily residential character of the West End. The schedule encourages external building design, the scale and function of which is oriented towards pedestrians. The C-6

district provides a transition between the Downtown and the West End by permitting a greater density and scale than the C-5 and C-5A districts.

The schedule contains External Design Regulations, which will be further described in the “Response to Applicable By-laws and Guidelines”.

The application generally meets the intents and regulations of the C-6 zoning.

Use and Density: (consider for deletion or update since the proposed FSR is at 2.87 with the addition of rooftop access)

The proposed uses and density conform to the C-6 District Schedule. The proposed density of 2.86 FSR, which includes a 10% transfer of density to support heritage preservation on other sites, is within the approvable ratio for developments.

Building Heights:

The proposed height will be relaxed to allow an additional height of 1.5 m (4.92 ft.) to the top of roof.

The following is an evaluation of the application’s response to the regulations on external design, Section 4.17:

<b>4.17</b>	<b>External Design</b>	<b>Staff Assessment</b>
<b>4.17.1</b>	All developments shall provide along all abutting streets any one or a combination of display windows, individualized tenancy unit design, building articulation, pedestrian entrance definition via a recess or projecting canopy or any other architectural features which facilitate pedestrian interest to the satisfaction of the Director of Planning.	Condition 1.2 has been recommended to enhance pedestrian interest towards achieving a high quality pedestrian experience.
<b>4.17.2</b>	The first storey shall be built to the front and side property lines except as noted in sections 4.4.1 and 4.5.1 while the remaining storeys may terrace back from the property lines.	This condition is met.
<b>4.17.3</b>	Direct pedestrian access at the fronting street at or near grade level to each individual commercial occupancy which abuts the fronting street of a development site shall be provided.	This condition is met.
<b>4.17.4</b>	Continuous weather protection having a minimum depth of 1.5 m in the form of a retractable fabric awning, a canopy attached to the building face by bolts to facilitate easy removal, or other forms satisfactory to the Director of Planning and City Engineer shall be provided along the fronting street and flanking street where the adjoining site on the flanking street is in a C district.	A condition is recommended to better satisfy the intent of this regulation (see recommended condition 1.2).
<b>4.17.8</b>	All garbage container storage areas shall be screened from view from nearby sidewalks and dwelling units.	This condition is met.
<b>4.17.9</b>	Mechanical equipment shall be enclosed and set back so as not to be visible from street level or architecturally treated by other means satisfactory to the Director of Planning. Exposed duct work is not permitted.	This condition is met.

### **Roof-Mounted Energy Technologies and Green Roofs – Discretionary Height Increases**

This bulletin (effective February 3, 2009) is intended to remove or mitigate disincentives to greener building design practices. Consideration of minor additional height can be relaxed for roof mounted renewable energy infrastructure or appropriate access to green roofs. A green roof may be either intensively or extensively planted.

### **Guidelines for New Development Adjacent to Hotels and Rooming Houses (with Window or Light wells near Interior Property Lines 1991)**

This guideline seeks to ensure new development (adjacent to existing hotels, rooming houses and certain other residential buildings with windows or lightwells at or near interior property line) does not seriously affect the livability of units by blocking off light and air. This in turn will contribute to the retention of a sufficient stock of adequate and affordable accommodation.

The application meets the 70 degree vertical light angle and setbacks at the east side yard shared with the adjacent hotel.

- **Conclusion:**

The proposal is generally well resolved. Staff recommends approval of this development application subject to the conditions noted in this report.



## URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on October 8, 2016, and provided the following comments:

### EVALUATION: SUPPORT WITH CONSIDERATION

#### Introduction:

Development Planner, Susan Chang introduced the application as located in lower Robson St. neighbourhood also known as Sub-area 3 that provides a transition from the West end to downtown. It's a corner site located at the Southeast corner of Robson St. St. and Broughton St. Across Broughton St. will be a 31 and 32 storey mixed use building (Landmark on Robson St.) and across the lane is an RM-5, 12 storey residential building. There is a neighbouring hotel to the East. Although not listed on the Heritage Register, is a mid-1930 building. Heritage staff view it to have heritage value.

The site measures 66'x131' with a drop of about 4.6' (along Robson St.) and a crossfall of 7.5' from the Southeast to the Northwest corner. There is a 7' building line along Robson St. which is intended to improve public realm for a diversity of pedestrian activities at street level. The zone is C-6 which encourages external building design, the scale and function to be oriented towards pedestrians. Uses and treatment of the elevations at ground floor level should provide pedestrian interest, as well as continuous weather protection.

The proposal is approximately 65' tall commercial building seeking 2.86 FSR. 2.5 per zone and additional 10% heritage density transfer. Proposed use is retail at the lower floors and office use at the upper 2 levels. There is 1 level of parking using a vehicle elevator. The stepped form follows the building height envelope intended to maximize sunlight on sidewalks. Setbacks at the East face respond to guidelines for new development adjacent to hotels to ensure daylight and ventilation of existing hotels is maintained by a vertical angle of daylight calculation. Retail entry is located at the corner for the double height commercial space. Weather protection is proposed at 20'- 25' above grade with a 10' canopy depth. Materials are comprised of curtain wall system, architectural concrete and metal detailing. Electro chromatic glass is incorporated on the Southwest façade facing Broughton St. which electronically tints the windows to control amount of light/glare and heat coming in.

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

- 1) Comments on massing and expression at Robson St. and Broughton St. elevations in terms of contributing to pedestrian scale and interest?
- 2) Please comment on the quality of the public realm interface for pedestrian activities along Robson St.

#### Applicant's Introductory Comments:

The proposed building generally conforms to the volumetric envelope and allowable building height prescribed in the C-6 zoning. The massing is composed of two elements; two-storey ground oriented retail, and 3-storey terraced office form. The terraced patios allow sun exposure and views of the North Shore and mountains as well as to minimize shadowing impacts along Robson St. The public realm is enhanced with ground floor setbacks and multilevel patios to the street. The development will be designed to achieve a high level of sustainability, integrating water use reduction and energy efficiency measures, zero waste planning, and more

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

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

THAT the Panel SUPPORTS the project with the following consideration to be reviewed by City Staff:

- Consideration for further design development of the public realm on Broughton St. to allow for more pedestrian interface and to develop commercial signage strategy.

**Related Commentary:**

The Panel members expressed strong support of the design using the words elegant and beautiful to describe it. There was a lot of discussion on public realm with some divided opinions. There are some excellent ideas of porosity of the ground floor to make it more inviting and engaging to the public. There was some discussion regarding the Broughton St. frontage and whether the planting along building is appropriate. A panel member strongly suggested not to have the long strip of landscaping and to allow the interior to spill out onto Broughton St. By doing so, it would allow the public to penetrate the building. There were suggestions regarding the corner of Broughton St. to pull back the landscaping and take the canopy the corner to increase public interface.

**Applicant's Response:**

The Applicant thanked the panel for the great comments and discussion.

## **ENGINEERING SERVICES**

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report. A relaxation of loading requirements per Section 5.2.5 and 5.2.7 of the Parking Bylaw Section 5.2.5 and 5.2.7 of the Parking Bylaw is requested by the applicant from three Class A Loading spaces to one Class A.

## **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

Recommendations for Crime Prevention through Environmental Design are contained in the prior to conditions noted in Appendix A attached to this report.

## **LANDSCAPE**

Recommendations for Crime Prevention through Environmental Design are contained in the prior to conditions noted in Appendix A attached to this report.

## **HERITAGE PLANNING**

Recommendations for Heritage Planning are contained in the prior to conditions noted in Appendix A attached to this report.

## **ENVIRONMENTAL PROTECTION BRANCH**

Recommendations for Environmental Protection 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, and type of construction materials used, and firefighting access and energy utilization requirements.

## **NOTIFICATION**

On October 12, 2018, notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website.

No responses were received before the comments period ended on November 2, 2018.

Written responses to the notification were received following the close of comments period from the commercial neighbour to the east. Concerns of blocked views to the west, up Robson St, were expressed with the proposed trellis on the retaining wall at the property line near the doorway of 1394 Robson. City Staff were made aware of these concerns.

**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

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

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

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that:

it seeks a relaxation of loading.

The Staff Committee:

supports the relaxations proposed.

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



\_\_\_\_\_  
J. Greer  
Chair, Development Permit Staff Committee



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S. Chang  
Development Planner



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S. Vishwakarma  
Project Coordinator

Project Facilitator: J. Freeman

## 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.1.0 Standard Conditions

- A.1.1 submission of the “Letter B” which includes confirmation from the owner of the “donor” site that the Heritage Density Transfer Agreement has been finalized, and confirming the new “balance” of transferable density remaining on the donor site, is required;

**Note to Applicant:** Refer to the link at <http://vancouver.ca/files/cov/letter-b-proof-of-density-sale-development-application.pdf> for template of Letter B.

- A.1.2 design development to explore shifting loading bay further east to improve loading bay access. Refer to Standard Engineering Condition A.2.4;

- A.1.3 compliance to Floor Area and Density sections 4.7.1.1 (b) and 4.7.8 of the C-6 District Schedule, by reducing approximately 115sq.ft. of the total floor area;

**Note to Applicant:** Roof Top access area of approximately 144 sq.ft. (covered stair access) to be included in the total floor area. As a result, the overall floor area exceeds permitted by approximately 115sq.ft.

- A.1.4 provision of the required number of loading spaces in accordance with Sections 5.2.5, 5.2.7, and 5.5 of the Parking By-law;

**Note to Applicant:** Provide at least one additional loading space on site. For relaxation of loading space (s), a written rationale shall be provided for review.

- A.1.5 confirmation of compliance to the requirements of the *Roof-Mounted Energy Technologies and Green Roofs - Discretionary Height Increases* bulletin, by indicating the type and percentage of green roof over Level 5 roof;

**Note to Applicant:** Refer to bulletin: <https://bylaws.vancouver.ca/bulletin/R007.pdf>.

- A.1.6 design development of the architectural detailing and materials, as follows:

- i. on elevation drawings, adjust numbers to correspond to Material Legend;
- ii. provide further information on materials:
  - a. notation confirming use of electrochromatic glass on Broughton Street façade;  
**Note to Applicant:** As represented to Urban Design Panel.
  - b. indicate trellis material and finish; and
  - c. indicate colours of all materials on Material Legend.
- iii. provide the following large-scale detail drawings:
  - a. main entry (indicating special features such as lighting, soffit, furnishing, planters, etc.);
  - b. weather protection canopy;
  - c. typical guardrail detail; and
  - d. roof parapet/overhang.

**Note to Applicant:** Architectural design details, rather than building envelope or construction details, are required for development permit review.

A.1.7 revisions and additional information on the drawings as follows;

- i. update the Cover Sheet as follows;
  - a. correct zoning to C-6;
  - b. breakdown of permitted FSR on the cover sheet as 2.6 permitted with 10% (0.26) bonus density
  - c. provide a table detailing required and proposed non-residential parking, bicycle, and loading provisions on site, including calculations and By-law section references; and
  - d. provide note that "All signage subject to review under a separate permit application".

- ii. revise north arrow from "Project North" to "True North" on the site plan;

**Note to Applicant:** Include arrow on the site, floor, roof, and landscape plans.

- iii. note for the number of class B bicycle space on the Site Plan;
- iv. indicate material of architectural feature proposed over the mechanical enclosure and clarify if the structure is covered or open to sky;
- v. provide additional dimensions on the overlays, building width and depth at each floor, including dimensions for indents and projections;
- vi. location of exhaust vents on the roof and floor plans including notations; and
- vii. revise parking level stall notations and provide typical standard, small car, and disability stall dimensions.

A.1.8 design development to identify on the architectural and landscape drawings of any built features intended to create a bird friendly design;

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

A.1.9 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.1.10 written confirmation shall be submitted by the applicant with the provision of the following notation on the submitted plans:

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

A.1.11 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;

### Standard Landscape Conditions

A.1.12 design development to enhance and activate Broughton Street public realm by:

- i. provision of a diverse mix of plant species with seasonal interests in the boulevard planting;
- ii. provision of trailing planting on the blank wall to provide visual interest;
- iii. provision of a paved area by the entry door if an entry is to be provided on Broughton St, also consider providing seating elements and/or outdoor dining furniture; and

**Note to Applicant:** Refer to Recommended Condition 1.2 (v).

- iv. revised design should be illustrated with larger scale (1/4"=1'-0") sections and/or details.

A.1.13 design development to increase the amount of green cover on the upper level decks facing Robson Street to provide visual amenity for the building when viewed from the public realm;

**Note to Applicant:** This can be achieved by providing permanent planters with trees and other layered planting in compliment with the intended programmed space. Every effort should be made to balance the ratio of vegetation cover and hard landscaping on the deck areas. Revised design should be illustrated with larger scale (1/4"=1'-0") sections and/or details. All tree planting should be reflected in the architectural elevation drawings.

A.1.14 verification of adequate soil volume for proposed planting, by providing detailed dimensions (depths, widths etc.) on the landscape sections and applicable architectural sections;

**Note to Applicant:** Soil depths should exceed Canadian Landscape Standards, specifically, a minimum of 3 feet of growing medium depth should be provided for all tree plantings.

A.1.15 consideration for incorporating edible plants in the planting plan;

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

A.1.16 provision (or further development) of landscape features intended to create bird friendly design;

**Note to Applicant:** Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for

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examples of landscape features that may be applicable, and provide a design rationale for the features noted. For more information see guidelines at: <https://guidelines.vancouver.ca/B021.pdf>.

A.1.17 provision of a lighting plan;

A.1.18 provision of a high efficiency irrigation system to ensure new planting can establish and be viable into the future, to be confirmed by irrigation plans or notations on the Planting Plans; and

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

A.1.19 design development to incorporate CPTED principles, as follows:

- i. ensure natural surveillance throughout pedestrian realm including the underground parking, with glazing into publicly accessible areas such as elevator lobbies, stairs, and storage rooms;
- ii. underground parking to have 24 hour lighting and walls painted white;
- iii. pedestrian-scaled lighting to improve safety and security around the building;
- iv. deter nuisance behavior by avoiding hidden alcoves and concealed spaces along the streets and underground, and using lighting and natural surveillance where unavoidable;
- v. reduce opportunities for graffiti around the building, alcoves, use graffiti deterrent paint, and lighten colour of blank facades along base;
- vi. address residential break and enter; and
- vii. address mail theft; and, address potential 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.

### **A.2.0 Standard Engineering Conditions**

A.2.1 provision of revised building grades to reflect the 7 foot building line;

A.2.2 provision of a streetscape design plan under a separate application to the satisfaction of the General Manager of Engineering Services and the Director of Planning:

- i. provide a 1.22m (4'-0") exposed aggregate front boulevard and light broom finish saw cut concrete sidewalk to property line on Robson St frontage;
  - ii. provide 1.83 m (6'-0") light broom finish saw cut concrete sidewalk on Broughton St frontage, while maintaining existing front boulevard width;
  - iii. provide a standard concrete lane crossing including new curb returns and curb ramps on both sides of the lane entry as per City standard;
  - iv. delete curb bulge proposed in lane (refer to drawing L1.0);
  - v. delete the metal planter, cable mesh, and vine planting from Robson street right-of-way (refer to drawing L1.0);
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**Note to Applicant:** An encroachment agreement would be required for a proposed trellis on City property.

- vi. provide minimum 45cm buffer of low groundcover in planting beds adjacent to sidewalks.
- vii. substitute *Lonicera pileata* proposed adjacent to sidewalk on Broughton St. with low groundcover;
- viii. provide upgraded street lighting adjacent the site;
- ix. provide new duct banks adjacent to the development site that meet current City standards. Ducts bank is to consist of electrical and communication ducts sized to meet City needs; and
- x. add 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.2.3 provision of a signed letter from Technical Safety BC which supports the provision of the vehicle elevator;

- A.2.4 provision of loading spaces in accordance with Section 5 – Off-Street Loading Regulations of the Parking By-law, to the satisfaction of the Director of Planning and General Manager of Engineering Services;

**Note to Applicant:** Engineering recommends a widening of the loading area adjacent to the proposed vehicle elevator to create an additional Class B loading space. If a loading relaxation is sought, please provide a written rationale. A shared loading agreement is required between the retail and office spaces if a relaxation is granted.

- A.2.5 provision of an Operational Plan for public use of the vehicle elevator;

- A.2.6 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. provide 20 ft. internal platform length for the vehicle elevator;
- ii. provide additional north-south section drawing showing elevations and minimum vertical clearances for the vehicle elevator and the elevator overhead doors;

**Note to Applicant:** Provide 2.3m clearance in the elevator for access and maneuvering to the accessible parking spaces.

- iii. provide 8'-6" stall width for small car stalls 1 and 20 next to a wall;

**Note to Applicant:** 8'-6" to be measured between the wall and the column.

- iv. remove column encroachments from stalls 1 and 20;
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**Note to Applicant:** Column encroachments are not permitted in single module stalls.

- v. provide an east-west partial section drawing through stall 20 and overhead exhaust with the vertical clearance under the exhaust dimensioned on the drawings (refer to A201); and
  - vi. provide design elevations all four corners of the loading bay and the parking level.
- A.2.7 provision of Class B bicycle parking entirely on private property (refer to drawing L1.0);
- A.2.8 provision of a drawing that shows the stair-free access route from the Class A bicycle spaces to the outside;
- A.2.9 clarification of garbage storage and pick-up areas;

**Note to Applicant:** Show containers and totes on plans for recycling and garbage needs and refer to the Engineering garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins.

- A.2.10 make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for the dedication of the north 7 feet of the site (the building line area) for road purposes;

**Note to Applicant:** A subdivision is required to effect the dedication. A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- A.2.11 make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services for release of Easement & Indemnity Agreement P4995 (encroachment agreement) prior to building occupancy;

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

- A.2.12 make arrangements (legal agreements) to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the proposed movable metal planter and suspended cable mesh proposed to be located on the area to be dedicated as road;

**Note to Applicant:** An application to the City Surveyor is required. For general information, see the Encroachment Guide at: [http://vancouver.ca/files/cov/building\\_encroachment\\_guide.pdf](http://vancouver.ca/files/cov/building_encroachment_guide.pdf)

- A.2.13 submission of a canopy application;

**Note to Applicant:** Canopies must be fully demountable and drained to the buildings internal drainage system. Canopies are defined as a rigid roof like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56mm in thickness. (VBBL section 1A.9.8).

- A.2.14 The General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, 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.

The applicant is to provide confirmation that all required electrical plant is provided for on-site. There is to be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

**Note to Applicant:** It is presumed with your consultation so far with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met. At this time there seems to be no allocation of such plant shown on the detailed Plans.

- A.2.15 provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way;
- A.2.16 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.

- A.2.17 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. No tower crane permitted on street.

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

See Conditions of Development Permit

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**B.1 Standard Notes to Applicant**

- B.1.1 The applicant is advised to note the comments of the Building Review Branch, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated January 9, 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 DP Board date)**, 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 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during subsurface work at the site;
- i. 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
  - ii. 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 on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering 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 the development until separate Certificates of compliance satisfactory to the City for the on-site contamination and any dedications, issued by the BC Ministry of the Environment and Climate Change, have been issued to the City; and
  - iii. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during subsurface work at the site.”
- B.2.2 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.2.3 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.2.4 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.2.5 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12<sup>th</sup> floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.6 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 & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial 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.2.7 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**
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