

**1444 Alberni St & 740 Nicola St (COMPLETE APPLICATION)
DP-2018-01175 – CD-1 (Pending)**

SDB/BAB/AF/JC

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
C. Chant, Engineering Services
D. Naundorf, Housing Policy and Projects
J. McAuley, Park Board

Also Present:

S. Black, Urban Design & Development Planning
B. Balantzyan, Development Services
J. Catarino, Development Services
M. de Avila Wilton, Social Policy
A. Finlayson, Urban Design & Development Planning
V. Vane, Facilities
M. Vernooy, Housing & Projects
M. Bird, Development Services

APPLICANT:

Musson Cattell Mackey Partnership (MCM)
1600 – Two Bentall Centre
555 Burrard St
Box 264
Vancouver, BC V7X 1M9

PROPERTY OWNER:

**Alberni St Nominee Ltd. c/o Prospero
International Realty Inc.**
517-1177 Hastings St. W.
Vancouver, BC V6E 2K3

EXECUTIVE SUMMARY

- **Proposal:** To develop two multiple dwelling buildings of, 43 and 48 storeys, including a six-storey podium containing 580 dwelling units, 129 replacement rental dwelling units with 10% secured with below market rental rates and a 56-space child day care facility on the seventh (7th) floor all over six levels of underground parking.

See Appendix A Standard Conditions
 Appendix B Standard Notes and Conditions of Development Permit
 Appendix C Building Review Branch comments
 Appendix D Child Day Care Facility Design Comments
 Appendix E Response to Rezoning Conditions
 Appendix F Applicant's Design Rationale
 Appendix G Plans and Elevations
 Appendix H Updated Material

● **Issues:**

1. Transfer of 20 foot parcel to the City for park purposes;
2. Residential livability; and
3. Relationship of building to the public realm at grade.

- **Urban Design Panel: SUPPORT with Recommendations**
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2018-01175 submitted, the plans and information forming a part thereof, thereby permitting the development of two multiple dwelling buildings of, 43 and 48 storeys, including the a six-storey podium containing 580 dwelling units, 129 replacement rental dwelling units with 10% secured with below market rental rates and a 56-space child day care facility on the seventh (7th) floor, all over six levels of underground parking, subject to the following conditions and subject to Council enactment of the CD-1 By-law and approval of the form of development:

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 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lot I (Explanatory Plan 10081) and Lot 16, Block 43, District Lot 185, Plan 92 to create a single parcel;

Note to Applicant: Under the rezoning conditions, the site is to be consolidated and an option to purchase registered for the transfer of a 20' wide portion of the site to the City for Park purposes prior to a stage 2 Building Permit.

- 1.2 delete all portions of the building projecting into the 20' wide city parcel along Nicola Street;

- 1.3 design development to improve the relationship of the podium to the public realm around the site by:

- i. carrying the quality of exterior design from the street sides to Eihu Lane, and
- ii. increasing the vertical scale of planting at grade;

Note to Applicant: Response should reference the development objectives of the Alberni Street Character Area. The architectural expression along Eihu Lane may be less formal to transition from Georgia Corridor to Robson Street, but the material quality of the development, such as the use of bronze, and visual interest of detailing should be continued. See also Standard Condition A.1.29 iii.

- 1.4 design development to improve the livability of rental dwelling units;

Note to Applicant: In particular, ensure that small rooms are column-free, and bedrooms have direct access to windows for natural ventilation and daylight.

- 1.5 consideration to avoiding living spaces below grade;

Note to Applicant: This can be accomplished by raising the living spaces or relocating the dwelling unit. Consider converting below-grade locations on Level 1 along Alberni Street for amenity rooms, which would let daylight and natural ventilation into this amenity space while maintaining animation along the public realm interface. Note that dwelling units with living spaces below-grade will not be accepted in the Moderate Income Rental Housing Pilot Program (MIRHP).

- 1.6 consideration to improve the building's connection to its location through the use of more local building materials.

Note to Applicant: This can be achieved by the use of regionally sourced stone that maintains or improves on the durability of the proposed finishes. The addition of a local

material, especially at the base, may help to relieve the apparent scale of the podium. The use of more local materials may also reduce the building's embodied carbon emissions.

- 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:**

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size ¹	-	-	330.39 ft. x 130.97 ft.
Site Area ¹	-	-	43,270.0 ft. ²
Floor Area ²	All uses 626,550.0 ft. ²	Mod. Inc. Hsng. 7,704.0 ft. ²	Dwelling Use (rental) 117,403.0 ft. ² Moderate Income Housing 0.0 ft. ² Dwelling Use (strata) 494,236.0 ft. ² Total (all uses) 611,639.0 ft. ²
FSR ²	Total (all uses) 14.48	Moderate Income Hsng. 0.18	Dwelling Use (rental) 2.71 Moderate Income Housing 0.00 Dwelling Use (strata) 11.42 Total (all uses) 14.13
Balconies ³	Open 73,397.0 ft. ² (max. 12% of residential area)	-	Open 41,628.0 ft. ² (6.80% of provided residential area)
Residential Amenity ⁴	Maximum 10,764.0 ft. ²	-	Dwelling Use (rental) 2,050.0 ft. ² Dwelling Use (strata) 1,580.0 ft. ² Total 3,630.0 ft. ²
Day care ⁵	-	Min. floor area 8,778.0 ft. ²	Floor area 11,093.0 ft. ²
Height ⁶	West Tower Top of parapet 443.57 ft. View Cone Max. EL 465.88 ft. East Tower Top of parapet 443.57 ft.	-	West Tower Top of parapet 407.22 ft. View Cone EL 471.88 ft. East Tower Top of parapet 443.57 ft.
Parking ⁷	Small Car max. 104 (25% of 415)	Dwelling Use (rental) 78 Dwelling Use (strata) 328 Day care 9 Total 415 Disability (min.) 21	Dwelling Use (rental) 64 Dwelling Use (strata) 548 Day care 9 Total 621 Small Car 171 Disability 20
Loading ⁸	-	Class A Class B Dwelling Use 0 3 Daycare 0 0 Total 0 3	Class A Class B Dwelling Use 5 2 Daycare 0 0 Total 5 2
Bicycle Parking ⁹	-	Class A Class B Dwell. (rental) 232 } Dwell. (strata) 812 } 6 Daycare 12 6 Total 1,056 12	Class A Class B Dwelling Use (rental) 206 6 Dwelling Use (strata) 846 6 Daycare 0 2 Total 1,052 14
Dwelling Unit Size ¹⁰	-	Minimum 400.0 ft. ²	Rental 16 units @ 364.0 ft. ² - 398.0 ft. ² Strata 71 units @ 324.0 ft. ² - 365.0 ft. ² (Studio units)
Horizontal Angle of Daylight ¹¹	-	Minimum 50°	Minimum 0° (Studio units)
Unit Mix ¹²	-	Rental Mod. Inc. Strata Studio - 5 - 1-Br. - 5 - 2-Br. (35%) 3 (25%) 113 3-Br. 45 - (10%) 45 Totals 129 13 (35%)	Rental Mod. Inc. Strata Studio 48 0 72 1-Br. 37 0 84 2-Br. 37 (34%) 0 (46%) 208 3-Br. 7 44 0 (19%) 87 Totals 129 0 (65%) 451 Total no. of dwelling units 580

¹ **Note on Site Size and Area:** Site area is from the pending CD-1 By-law, and matches site size and area on the submitted survey.

² **Note on Floor Area and FSR:** A minimum of 13 units at approx. 7,704.0 ft.² of rentable area is required as secured market rental housing at moderate income rates as set out in the Moderate Income Rental Housing Pilot Program, in accordance with rezoning conditions. Standard Condition A.1.7 seeks compliance.

³ **Note on Balconies:** Submitted plans indicate inconsistencies in FSR documents and project statistics, and Standard Condition A.1.13 seeks clarification.

⁴ **Note on Residential Amenity:** A large central area of Level 1, noted as amenity on section drawings, but unidentified on the floor plan, has not been included in amenity area. Standard Condition A.1.16 seeks clarification.

⁵ **Note on Daycare:** The minimum size of the childcare facility is a rezoning condition, and the pending CD-1 By-law contains a provision to exclude floor area used for Child Day Care Facility from the computation of the FSR.

⁶ **Note on Height:** Building height of each tower is to top of northwest corner of parapet of elevator/stair core measured from the interpolated City building grade directly below. The west tower projects into a View Cone affecting the site, and Standard Condition A.1.11 seeks compliance. See also commentary about View Cones in the report.

⁷ **Note on Parking:** Daycare parking is based on 56 children. The proposal is deficient in number of disability parking spaces and parking spaces for the rental component, and also exceeds maximum permitted number of small car spaces. Standard Conditions A.1.17, A.1.18 and A.1.19 seek compliance.

⁸ **Note on Loading:** Loading for daycare use is not required per the Parking By-law, but is a rezoning condition and is to be addressed through a shared use agreement between residential and daycare uses. Class B loading deficiency is compensated by providing 5 Class A loading spaces.

⁹ **Note on Bicycle Parking:** The proposal is deficient in the number of bicycle spaces for the rental and daycare components, and 20% of Class A bicycle spaces must be bicycle lockers. Standard Condition A.1.23 and Standard Engineering Condition A.2.4 ii seek compliance. As indicated in the Green Mobility Plan, 25 additional Class A bicycle spaces are required for to accommodate the private bicycle fleet.

¹⁰ **Note on Dwelling Unit Size:** Staff support dwelling unit size as proposed for 16 rental studio units, but the proposed size for 71 studio units in the strata component do not comply with minimum dwelling unit size requirements. Standard Condition A.1.9 seeks provision of minimum dwelling size of 400.0 ft.² for strata units in accordance with Section 10.21.2 of the General Regulations of the Zoning and Development By-law for better livability.

¹¹ **Note on Horizontal Angle of Daylight:** Several dens and sleeping areas in the rental studio units do not have access to a window on an exterior wall, and Standard Condition A. 1.15 seeks compliance.

¹² **Note on Unit Mix:** The rental component of the proposed development is deficient in the number of dwelling units containing 2 or more bedrooms, and Standard Condition A.1.8 seeks compliance. See also Note on Floor Area and FSR above.

- **Legal Description**

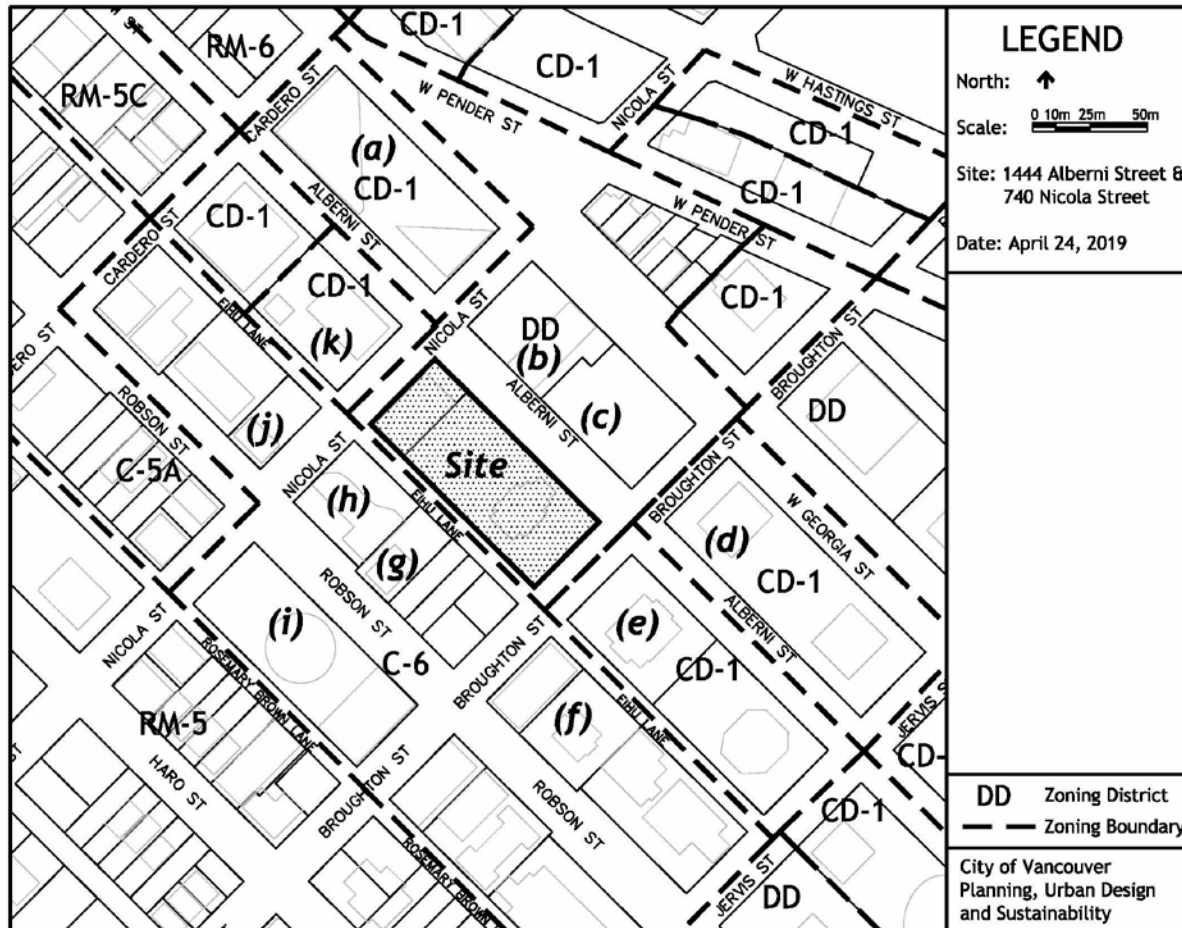
Lot: I (Explanatory Plan 10081) & Lot 16
 Block: 43
 District Lot: 185
 Plan: 92

- **History of Application:**

18 12 21 Complete DP submitted
 19 04 03 Urban Design Panel
 19 05 01 Development Permit Staff Committee

- **Site:** The site is a half city block bound by Alberni Street to the north, Nicola Street to the west, Broughton Street to the east, and Eihu Lane to the south. The grade slopes down from the southeast corner to the northwest corner by approximately 9 m (30 ft.).

- **Context:** Significant adjacent development includes:



- a) 1515 Alberni Street, 40-storey mixed-use building, (development permit approved);
- b) Georgian Apartment Towers, 1450 W Georgia Street, 21-storey mixed-use building, (c.1955);
- c) The George, 1420 W Georgia Street, 23-storey residential building, (c.2002);
- d) The Lions, 1331 Alberni Street, two 29-storey residential buildings, (c.1999);
- e) 738 Broughton Street, 31-storey mixed-use building, (c.1981);
- f) 1361 Robson Street, 14-storey commercial(hotel) building, (c.1965);
- g) 1431 Robson Street, 11-storey mixed-use building, (c.1969);
- h) 1455 Robson Street, 5-storey mixed-use building, (c.1983);
- i) 1400 Robson Street, 21storey mixed-use building, (under construction);
- j) 767 Nicola Street, 6-storey mixed-use building, (c.2010);
- k) 1500 Alberni Street, 26-storey residential building, (c.1991).

• **Background:**

The CD-1 By-law for this site, along with the form of development was approved by Council, subject to a series of conditions, following public hearing on September 18, 2018. A development permit application was submitted on December 21, 2018, and was most recently reviewed by the Urban Design Panel on April 3, 2019 at which time it received support with recommendations.

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

- CD-1 (Pending);
- West End Community Plan (including West End Public Benefit Strategy) (2013);
- Rezoning Policy for the West End (2013);
- Downtown Official Development Plan (DODP) (1975, last amended 2015);
- Downtown Design Guidelines (1975; last amended 1993);
- DD (except Downtown South) C-5, C-6, HA-1 and HA-2 Character Area Descriptions (1975);
- View Protection Guidelines (1989);
- Green Buildings Policy for Rezoning (2009, last amended 2018);
- Rezoning Policy for Sustainable Large Developments (2013);
- Zero Emissions Building Catalyst Policy (2018);
- Family Room: Housing Mix Policy for Rezoning Projects (2016);
- High-Density Housing for Families With Children Guidelines (1992);
- General Policy for Higher Buildings (2017);
- Urban Agriculture Guidelines for the Private Realm (2009); and
- Childcare Design Guidelines (1993).

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

CD-1 (Pending)

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

Height: The proposed height will conform to the provisions of the CD-1 by-law (see Standard Condition A.1.11).

West End Community Plan (including West End Public Benefit Strategy) (2013)

The West End Community Plan was adopted by City Council on November 20, 2013. The plan focuses on policies regarding neighbourhood character, housing, the local economy, heritage, transportation and the public realm. The site is located within the Georgia Corridor. The Plan describes the character of this area as a transition between the more residential Neighbourhoods and the downtown core. It has a character similar to the downtown, with mostly high-rise office, hotel, institutional and residential buildings, and is well served by transit, services and amenities.

Development in the Corridor is intended to provide additional job space and housing close to transit, local services and amenities, to help meet the needs of the community. The maximum height permitted in this part of the West End Plan is 152.4 m (500 ft.), somewhat taller than the proposed height of 135.2 m (443.6 ft.). This proposal's use, density, landscape and public realm treatments, and form of development, which were established at the time of rezoning, are generally consistent with the West End Community Plan.

Rezoning Policy for the West End (2013)

The intent of this rezoning policy is to provide guidance for the intensification of the West End to address long-term demand for job space, new housing opportunities and the provision of public amenities. Among other guidance, tower floor plate sizes up to 603.9 m² (6,500 sq. ft.) are recommended in the policy. As

noted in Appendix D of the report to Council at rezoning, the application proposes modest increases of the plate size to 616.2 m² (6,633 sq. ft.) to accommodate heat recovery equipment and added insulation to achieve the Passive House standard. The Zero Emissions Building Catalyst Policy allows the Development Permit Board to consider using its discretion to accommodate a zero emissions building, including floor plate sizes.

In addition, the policy indicates new developments in the West End shall be designed to include a hydronic heating system in order to easily connect to a neighbourhood energy system (NEU) when one becomes available. The applicant is pursuing a low carbon approach with Passive House certification; therefore, the requirement for NEU compatibility is waived.

Downtown Official Development Plan (DODP) (1975, last amended 2015)

The project site is in DODP sub-area G, indicating a density of 6.00 FSR for residential uses. The maximum height under the DODP is 137.2 m (450.1 ft.). Horizontal Angle of Daylight requirements are also indicated in the DODP. Within the CD-1 approved in principle by Council, density is increased to 14.48 FSR, and height is not to exceed 135.2 m (443.6 ft.), except that no part of the development may protrude into the approved view cones other than view cone 3.2.1, the Queen Elizabeth Park view cone. The proposed uses and height are consistent with the ODP.

Downtown Design Guidelines (1975; last amended 1993)

These guidelines are intended to achieve a high quality of design for public open spaces, protect views, and respond to environmental considerations including sun, shade, rain, wind, and noise. They emphasize that the architectural design of the Downtown should be of a very high quality. Staff are generally supportive of the proposed quality, including the use of stone finishes, and feel the 20 ft. setback on the Nicola side will contribute to public open space.

DD (except Downtown South) C-5, C-6, HA-1 and HA-2 Character Area Descriptions (1975, amended 2003)

The “Golden Triangle” area west of Thurlow Street is envisioned as a medium- to high-density mixed-use area encouraging residential uses with links between the West End and the Waterfront. At grade pedestrian-oriented uses (retail, entertainment and services) should be provided.

This site is also located in Existing Character Area H - Alberni Street. The policy describes Alberni Street as being of indeterminate character, with neither the dominance and formality of Georgia Street, nor the local, informal, pedestrian orientation of Robson Street. The policy recommends that Alberni Street provide a sense of visual transition between Georgia and Robson Streets, with provision for its role as a pedestrian route.

Development objectives for this Character Area include:

- Provide a sense of image transition between the formality of Georgia Street and the informal, local scale character of Robson Street
- Strike a reasonable balance between existing residential views and providing views for new residential developments
- Provide a sense of visual interest and street definition to existing or new developments, particularly at the lower levels
- Ensure the appropriate treatment of service areas and loading/unloading facilities to complement visual interest objectives
- Significant street-tree planting as a principal element for Alberni Street
- Emphasize the use of planting when developing the public and private realms along the street, and

- Ensure that building elements, particularly those at the lower levels facing the street, are appropriately designed and treated to provide a human-scale relationship

The proposed design makes a number of contributions to these goals. Recommended conditions of approval, as noted in this report, are intended to advance the Character Area goals (see recommended Condition 1.3 and Standard Conditions A.1.3, A.1.29 and A.1.30).

View Protection Guidelines (1989, last amended 2011)

This document maps and lists view cones adopted by Council. This proposal will not affect protected views, except from the Queen Elizabeth vantage point as permitted in the policy.

Green Buildings Policy for Rezoning (2009, amended 2018)

The policy offers two pathways, A) Near Zero Emissions Buildings, or B) Low Emissions Green Buildings. This application is for path A, which will be fulfilled by providing a design for certification under the Passive House standard. This is both a significant voluntary commitment by the applicant team, and a technical challenge for a building of this scale which will require considerable expertise (see Standard Condition A.1.27).

Rezoning Policy for Sustainable Large Developments (2013)

The policy sets out a number of goals for developments in excess of 45,000 sq. m. of floor area, including green mobility, sustainable food, housing, and social sustainability. As noted at the rezoning stage, these goals will be met in this application through electric vehicle and bicycle spaces, a contribution to farmers' markets, the provision of below market rental units, and the engagement of inner-city organization during construction. Some Standard Conditions, such as A.2.4, are also intended to support this policy.

Zero Emissions Building Catalyst Policy (2018)

The policy is intended to facilitate zero emissions multi-unit residential buildings, including Passive House projects. Where appropriate, the Development Permit Board may use its discretion to facilitate these buildings. In this application, the main example has been relaxation of the recommended floor plate size noted at rezoning.

Family Room: Housing Mix Policy for Rezoning Projects (2016)

The policy is intended to result in strata and rental housing that can meet the needs of families and larger households to ensure Vancouver can be family-friendly into the future. Standard Conditions have been recommended to fulfill this policy.

This policy requires that at least 35% of the market rental units must be 2-bedroom and 3-bedroom units suitable for families. The inclusion of 10% 3-bedrooms is encouraged for market rental units. This application comprises of 129 replacement market rental units with 29% as 2-bedrooms and 5% as 3-bedrooms. The current proposal with 34% family units does not meet the policy requirement. A provision to ensure the percentage of family housing in the market rental housing component meets the required 35% is identified in Standard Conditions A.1.8 and A.1.40.

This policy requires that at least 35% of the market strata units must be 2-bedroom and 3-bedroom units suitable for families, including 10% 3-bedrooms. This application comprises of 451 strata units with 43% as 2-bedrooms and 23% as 3-bedrooms. A provision to ensure the percentage of family housing in the market strata housing component does not fall below the required 35%, including the provision of 10% 3-bedroom units is identified in Standard Condition A.1.40.

High-Density Housing for Families with Children Guidelines (1992)

These guidelines are intended to address key issues in the design of a site, building, and units to provide residential livability for families with children. Standard Condition A.1.40 is recommended to address this guideline.

The proposed market strata building contains a total of 295 (65% of total) with 2 or 3 bedrooms (comprised of 192 2-bedroom units and 103 3-bedroom units) which may be suitable for families with children. The *High Density Housing for Families with Children Guidelines* therefore applies. Separate indoor amenity rooms and outdoor amenity areas are provided for both the market rental and market strata housing. The separate indoor amenity rooms include a kitchenette, storage closet and accessible washrooms and are each adjacent to separate outdoor amenity areas. Design development conditions have been added to increase the functionality of the spaces (See Standard Condition A.1.41).

Explore design development that allows children's play areas to be shared and accessible to children from both the market strata and rental buildings. The outdoor play areas require further design development to provide opportunities for creative and motor-skills developing play for children of a range of ages (See Standard Condition A.1.42).

General Policy for Higher Buildings (2017)

The policy expects that new tall buildings will establish a recognizable new benchmark for both architectural design and sustainability, while making a significant contribution to the visual power of the city's skyline. Refinements to the building, as noted in the response to rezoning conditions below, have contributed to the architectural aspect of this policy. The applicant's commitment to the Passive House standard for a project of this scale is a significant contribution to the sustainability goals of the policy. Staff are satisfied that the application, as amended from the rezoning stage, meets the intents of this policy.

Urban Agriculture Guidelines for the Private Realm (2009)

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The Guidelines encourage edible landscaping and shared gardening opportunities in private developments.

An urban agriculture area is not shown for the market rental building. A condition has been added to provide an urban agriculture area for the market rental building and the necessary infrastructure to support urban agricultural activity by residents (See Standard Condition A.1.43).

An area for urban agriculture has been identified for the market strata building. A condition has been added to provide the necessary infrastructure to support urban agricultural activity by residents (See Standard Condition A.1.43).

• Response to Rezoning Conditions:

Not all conditions of the Rezoning are included for discussion in this section. Only conditions with relevant or remaining issues are included below. The Applicant's response to rezoning conditions letter is attached as Appendix E.

Rezoning Condition 1: Design development to the overall proportions of both tower forms to minimize their apparent bulkiness, particularly in the east-west dimension.

Note to Applicant: Design development is needed for the towers to appear more slender. This can be achieved by: sculpting the facades to enhance overall verticality; increasing the depths of the step-backs in massing; and lowering the shoulders of the tower base to better emphasize the shaft. Maintain a minimum of 24 m (80 ft.) separation between tower faces.

Applicant Response

- To reduce the bulkiness and improve the slenderness of the towers, the overall floor area was reduced and the height / width ratio was visually reconfigured.
- The two towers were shifted so as not to align with the podium below and “pavilions” were added above the podium to decrease the perception of the towers’ height.
- The shoulder of the two towers was lowered from the 22nd floor to the 13th floor along with relocating the corner balconies creates additional vertical folds on the east-west facades.
- To further enhance the verticality, 3 story balcony groupings with metal spandrels syncopate the corners, and V-shaped striation and pilasters were employed to give more depth to the surface of the facades.
- To lighten the overall form, the stone corner columns at the balconies were made smaller to provide extra visual permeability. “Columns” of metal bay windows were designed to help “slim” the façade and pull the eye up the building to the culminating crown.

Staff Assessment

This condition is satisfied by the changes noted.

Rezoning Condition 2: Design development to the upper portion of the towers to further refine and enhance their architectural contribution to the city skyline and the public view cone.

Note to Applicant: Further sculpting of the tower crowns by lowering the shoulders of the shaft will enhance the tower tops as distinct elements.

Applicant Response

- Additional floor area was also carved away at the upper portion of two towers to create a dramatic cascading form. The resultant terraces allow for landscaped roof gardens that visually connect with the green of the parks at the street level.
- The shifting setbacks also allow an opportunity to incorporate sculptural stone details as well as metal railings and panels, providing a level of delicacy in contrast to the stone.
- Large metal bay windows were incorporated on the east and west elevations and similar large scale was achieved by combinations of punch windows and balconies which also enrich the composition.
- The interplay of scales and materiality achieve variety, bring sophistication to the facades and helps reprise the residential townhouse scale below connecting the new building to the existing neighborhood.

Staff Assessment

This condition is satisfied through the changes noted.

Rezoning Condition 3: Design development to rework the massing of the east face of the building to provide a sense of depth and variation and to provide massing relief to the Broughton Street frontage.

Note to Applicant: The intent is to reduce the massing impact of the uninterrupted shear face of the east façade. This can be achieved by stepping the east face of the tower back from the east face of the podium, and by finessing the proportions and depths of step-backs to integrate the tower into the podium, rather than producing an abrupt horizontal seam between tower and podium.

Applicant Response

- Above the podium, the east tower was setback providing relief to the street and establishing a charming townhouse scale that fits well within the neighbouring fabric.

- At the street level, the exterior wall was located 5ft back from the property line allowing a green buffer to shield the rental units from the street as well as bringing additional greenery to be enjoyed by passing pedestrians.
- The Broughton façade is treated like the front elevation on Alberni Street with a comparable use of classical proportion, symmetry and attention to detail. The façade consists of a one-story height sculptural stone wall, continued around from Alberni Street, and is combined with a variety of window and balcony types, and decorative metal railing and garden fences.
- The low 4 story townhouse will enrich the pedestrian visual experience on Broughton Street and will fit well within the neighboring fabric.

Staff Assessment

This condition is satisfied through the changes noted.

Rezoning Condition 4: Design development to the south face of the residential podium to improve the livability of south-facing rental units and to enhance the rear elevation of the podium.

Note to Applicant: Improve the sense of privacy for street-level units facing onto the lane with increased setbacks and landscaping, and by raising the interior floor level relative to the grade of the lane. Balconies of upper-level podium units should be increased for usability. Reduce the apparent bulk of the rear elevation by increasing setbacks and stepping in the massing.

Applicant Response

- The lane services the loading, garage and other back of house operations. To change the perception of this lane as a “back alley” to a “front street” the building façade was pulled back from the street. By adding an extra 9 ft. of width to the street level, this arrangement allows more natural light and additional street trees.
- To further engage the lane, the daycare entry is marked with a canopy; the building amenity spaces and the outdoor agricultural garden were also located along the lane to activate the lane.
- Bay windows and decorative metal work was also added to enhance architecture on the lane.

Staff Assessment

This condition is generally satisfied through the changes noted, with revision to improve livability recommended in Condition 1.4.

Rezoning Condition 5: Design development to enhance the laneway interface at grade level as much as possible.

Note to Applicant: Consider pedestrian lighting, landscaping, seating, and other public realm improvements such as high quality paving treatments.

Applicant Response

- Enhanced laneway interface at grade will be provided as per precedence set by the Landmark redevelopment project, as the daycare and strata amenity is accessed off of the lane, as suggested in the West End Plan directions to enhance public laneways.
- Lighting would easily be incorporated as building and landscape integrated elements, such as outside walls, lower portions of walls along walkways and the weather protection canopy at the daycare.
- Planting strips along the recessed building walls will be provided where possible including seating elements.

Staff Assessment

This condition is generally satisfied through the changes noted, with some refinement to the expression of the lane side recommended in Condition 1.3 and others.

Rezoning Condition 6: Design development to consolidate the amenity spaces and ensure that indoor amenity spaces are co-located with sufficiently sized and well-proportioned outdoor amenity spaces.

Note to Applicant: Reduce the number of amenity spaces to improve their scale, configuration, and usability. Consider shared amenity spaces for the entire development.

Applicant Response

Amenity space consolidation, see Architectural Drwgs for Level 02, Level 03, Level 05, and Level 07.

Amenity spaces have been consolidated into the following:

- A 2,600 SF amenity space on Level 05 for the rental component with a 1,020 SF outside space directly adjacent.
- A 838 SF amenity space on Level 07 with a total of 3,000 SF of outdoor amenity for strata occupants.
- A contiguous strata lobby with amenity spaces on Level 02 is located adjacent to a courtyard open space.
- A 1,400 SF strata amenity space on Level 03 opening onto open space.

Staff Assessment

This condition is generally satisfied through the changes noted. Consideration should be given to shifting some Level 1 space toward Alberni Street to allow direct access to natural light and ventilation (see Condition 1.5).

Rezoning Condition 7: Design development to maintain the high quality materials, and to maintain the level of detailing implied and necessary to accomplish and construct the proposed design aesthetic.

Note to Applicant: This includes Haddington stone, granite accents, the bronze entry doors, metal railings, and sculpted stone panel detailing.

Applicant Response

1468 Alberni building provides an excellent opportunity for the West End to reconnect to the long tradition of masonry residential buildings in Vancouver. Limestone is preferred material because of its warmth and visual richness, and its ability to reflect light differently during the course of a day. Inspired by historic Vancouver's masonry architecture such as the Marina Building, the Hotel of Vancouver, an array of stone details and decorative metal work were added to give a strong residential character. Adding to this material richness, three metal finishes are utilized to accent the entrances and various bay window and balcony types.

Both the rental and condo lobbies have bronze screen doors and canopies to create distinct entrances that will invigorate the street. The central entrance courtyard with archways to the condo lobby will give residents and visitors alike the feeling of entering a grand house. The maisonnette units with detailed stone porches and the garden fence will offer a residential scale street facade.

Three potential limestones for the ownership were selected:

1. Indiana limestone sandblasted (full color blend)
2. Indiana Limestone sandblasted (silver shadow)

3. Dietfurt Limestone sandblasted
The specification of exact stone cladding and accents are to be confirmed.

Staff Assessment

The application is moving toward satisfaction of the condition through the changes noted, with refinements sought in Condition 1.6 and Standard Conditions A.1.3 and A.1.4.

• **Conclusion:**

The proposal for 1444 Alberni Street represents a high quality residential development consistent with the intent envisioned under the West End Community Plan and the Downtown Character Area Descriptions. The highly detailed exterior design at the public realm interface will assist in the provision of a visually engaging interface. The recommended Conditions will improve the relation of the building to the surrounding streets and lane.

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

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on April 3, 2019, and provided the following comments:

EVALUATION: SUPPORT with Recommendations (4/3)

• **Introduction:**

Development Planner, Sailen Black, began by noting this is a CD-1 approval in the Downtown District. The site measures 131 ft. x 330 ft. (~43,270 sq. ft.). There are 43 & 48 storeys - 406' & 443' to top of parapet with a 14.48 FSR - 626,500 sq. ft.

There are 314 Market-Strata units, 129 Market-Rental units and a 56-Space Childcare.

This was approved in principle by Council in mid-2018. The applicants have a commitment to achieving Passive House certification.

The West End Community Plan (Georgia Corridor Sub-Area) provided guidance on tower floorplate sizes (6,500 sq. ft.) and use. An average of 6,600 sq. ft. plates through tower to accommodate Passive House features.

UDP consensus items recommended more modulation of tower to better express base, middle and top at the Rezoning submission. The Downtown Guidelines advise on design goals. View Cones policy influenced how some of the height and upper-floors are sculpted. The Taller tower extends 40ft. into the QE View cone, which can be considered. The shorter tower is capped by View Cone 12.1.3.

The General Policy for Higher Buildings sets high expectations including how taller buildings contribute to the City's skyline, and achieves leadership in sustainable design.

The Panel Consensus at the Rezoning-Urban Design Panel was to review the massing and density of the building and encourage more modulation to better express the base, middle and top.

Key changes by the applicant are as follow:

Massing + Skyline

- Intended to address UDP advice;
- Mid-rise shoulders dropped to elongate the middle section;
- Revisions to top floors intended to create more distinct crown;
- Revised detailing throughout include sculptural elements and composition to enhance the sense of verticality;
- Revised details like the arched doorways, keystones, and aluminum framed balconies and bay-windows are intended to add visual interest from the ground-plane; and
- The lower level massing along Broughton Street massing should be improved/revised to either set the tower back from the podium, or to extend the tower down to grade distinctly from the podium.

Broughton Frontage

- More distinct break of the base from the mid-rise section which was achieved by deeper stepping so as to not make the Broughton façade appear as a single unbroken surface from grade to top;
- Lowering the base's shoulders intended to ground this portion more firmly and offer better visual interest to the street-level public realm; and
- Improve the podium's west elevation and expression facing Nicola.

Nicola Frontage

- Concentrate the amenities spaces and provide more indoor and outdoor and public realm space;
- Revise flow of daycare (drop off and pick up) flow of parking and bike access to be safe and effective; and
- Improve the livability of the units facing the lane.

Livability on Lane and Amenity Connections

- Garden patios added for lane-side units;
- Daycare drop-off intended to bring some movement and life to the lane – note that lane design is to be determined with Engineering; and
- Make the podium more welcoming to the public realm on the street edge.

Townhouse Interface at Alberni

- Transition from sidewalk level to the entry-level is made less stark through revised terracing; and
- Entries are also no more than 2 ft. below grade to ensure the front portions of units can receive better natural light (especially north-facing).

Staff Concerns

- a) Models have some discrepancies compared to drawings – applicant needs to clarify:
 - how grade is depicted; and
 - floor plans show more deeply recessed balconies than large scale model - deeper would help with articulation facing Nicola.
- b) Some units on the podium levels, especially lane-facing, have columns through affecting usability; and
- c) Attention to detail could continue more to the lane-side, especially at the podium levels.

Questions

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

1. Have the revisions to massing and articulation produced:
 - i. a slimmer appearance for the towers,

- ii. a more distinctive crown that adds to the skyline, and
 - iii. better delineated sections of the building, including the Broughton and Nicola elevations?
2. Do the new sculptural elements and composition:
- i. complement the massing, especially in terms of accentuating the sense of verticality, and
 - ii. provide improved visual interest at the podium, including the lane?
3. Do the relocated and revised indoor and outdoor amenity spaces function well for a building in this high-density location?

• **Applicant's Introductory Comments:**

From the last UDP several aspects were recommended. The FSR has gone down to 14.1, which meant a reduction to the bulking area. The two towers have been shifted to the west, this allowed for opportunity to do some work responding to the Broughton St elevation.

A big difference is the scale has been lowered to relate nicely to the base of the building. The bay windows have been made much longer to extenuate the height of building and have a narrower appearance.

Have taken the corner loggias and group them in 3's to get a darker reading down the two sides to visually carve away more from the edges of buildings to add to the sense of slenderness and height. The Top of the buildings also has been carved away.

The shift of the buildings to the west allowed for the base of the building to be very legible. The base has been stepped up to the center allowing the tower to engage with the base now on the other side rather than have a big setback or too much of a separation. There is more of a connection now and a pull of the tower down to the ground.

On Alberni, the towers shift from each other they are not aligned. The towers have been locked down to the base and created a stepping down.

On the side elevations a series of balconies have been added to create a sense of base, upper elements and articulated building.

At the base of the building, at a larger scale, there are clear figures at the center of the tower. Additionally there are loggias to add a sense of scale and variety.

The metal detailing will work well with the stone (lime stone). The two materials will help break down the buildings. The metal detailing will be good at creating a residential quality.

The entrance of condominium in the center has been further articulated. There is now a fluting added to the base of the building which wraps around. The fluting is clearer in the renderings.

Due to the slope of street there is one residence that is above the street. There are two entrances. There is a wall in front and stairs that go down and these units will have a nice terrace area.

The amenity elements have been redesigned. The Amenity at level 1, which is at grade, Has access by grand stairs to the lobby. There is an outside space associated with this amenity.

Level 7 have an amenity room with access to outdoor terraces and agriculture on the south side. The rental portion has its own amenity with associated outdoor space on the Nicola corner.

The daycare is also on level 7 which is an amenity for the whole community.

We are working with a public art work consultant.

In regards to the landscape for the public realm, the concept was to tie in to a proper Alberni street frontage. The terraces have been modulated to limit the depth below grade. The pattern and cadence consists of layered planting, piers, gateways low fence wall, are a consistent expression through the two edge massing sections framing the main entry to central court which is the balance of the interior and exterior. The central court has been refined with planting and placement of ornamental trees.

All the existing street trees have been retained. There is a second row provided on Alberni. The town house garden provides a buffer of private spaces of townhouse and the exterior walkways of the street. Tucking a layer of planting on the recess of the building and there is focus on the daycare entry. The podium level carries a green edge around.

Urban agriculture on the amenity terrace on the south east corner, there is opportunity to embed this on the south west corner of the daycare.

This is a passive house design. The concept is a new energy paradigm. We did air tight connections on all the buildings. The Energy is going to be close to natural.

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

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

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

- Address the materiality and contextual response; and
- Consider location and size of the additional amenity space.

- **Related Commentary:**

Of general consideration, the panel noted the project submission was not consistent with the standard for Development Permit submissions.

The panel noted there have been moderate improvements from the previous submission at UDP. It is a high quality building. The Passive house is the most positive aspect of the project.

The main issue the panel struggled with is the contextual issue and materiality.

Improvements from the Rezoning included:

- The buildings being slimmer;
- The crown shows some improvement; and
- There is improvement to the massing.

Other comments included:

Contextual fit.

- The panel felt the project had a difficult relationship to the West End. At rezoning-UDP a number of panelists expressed difficulty with how this building sits in the West End and still have this difficulty.
- Some panels members felt strongly that the building was not a contextual fit with Vancouver due to materials and character.
- The buildings presented are not from the West End. Appreciate the design quality however a "New York" styled building should not be in Vancouver. The history of West End is not respected.
- Most felt the buildings are very monolithic and monotonous both from the base and skyline. The base is all the same on the entire City block.

- This is a sensible building therefore choosing materials should be sensible, would like to see this building grow from local Vancouver materials. There is an unrelenting quality to the materials presently used. Limestone is not a material that is used in this area.

Broughton Street Elevation and Frontage

- Broughton side is still very flat and needs further design development. The Broughton tower still feels hard up against the property line.
- The studio units on Broughton feel tight.

Nicola Street Elevation and Frontage

- The Nicola Street frontage is unfortunate, would be nice if it had more presence to the street and interaction to the units. Concerned with the livability of the units on this side, the balcony spaces are tight.

Amenity Spaces

- The Amenities appear small in comparison to the scale of the building.
- The amenities should have a detailed program designed for successful use by families.
- The Amenity below grade needs more access to light.
- The amenity next to the daycare, on level 7, is not appropriate or supportable to have the strata patio wrap around in front of the nap room in the daycare.
- Porosity for children is really important and the fritted glass along with the daycare fence will keep the children from observing beautiful views.
- The double fence at the daycare with the planting is odd.
- Greenery location on levels 5 and level 7 is problematic as the guard rail is on a parapet and the planter is climbable. Consider relocating the guard rail inside of the planter wall.

Detailing

- There is a robustness to building yet some of the detailing (i.e. railings and gates) appear flimsy in comparison to the building. Detailing of public realm and planting needs to be robust as well.
- The raised walls on the model make the below grade units feel very enclosed. In terms of livability of units suggest looking at using plant material or greenery to increase porosity on the unit side.
- The columns of the building do not coordinate well with the remainder of the building.
- All the 4 sides were treated as a façade which is a positive however would encourage differentiating the joint of the towers.
- The 2 ft. grade change between the townhouse to street is fine, yet not a significant impact on the units.

Public Art

- Additional comments include there are a few logical spots for artwork; ensure it is in a high visibility location so that it can be publicly enjoyed by the whole neighborhood.

Lighting

- In regards to lighting at night, encourage down lighting and not lighting up into the sky as a strategy.

• Applicant's Response:

The Applicant thanked the Panel members for their comments.

ENGINEERING SERVICES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The Crime Prevention Through Environmental Design (CPTED) recommendations are contained in the prior-to conditions noted in Appendix A attached to this report.

LANDSCAPE

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

AFFORDABLE HOUSING PROGRAMS

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

While the Rental Housing Stock Official Development Plan does not apply to this DD zoned site, the applicant responded to Council's concern regarding protection of existing rental housing stock by providing replacement of all 129 existing rental units on site on a one-for-one basis with new market rental housing. Of these, 13 rental units (10% of the total rental units) will be rented at rates that are consistent with provisions under the City's Moderate Income Rental Housing Pilot Program which aims to meet the housing needs for households in the "missing middle" income range, with rents ranging from \$950 to \$1,600 per month.

As the redevelopment of this site required tenant relocation of existing tenants, a Tenant Relocation Plan (TRP) providing tenant protections was required of the applicant and approved at the time of rezoning. A final TRP is required at the time of Development Permit application, and a final Tenant Relocation Report will be required prior to issuance of the Occupancy Permit.

SOCIAL POLICY & PROJECTS

The recommendations of Social Policy & Projects are contained in the prior-to conditions noted in Appendix A attached to this report. Detailed comments regarding the proposed design of the child day care facility and supplemental information from the operator are attached in Appendix D. An additional workshop session will occur to further develop the final design of the child day care facility.

CULTURAL SERVICES

The recommendations of Cultural Services are contained in the in the prior-to conditions attached in Appendix A as well as the conditions of the permit noted in Appendix B of this report.

PARK BOARD

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

ENVIRONMENTAL PROTECTION BRANCH

The recommendations of Environmental Protection Branch are contained in the conditions of the permit noted in Appendix B attached to this report.

BUILDING REVIEW BRANCH

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

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

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

NOTIFICATION

On March 1st, 2019, 5,383 notification postcards were sent to neighbouring property owners advising them of the development permit application, and offering additional information on the city's website. In addition, three site signs were installed, one along Broughton Street, the second on Alberni Street and the third facing Nicola Street. The signs were installed on March 4th, 2019 providing information about the development with direction to the City's Development Permit Board website for further information.

A total of six (6) written responses were received via email. One (1) response strongly supported the application, while five (5) responses expressed concerns regarding the proposed development.

Those who expressed concern provided the following comments:

Tenant Relocation

Concerns regarding the loss of affordable rental units in the West End were received. It was noted that tenants would have difficulty finding new accommodations at the same rental rates within the neighbourhood.

Staff Response: The applicants are required to provide a plan consistent with the Tenant Relocation Policies of the City of Vancouver and are working with Housing staff. Condition A.1.44 requires updated tenant information consistent with policies of Section 6 of the Tenant Relocation and Protection Guidelines be provided. Also, Condition A.1.47 requires the final Tenant Relocation Report be submitted prior to issuing an occupancy permit.

Ratio of rental units versus market units proposed in development

Given the concerns in Vancouver regarding housing affordability, comments noted disappointment that only a 1 to 1 ratio to replace rental units was applied for this development. There will be 129 rental units provided which is not considered sufficient by the respondents. This development was considered a great opportunity to implement a larger rental unit replacement requirement. Also, the affordability of the new units was questioned by respondents.

Staff Response: As noted on page 15 of this report, the the Rental Housing Stock Official Development Plan does not apply to this DD zoned site, however the applicant responded to Council's concern regarding the protection of existing rental housing stock by replacing of all 129 existing rental units on site on a one-for-one basis with new market rental housing. Of these, 13 rental units (10% of the total rental units) will be rented at rates consistent with provisions under the City's Moderate Income Rental Housing Pilot Program.

Location of daycare drop-off

Concerns were raised regarding location of the Child Care Facility drop-off being located in the laneway as this area is considered unsafe due to the amount of automobiles and truck traffic that utilize the lane to service the existing commercial buildings.

Staff Response: Through the review of the application it was highlighted by various departments that an entrance to the childcare facility is required from Alberni Street to satisfy requirements of the VBBL and fire access. Conditions have been attached in Appendix A to address this concern and to provide another option to provide access to the facility.

Negative impacts to neighbourhood due to increased density, height and shadows

A majority of the written responses highlighted that the development will negatively impact the neighbourhood as a result of the increased density, proposed building height and the additional shadows that will be created as a result of the development. Respondents noted that the proposed increase in density will generate more traffic and cause more congestion in an area of the City that already suffers from traffic circulation issues.

As a result of the increased height, the shadows will limit access to daylight in the surrounding area. The hours of the day analyzed through the shadow studies were also questioned and it was requested that the shadow studies include all hours of the day to sunset.

Staff Response: Shadow analysis is normally done for specific types of space and hours, as with the Downtown (except Downtown South) Design Guidelines which recommends a focus on open space between 11:30 a.m. and 2:30 p.m. For this site, studies to 4:00 pm were considered in both this application and in the form of development approved in principle by Council at the Public Hearing on September 18, 2018. This height and massing of this application is generally consistent with the proposal from rezoning application.

Obstruction to Private Views

It was noted that the view analysis does not take into consideration the southwest views from 1367 and 1331 Alberni Street. Residents in these building currently have a view of the ocean and sunset from their units. As a result of the loss of the southwest view, residents expressed concerns regarding the decrease of property values.


Staff Response: The scale of the form of development approved in principle at rezoning will affect the units and directions in the view analysis, and other units. While policies for this area do not give priority to the preservation of long-distance private views over new developments, policies to ensure that all residential units have access to local views and daylight continue to apply within this high-density context.

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.


Staff Committee supports this application subject to the conditions attached to this report.



J. Greer
Chair, Development Permit Staff Committee



St. Black, Architect AIBC
Development Planner



B. Balantzyan
Project Coordinator

Project Facilitator: JC

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

Urban Design

- A.1.1 the CD-1 By-law is enacted by City Council;
- A.1.2 the Form of Development is approved by City Council;
- A.1.3 provision of enlarged details for significant exterior features;

Note to Applicant: In particular, show the different bronze and stone details located around the podium perimeter. Proportions and substance should be robust to reflect the scale of the building and its expression. Include notation of the finish, materials, colours and dimensions for each exterior surface. Provide references from the elevation drawings. Response should reference rezoning condition 7.

- A.1.4 complete notation on the elevation drawings of all colours, materials, and finishes;

Note to Applicant: Intent is to consolidate information provided in different locations, and to maintain the high quality and durability of the proposed exterior design. Where relevant, also note the thickness, coursing, or dimensions of materials such as stone. Response should reference the development objectives of the Alberni Street Character Area.

- A.1.5 confirmation that service equipment including window washing infrastructure, and cell tower and antennae elements are not to protrude into View Cones C1 or 12.1.3;
- A.1.6 identification on the architectural drawings of the 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>. Note on the drawings that design is to comply with the Bird Friendly Guidelines and the Outdoor Lighting Bulletin, including the use of full cut off fixtures, glare shields, dimmers, and timer controls, with no lighting more than 4 m above the horizontal surface intended for illumination, and all lighting to be oriented away from the windows or doors of adjacent properties. Lighting aimed at the building should be Dark Sky compliant.

Technical

- A.1.7 provision of a minimum of 13 dwelling units at approx. 7,704.0 ft.² of rentable floor area as secured market rental housing at moderate income rates, in accordance with rezoning conditions;

Note to Applicant: Units should be identified on floor plans, and required floor area should be illustrated on FSR documents.

- A.1.8 provision of a minimum of 45 (35% of 129) dwelling units containing 2 or more bedrooms in the secured market rental housing component, in accordance with the pending CD-1 By-law;

Note to Applicant: Submitted plans indicate provision of 44 (34% of 129) dwelling units containing 2 or more bedrooms.

- A.1.9 compliance with Section 10.21.2 of the General Regulations of the Zoning and Development By-law to provide dwelling units, in the market (strata) component of the proposed development, containing a minimum floor area of 37.0 m² (400.0 ft.²);

Note to Applicant: Unit mix in the strata component of the proposed development should also be checked, as number of 2 and 3 bedroom dwelling units in the east and west towers does not match on floor plans and Project Statistics tables.

- A.1.10 provision of a principal pedestrian access to the Child Day Care Facility from a street, in accordance with Section 10.4 – Principal Pedestrian Access, of the General Regulations of the Zoning and Development By-law, noting the following:

- i. submitted plans illustrating a child day care facility lobby on Level 3 accessed from the lane south of Alberni Street; and
- ii. pedestrian path from a street to the child day care facility illustrated on revised submission drawings;

- A.1.11 confirmation that the west tower does not impact View Cones for this site;

Note to Applicant: Geometric analysis indicates the west tower projects approximately 1.8 m (6.0 ft.) into an identified view.

- A.1.12 clarification and confirmation of proposed floor area, and the floor space ratio (FSR), noting the following:

- i. clear indication of floor area for each use, i.e., rental, moderate rental, market, child day care, and amenity, after all permitted exclusions, is required to be shown on FSR documents;

Note to Applicant: Rental, moderate rental, and market dwelling units, shown on FSR documents, should also be identified, and match on Architectural floor plans.

- ii. a table containing proposed floor area of each use, including balcony, is to be shown on each floor plan of FSR documents, similar to Sheets SK and SK-3 REV submitted for Level 26;

Note to Applicant: How proposed floor and balcony area of each level has been determined should be clearly demonstrated on the table of each floor plan, showing all proposed exclusions from FSR, i.e., passive house, rain screen, HRV, etc., combining information such as on Sheets SK and SK-3 REV, in a coordinated manner, onto each floor plan of FSR documents.

- iii. a separate table summarizing proposed floor and balcony area of all floors shall also be provided. All information on FSR documents should be coordinated and match on tables and plans.
- iv. strata amenity area on Level 7 must include the connected covered outdoor amenity area on the north side;

Note to Applicant: Strata amenity areas on the FSR floor plans and Project Statistics table do not match.

- v. area of mechanical rooms on Level 7 must be included in the computation of the FSR;
-

Note to Applicant: Submission of revised detailed colour-coded FSR documents, signed and sealed by an Architect, indicating all spaces and uses included or excluded from FSR and balcony area calculations is required. Updated letters, signed and sealed by a Registered Professional(s) should also be submitted to match proposed wall types and exclusions from FSR.

A.1.13 clarification and confirmation of proposed open balcony area, noting the following:

- i. open roof decks, i.e., decks directly above spaces included in floor area, may be excluded from balcony area, but portions of roof decks located above balconies or open space must be included in the computation of balcony area;

Note to Applicant: Roof decks and balconies should be noted on floor plans.

- ii. balcony areas on floor plans and Project Statistics table do not match, and some balcony areas on FSR documents appear, by their colour-shading, to be included in both the computation of the FSR and balcony area;

Note to Applicant: Balcony areas should be shown on floor plans of FSR documents.

A.1.14 provision of storage space for dwelling units in accordance with Planning By-law Administration Bulletin entitled, *"Bulk Storage and In-suite Storage – Multiple Family Residential Developments"*, noting the following:

- i. all residential storage rooms, whether in-suite, in common area, or in underground parking levels, are to be dimensioned to demonstrate compliance;
- ii. each residential storage unit must accommodate minimum required storage space of 5.7 m³ (200.0 ft.³), have a minimum clear horizontal dimension of 4.0 ft. in all directions, and a full floor-to-ceiling height of minimum 6'-10";

Note to Applicant: Floor area of all in-suite storage rooms should be shown on FSR plans.

- iii. area of columns within in-suite storage rooms is not to be accounted for storage area, and must be included in the computation of the FSR;

Note to Applicant: Some in-suite storage rooms are unusable due to column locations.

- iv. proposed use, i.e., residential or daycare, of storage rooms in the underground parking levels is to be noted on floor plans;

A.1.15 compliance with Section 6 – Horizontal angle of daylight, of the pending CD-1 By-law;

Note to Applicant: Provision of a window on the exterior wall of the building is required for each habitable room or space. Partitioned sleeping areas in Studio units on Levels 1, 4, 5, and 6 and well as the dens without windows in Studio units on Level 3 do not comply with the horizontal angle of daylight requirements.

A.1.16 proposed use of all rooms, spaces and amenity areas, including details regarding type, finishing, equipment and/or furnishings to be included on the plans;

Note to Applicant: In addition to their proposed use(s), all amenity rooms/spaces should be noted as "Amenity". The proposed use of the space between Grid Lines "F" and "O", and "3" and "8" on Level 1, noted as "Amenity" on section drawings, should be clarified.

The "Wine Lounge" use in Penthouse units on Level 41 of the west tower, and in Penthouse units on Level 46 of the east tower requires a liquor license and cannot be approved under this permit.

A.1.17 compliance with Sections 4.8.1 and 4.8.4 - Disability Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

- i. of the 9 parking spaces required for the Child Day Care Facility, one must be a disability parking space; and
- ii. minimum of 2.3 m (7'-6") unobstructed vertical clearance is required for a disability parking space and all entry points, maneuvering aisles, and access ramps leading to the disability parking space. Compliance with required vertical clearances should be clearly demonstrated on the submitted plans.

A.1.18 provision of a minimum of 78 parking spaces for the rental component of the proposed development, in accordance with the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Based on submitted information, floor area of the rental component has been computed to be 117,403.0 ft.² (10,907.0 m²), thereby requiring a minimum of 78 parking spaces. Proposed number of parking spaces for the rental component is 64.

A.1.19 compliance with Section 4.1.7 – Number of Small Car Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The number of small car parking spaces on a site may not exceed 25% of the total parking spaces required for the site for all uses combined. Based on submitted information, total number of required parking spaces has been computed to be 415, of which a maximum of 104 (25%) may be small car spaces. Proposed number of small car spaces is 171 (41%).

A.1.20 compliance with Sections 4.8.1 and 4.8.2 – Size of Parking Spaces and Size of Small Car Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: City of Vancouver Parking and Loading Design Supplement should also be consulted for column encroachments into parking spaces.

A.1.21 compliance with Section 4.8.6 – Setback from Residential Accommodation, of the Parking By-law;

Note to Applicant: A minimum distance of 4.6 m (15'-0") is required from any residential window, vent or wall opening to Daycare parking spaces located in the lane.

A.1.22 compliance with Section 5.5.1 – Size of Loading Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Each Class A loading space on Level 1 must be at least 2.7 m (8'-10") wide and 5.5 m (18'-0") long.

A.1.23 provision of bicycle parking in accordance with Section 6 of the Parking By-law and the applicable Green Mobility Plan;

Note to Applicant: The following notes have been prepared based on the submission drawings:

A minimum of 232 Class A bicycle spaces, at a rate of 1.8 spaces per dwelling unit, is required for the rental component of the proposed development. Proposed number of Class A bicycle spaces

for the rental component is 206. At least 20 percent (210) of the total number (1,052) of Class A bicycle spaces must be bicycle lockers. Bicycle lockers should be illustrated with doors for easier identification on floor plans.

In addition to the requirements of the Parking By-law, 25 additional Class A bicycle spaces are required as outlined in the applicable Green Mobility Plan. Refer to Standard Engineering Condition A.2.4 ii.

A minimum of 12 Class A bicycle spaces and a minimum of 6 Class B bicycle spaces are required for the Child Day Care Facility. Submitted plans show no Class A bicycles and 2 Class B bicycle spaces for daycare use.

30 Class A bicycle spaces is noted in the bicycle room on the north side of the “Air Plenum” on Level 2, but only 29 spaces are shown.

A maximum of 40 Class A bicycle spaces is permitted in a bicycle room, in accordance with Section 6.3.5 – Bicycle Room Size, of the Parking By-law. 41 Class A bicycle spaces are shown in the bicycle room located at the southwest corner of Level 1, and in the bicycle room on the west side of Exit #1 corridor on Level 1.

Several bicycle spaces are unusable due to column obstructions in the bicycle room on the south side.

105 Class A bicycle spaces for strata units is shown on the floor plan of Parking Level P2, but 106 spaces is noted in the summary table;

Proposed number of Class B bicycle spaces should be noted, and match on the Architectural and Landscape Plans.

Summary tables on floor plans should be revised accordingly.

- A.1.24 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meter in a manner that minimizes their impact on the building’s residential units, open space and the public realm;

Note to Applicant: In order to prevent contaminated air from being drawn into the building, all fresh-air intake portals must be located away from driveways, and parking or loading areas.

- A.1.25 provision of the following notations on the submitted plans:

- i. “The acoustical measures will be incorporated into the final design, based on the consultant’s recommendations;”
- ii. “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;”
- iii. “A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces;”

- A.1.26 an Acoustical Consultant’s report is to be submitted which assesses noise impacts on the site and recommends noise mitigation measures to achieve noise criteria, to the satisfaction of the Director of Planning;
-

Sustainability

- A.1.27 demonstrate compliance with the requirements of the Green Buildings Policy for Rezoning (amended February 7, 2017) for Near Zero Emissions Buildings, which are summarized at <http://guidelines.vancouver.ca/G015.pdf>;

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin Green Buildings Policy for Rezoning – Process and Requirements (amended April 28, 2017 or later).

Crime Prevention Through Environmental Design

- A.1.28 design development to respond to Crime Prevention Through Environmental Design (CPTED) principles, having particular regard for:

- i. theft in the underground parking;
- ii. residential break and enter;
- iii. mail theft, and
- iv. mischief in alcoves and vandalism, such as graffiti.

Note to Applicant: Design should note measures to create a well-landscaped lane edge that is green and attractive for pedestrians passing by, while avoiding unintended uses. Consider the use of anti-graffiti coating for any extensive surfaces that are within reach of grade and are difficult to clean, such as stone.

Landscape

- A.1.29 design development to increase the presence, size and variety of planted landscape along the streetscape to mitigate the unintended monolithic presence of the structure as follows:

- i. increase diversity of landscape by having no more than four trees of a single genus around the perimeter of the building ; one-third of the trees to have mature height of the podium between the two towers;

Note to Applicant: Columnar trees to only be used sparingly.

- ii. double the variety shrubs and perennials, shrub species to be more substantial;
- iii. create a transition from bronze wall to the lane using planted landscape at grade or in large pots, living walls or other landscape elements; and

Note to Applicant: Provide cut sheets for any large pots, sculpted walls or unique elements. Provide detail cross-sectional drawings for any in ground planted landscape or living walls.

- iv. all elevations: Provide planted evergreen landscape within the inside boulevards surrounding the building.

Note to Applicant: The additional landscape is to transcend the property line and create at least a 2' buffer between pony walls/fences and the sidewalk. The additional landscape should be evergreen and be kept 45cm away from the sidewalk.

- A.1.30 design development to mitigate the presence of the exterior staircases along Alberni St by softening the presence of the staircases' walls that are over 3' in height through the use of planted landscape at grade or in large pots, living walls, sculpted walls or other landscape elements;

Note to Applicant: Provide cut sheets for any large pots, sculpted walls or unique elements. Provide detail cross-sectional drawings for any in ground planted landscape or living walls.

- A.1.31 design development to increase the urban forest by providing a minimum of 3 'Part 1' trees on the podium between the two towers;

Note to Applicant: To mitigate space concerns, provide a permeable and suspended platform over the trees' planting medium that maximizes the Day Care's Play space. Provide a cross-section detail illustrating the play space's relationship to the trees' CSLA planting standards. Coordinate with Social Policy and Facilities.

- A.1.32 design development to provide high-quality finishing on the pony walls/fencing that borders the building's perimeter;

Note to Applicant: Fence material to be cast-iron, bronze or higher quality. Walls to be finished with the same materials or higher quality that are used on the building's façade and to come within 15cm of the final grade. Concrete in any form above 15 cm cannot be accepted. Bare concrete is to be screened with evergreen landscape.

- A.1.33 design development to implement root barriers adjacent to sidewalks and building facades to prevent future issue with roots and walls/infrastructure;

Note to Applicant: Provide a typical cross-section drawing that demonstrates this and make note of it on the landscape plans.

- A.1.34 provision of detailed cross-section drawings that demonstrate that planted landscape along the streetscapes is in ground, flush with the final grade and not in raised planters;

Note to Applicant: To be provided at multiple cuts on each of the building's four elevations that represent the typical treatments. Raised planters may only be considered in very limited applications for shrubs and perennials if the planters are heavily screened by evergreen landscape and are finished with high-quality material.

- A.1.35 provision of specifying that the trees in the courtyard are 'Part 1' Trees;

Note to Applicant: Provide them with more growing room by moving them further away from the walls.

- A.1.36 provision of clarifying the trees labeled as 'Ps' in the Lane;

Note to Applicant: Tree species should be selected on reaching a minimum height of 30'. Half of the trees should be evergreen.

- A.1.37 provision of Landscape Plans for all planting that is shown in the building's renderings;

Note to Applicant: Reference Sheet DP603. Planting should be evergreen.

- A.1.38 provision of ensuring that the all landscape meets or exceeds CSLA Standards;
-

Note to Applicant: Make notations and provide cross-section drawings for podium and balcony planters.

A.1.39 provision of tree protection documents;

Note to Applicant: Tree protection plan and letter of assurance for arborist supervision signed by the property owner, contractor and arborist.

Affordable Housing Programs

A.1.40 provision of a minimum of 35% 2-bedroom and 3-bedroom units, including a minimum of 10% 3-bedroom units for strata and rental dwelling units to comply with Family Room: Housing Mix Policy for Rezoning Projects and the pending CD-1 By-law;

Note to Applicant: Submitted plans indicate provision of 44 (34% of 129) dwelling units containing 2 or more bedrooms.

A.1.41 design development of indoor amenity spaces in market strata and market rental buildings to include a kitchenette, storage closet and accessible washroom equipped with baby change table. Label floor area of indoor amenity spaces;

A.1.42 explore design development that combines children's play areas for market strata and rental housing to create a larger shared outdoor play area or two shared play areas that may be accessed by all residents (i.e. from market strata and rental housing) and is commensurate in size with the number of family units. Additionally, provide weather protected seating adjacent to the children's play area to promote an outdoor space for parental supervision. Provide detailed drawings of outdoor play area, including materials, play elements, and equipment;

Note to Applicant: Play equipment is not required, but natural landscape features which encourage creative play and motor skills development such as boulders, logs, pathways, water-play elements, sandplay, etc. are encouraged. Detailed information regarding outdoor play area is provided in the High-Density Housing for Families with Children Guidelines.

A.1.43 design development to outdoor amenity area for the market strata building to include planters with edible landscaping which would be suitable for urban agriculture by residents, including the necessary supporting infrastructure, such as high efficiency irrigation and / or hose bib, potting bench, tool storage chest and yard waste;

A.1.44 provision of a completed Tenant Relocation Application Form which includes a list outlining the name of each tenant, the number of the tenant's unit, the size of unit, the type of unit, and their rent, as per Section 6.1(a) of the Tenant Relocation and Protection Guidelines;

Note to Applicant: An updated list of tenants must be submitted at the time of development permit application.

A.1.45 provision a letter stating the property address and legal description of the site, and providing the names and mailing addresses of all tenants;

A.1.46 provision of a notarized declaration which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes information on posting of notice regarding the intent to redevelop as per Section 6.1(c); and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant;

- A.1.47 provision of a final Tenant Relocation Report to be submitted prior to issuance of the occupancy permit which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent, any other compensation); and includes a summary of all communication provided to the tenants;

Social Policy & Projects and Facilities

- A.1.48 design development to include a 56-space childcare facility on the seventh (7th) level with program space and associated outdoor play area, designed in accordance with the City of Vancouver's Child Care Design and Technical Guidelines to the satisfaction of the City's Managing Director of Social Policy & Projects, the City's Director of Facilities Planning & Development and the Regional Manager of Community Care Facilities Licensing;

Note to Applicant: It is the expectation of staff that the Child Day Care Facility is designed to incorporate the elements detailed identified in Appendix D.

- A.1.49 design development to include a Child Day Care Facility Elevator to accommodate a three-position program stroller;

Note to Applicant: Refer to the City of Vancouver Child Care Technical Guidelines and supplemental information attached in Appendix D.

- A.1.50 provision of a secured entry/exit access area (foyer) from Child Care Elevator on Level 7;

Note to Applicant: The entry area must not critically impact or obstruct the contiguous indoor/outdoor space of the Infant and Toddler programs and it should accommodate sufficient circulation space and turning radiuses of family strollers and a three-position program stroller.

- A.1.51 design development to include visible and auditory privacy as well as security between the outdoor strata amenity areas and the abutting infant and toddler programs;

Note to Applicant: Options include restricted access to the strata areas, window tinting/glazing treatments, and/or other design elements to physically and acoustically separate the spaces. Alternatively, relocating the nap room may be considered.

- A.1.52 provision of outdoor playground plans that meet the Director of Licensing Standard of Practice for Outdoor play and the City of Vancouver's Child Care Design and Technical Guidelines:

- i. each age group must have its own dedicated and clearly defined outdoor play area;

Note to Applicant: Combining the Infant and Toddler outdoor areas may be considered if the overall area is consistent with the requirements for each program as outlined in the City of Vancouver Childcare Design Guidelines.

- ii. confirm outdoor areas noted for each age group in the table provided are accurate; and

- iii. clearly define each of the outdoor play spaces to include location of fences and gates; outdoor storage, any fixed play structures, water sources and location of outside hose-bibs, prospective materials and identify landscape/design features as well as lighting strategy.

Note to Applicant: As permitted by Community Care Facilities Licensing, a combined Infant and Toddler outdoor area is preferred to provide a shared programed space while still meeting the minimum outdoor areas of each age group as per the Childcare Design Guidelines.

A.1.53 provision of a defined pathway for families to access the 3-5 program area;

Note to Applicant: The path of travel should not compromise the function of the Infant and Toddler undercover activity areas.

A.1.54 design development to include dedicated end of trip facilities for the child day care facility;

Note to Applicant: Refer to Appendix D for additional information.

A.1.55 provision of a dedicated garbage/recycling room meeting sizing and access requirements for the child day care facility;

Note to Applicant: Refer to the City of Vancouver Garbage and Recycling Storage Amenity Design Supplement document:
(https://vancouver.ca/files/cov/Garbage_and_Recycling_Storage_Facility_Supplement.pdf) and supplemental specifications by Vancouver Society of Children's Centres (VSOCC) for quantity and dimensions of bin & tote sizings and review garbage/recycling strategies with City Staff.

A.1.56 provision of separate mechanical and electrical rooms as per City of Vancouver's Childcare Technical Guidelines as separate metering is to be provided for City amenities;

A.1.57 provision of separate written mechanical and electrical concepts to be submitted for review with City Staff including:

- i. a brief memorandum outlining the selected approach to heating, cooling and ventilating of the development, as well as all other mechanical systems at a concept design level for staff to understand the design intent, particularly with regards to the Childcare; and
- ii. provision of a brief memorandum outlining the selected approach to electrical, data, fire alarm, emergency power systems, lighting design for both interior and exterior, at a concept design level for staff to understand the design intent, particularly with regards to the Childcare;

Note to Applicant: The Mechanical and Electrical concepts are to conform to the intent of the Childcare Design and Technical Guidelines. A separate meeting will be required to review and discuss the mechanical & electrical concept designs.

Cultural Services

A.1.58 provision of a detailed Public Art Plan approved by the Public Art Committee.

A.2 Standard Engineering Conditions

A.2.1 submission of an updated landscape and/or site plan to reflect the public realm changes including all of the off-site improvements sought through rezoning. Where a design or detail is not available, make note of the improvement on the landscape and/or site plan, including:

- i. label the Statutory Right of Way (SRW) along Alberni Street on the landscape plans and sections and remove all at grade encumbrances;
 - ii. update plans and sections to provide a 1.53m (5'-0") sod lawn front boulevard and 2.44m (8'-0") light broom finish saw cut concrete sidewalk on the Alberni St frontage;
 - iii. update plans and sections to provide a minimum 2.44m (8'-0") sidewalk on the Broughton St frontage that follows the "Triangle West – Non-Terraced" Streetscape Design
-

Guidelines. Maintain or widen the existing front boulevard as required to accommodate the existing street trees;

- iv. provide Triangle West details on Nicola Street;
- v. delete the second row of street trees proposed for the back boulevard between the sidewalk and the property line on the Alberni Street frontage or relocate to fully on private property outside of the SRW area; and

Note to Applicant: Refer to drawing L2.00.

- vi. delete the drainage channel, specialty paving, sidewalks, landscaping, and curbing proposed on City right-of-way in the lane;

Note to Applicant: Refer to drawing L2.00.

A.2.2 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, as follows:

- i. column encroachments are not permitted in single module stalls;

Note to Applicant: Parking spaces 34, 35, 37, and 38 have column encroachments more than 4' from the wall. These column encroachments occur throughout the subsequent parking levels. Columns or spaces will need to be adjusted as per Design Supplement.

Note to Applicant: Parking space 48 on P1 and all ensuing levels require 2.7m (8'10") between columns as they are a single module stall.

Note to Applicant: Parking space 68 and subsequent spaces throughout P1 – P3 require 2.7m (8'10") between columns as they are a single module stall.

- ii. clarify dimensions for various sizes of parking spaces and ensure dimensions are correct;

Note to Applicant: Parking spaces 50, 109, and 110 show incorrect dimensions.

Note to Applicant: Parking spaces 279 and 388 show incorrect dimensions for the encroaching column.

- iii. 1.8 Class A bicycle spaces per unit must be provided;

Note to Applicant: This is as required in the green mobility plan identified at rezoning.

- iv. provision of an updated plan showing the access route from the Class A bicycle spaces to reach the outside;

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp or elevator, if required. Reduce/remove conflicts between cyclists and motorists on parkade ramp.

- v. provision of updated plan showing labelled and dimensioned Class A and Class B bicycle parking and elevator; and

Note to Applicant: Ensure all different sizes and types of spaces are clearly dimensioned.

Note to Applicant: Dimension aisle widths providing bicycle access.

- vi. design development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement;
 - a. provision of additional width for Class A loading bays, 2.7m (8'10") minimum;
 - b. remove columns within the Class B loading area; and
 - c. provide additional throat width for Class B loading as per the design supplement.

Note to Applicant: Existing power pole and parking reduces overall available lane width. Westerly most Class B space does not have throat width provided.

- A.2.3 provision of a finalized Traffic Assessment and Management Study (TAMS);
- A.2.4 provision of a finalized Transportation Demand Management Plan (formerly called Green Mobility Plan), as outlined in the rezoning application and conditions;

The following details are required to assess the Green Mobility Plan:

Multi-Modal Access Guide

- i. provide a description of the services to be provided to City staff. If available, the property owner shall also submit any additional information regarding this measure (e.g., online signup portals or additional marketing materials) that demonstrates how the property owner will offer this service;

Private Bike Share Fleet

- ii. provision of 25 Class A bicycle spaces for residents. Label proposed shared bicycle fleet. Location and bicycles are to be provided in addition to the required Class A bicycle spaces. Dimensions of spaces should meet the minimum of parking by-law requirements;
- iii. provide additional details of the bicycles to be provided;
- iv. provide documentation on where the fleet will be located and how it will be operated including maintenance and registration;

Additional Class A bicycle spaces (1.8 spaces/unit) including oversized spaces

- v. a min of 5% spaces should be oversized. Oversized spaces should be 2.4m x 0.9m with a 1.5m access aisle;
- vi. label, dimension and number bicycle parking spaces;

Supportive infrastructure for electric vehicles

- vii. 100% EV-ready vehicle parking spaces;

Bicycle parking for daycare staff and visitors

- viii. clearly label and dimension daycare spaces and provide Class A and Class B spaces for the daycare;
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Bicycle Maintenance Facility

- ix. provision of updated plan showing dimensions and features of bicycle maintenance room;
- x. provision of an bicycle maintenance facility operational plan detailing:
 - a. a description of the amenities to be provided;
 - b. a means of providing access to all residents, commercial tenants, and the public (if applicable); and
 - c. plan for maintaining these amenities.

Note to Applicant: In current form the bicycle maintenance room does not appear to meet the needs of residents. Explore relocating the room to provide more space and remove/reduce conflicts with the parking ramp.

- xi. provision of a legal agreement, registered on title, to secure long-term service obligations for the benefits of the tenants and/or public of the TDM Plan including:
 - a. multi-modal access guide;
 - b. private bike share fleet;
 - c. additional Class A bicycle spaces (1.8 spaces/unit) including oversized spaces;
 - d. supportive infrastructure for electric vehicles;
 - e. bicycle parking for daycare staff and visitors; and
 - f. bicycle maintenance facility.
- A.2.5 provision of statutory rights-of-way (SRW) and agreements, as appropriate, to secure long-term City access to the site to conduct future TDM monitoring, which may include, but not be limited to:
- i. site inspections;
 - ii. vehicle generation and parking demand counts;
 - iii. resident/tenant/employee travel mode share surveys; and
 - iv. other data collection activities, as needed;
- A.2.6 delete all encroachments into the City lane;

Note to Applicant: encroachments into the City lane will inhibit future subdivision by Strata.

- A.2.7 clarification is required of the nature of the dashed-line feature shown within the City lane at Grid-line La on page DP208;
- A.2.8 provision of a more detailed response toward the Citywide Integrated Rainwater Management Plan (IRMP) detailed fully in the '[Rainwater Management Bulletin](#)';
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At the DP stage, the City requires a final consolidated RWMP submission with all requirements addressed, updates made and supporting documents as listed in your submission included in the appendixes with the entire document signed and sealed by the lead engineer. To meet these requirements the applicant should work to address the following:

1. As per the Rainwater Management Bulletin, Runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained or reused on site. The method of capture must be prioritized according to three Tiers outlined in the Bulletin and justification must be provided for using Tier 2 and 3;
 - a. Provide a site plan that clearly identifies each area and surface type and what rainwater management method will be used in each. Include the underground parkade extents, rainwater routing and where the proposed detention tank, water quality treatment, and flow control device will be located;
 - b. If absorbent landscaping is proposed for 24 mm capture, provide a site plan which defines the area and depth of planting for all areas.; and
 - c. Clarify whether the new park proposed is part of this developments site area and management or if it will be dedicated to the city. Only rainwater falling onto the developments site area needs to be managed and can be included in the RWMP. Rainwater from the site cannot be directed onto public property for management;
 2. The rainwater management system for the building(s) and site shall be designed such that the peak flow rate discharged to the sewer under post-development conditions is not greater than the peak pre-development flow rate for the return period specified in the City of Vancouver's Intensity-Duration-Frequency curve (IDF curve). The City of Vancouver's 2014 IDF curve shall be utilized for pre-development design flow calculations, and the City's 2100 IDF curve, which takes into account the effects of climate change, shall be utilized for post-development design flow calculations:
 - a. Provide calculations for pre and post-development peak flow rates which include assumptions and calculations for the runoff coefficient; and
 - b. Clarify how this rate will be managed, providing detailed drawings of the proposed system;
 3. As per the water quality requirements, the volume of water (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like driveways) that leaves the site must be treated to a standard of 80% TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard:
 - a. Staff note that a 'Stormceptor' and 'Jellyfish' are listed to meet this requirement. Clarify what system will be used where and for any proposed proprietary treatment devices:
 - ii. Provide product information for all treatment practices; and
 - iii. Products need to meet either the Washington State Department of Ecology's Technology Assessment Protocol (TAPE) or ISO 14034 ETV certification. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard;
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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 May 1, 2019. 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.1.6 Detailed drawings of the Child Care Facility are to be submitted to and reviewed by CCFL for compliance with the CCF Act and Child Care Regulation.

Note to Applicant: The application must meet the requirements of the CCF Act and Adult Care Regulations prior to approval at Building Permit stage.

- B.1.7 compliance will be required with Section 10.12.2 - Demolition of a Building, of the Zoning and Development By-law which states that:

“Except as set out in Section 10.12.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued.

The development permit for the new development shall not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable”.

B.2 Conditions of Development Permit:

- B.2.1 All services, including telephone, television cables and electricity, shall be completely underground.
- B.2.2 No exposed ductwork shall be permitted on the roof or on the exterior face of the building without first receiving approval of the Director of Planning.
- B.2.3 Amenity areas of 2,050.0 ft.² for Rental Housing on Level 5 and 1,580.0 ft.² for Strata Housing on Level 7, excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities for Rental Housing shall be made to all rental residents, occupants and/or tenants of the building. Access and availability of the use of all amenity facilities for Strata Housing shall be made to all strata residents, occupants, and/or tenants of the building; and Further, the amenity spaces and facilities approved as part of this Development Permit shall be

provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.

- B.2.4 The rental housing component of this development shall be permanently maintained for rental housing. In the event the development ceases to provide rental housing, then parking, including the required number of spaces, shall be provided in accordance with the relevant requirements of the Parking By-law within 30 days of this change.
- B.2.5 Housing Agreement registered at Land Title Office under No.
- B.2.6 No enclosure of balconies is permissible for the life of the building.
- B.2.7 All approved street trees shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.8 In accordance with Protection of Trees By-law Number 9958, all trees are to be planted prior to issuance of any required occupancy permit, or use of occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- B.2.9 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of site trees is permitted only as indicated on the approved Development Permit drawings.
- B.2.10 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 of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.

Note to Applicant: In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit [amount to be determined by the City] as a guarantee for completion of the work by an agreed upon date.

- B.2.11 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 of occupancy of the proposed development not requiring an Occupancy Permit and thereafter permanently maintained in good condition.
 - B.2.12 If the development is phased and construction is interrupted, the project will require an amendment, to the satisfaction of the Director of Planning, to address how the incomplete portions of the development will be treated.
 - B.2.13 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health & Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
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- B.2.14 Detailed drawings of the interior Child Care Facility and outdoor play space are to be submitted for review by Community Care Facilities Licensing Division for compliance with the Community Care and Assisted Living Act and Child Care Licensing Regulations.

The development must meet requirements of the Community Care and Assisted Living Act and Child Care Licensing Regulations prior to approval at Building Permit stage.

- B.2.15 Please note that additional addresses may be required prior to issuance of the Building Permit. Unit numbers are to be assigned, for example 1st storey (100 series), 2nd storey (200 series) etc. A floor layout plan including addressing and unit numbers is to be submitted prior to Building Permit issuance and shown on drawings submitted with the Building Permit application. For information, please contact the City of Vancouver Addressing Coordinator.

- B.2.16 This site may be affected by a Development Cost Levy By-law. Levies will be required to be paid prior to the issuance of Building Permits.

- B.2.17 This Development Permit is valid for a period of 12 months from the date of issuance - unless otherwise validated by a Building Permit.

- B.2.18 Approval of the public art siting is required. Depending on the size and scale of the piece and location, a minor amendment to the Development Permit and Building Permit may be required.

Note to Applicant: The public art location will be reviewed in coordination with Cultural Services and Planning Department staff.

- B.2.19 The owner or representative is advised to contact Engineering to acquire the project's permissible street use, including the following:

- i. 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
- ii. be aware that substantial lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

- B.2.20 Waste Discharge Permit may be required for any dewatering on the site.

- B.2.21 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.

- B.2.22 In the event, contamination of any environmental media are encountered, a Notice of Commencement of Independent Remediation must be submitted to the Ministry of Environment and Climate Change Strategy, and a copy to the City of Vancouver;

- i. Upon completion of remediation, a Notification of Completion of Independent Remediation must be submitted to the Ministry of Environment and Climate Change Strategy, and a copy to the City of Vancouver.
 - ii. Dewatering activities during remediation may require a Waste Discharge Permit.
 - iii. Submit a copy of the completion of remediation report signed by an Approved Professional stating the lands have been remediated to the applicable land use prior to occupancy permit issuance.
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B.2.23 Must comply with all relevant provincial Acts and Regulations (e.g. Environmental Management Act, Contaminated Sites Regulation, Hazardous Waste Regulation) and municipal By-laws (e.g. Sewer and Watercourse By-law).



MEMORANDUM

March 26, 2019

TO: Jennifer Catarino, Project Facilitator

FROM: Tracy Lee

SUBJECT: 1444 ALBERNI STREET, Vancouver, BC V6G 2Z4 - DP-2018-01175

The following comments are based on the preliminary drawings prepared by Musson Cattell Mackey Partnership on February 28, 2019 for the proposed development permit application. This is a preliminary review in order to identify major issues which do not comply with Vancouver Building Bylaw #10908 as amended (VBBL).

*** Please note that building permit applications must conform to Vancouver Building Bylaw #10908 (2014) as may be amended from time to time. Please see the following page:**
<http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>.

Construction of two residential towers, east tower 43 storeys and west tower 47 storeys, containing 130 rental units, 448 strata units and a 56-space child care facility on 7th storey, all over six levels of underground parking containing 610 parking spaces accessed from the lane. This application follows a rezoning application.

The following information should be included at Building Permit Application Stage:

1. ***This project requires the services of a registered architect. Architectural Schedule B and sealed drawings should be submitted.**
2. Childcare facility with children under 30 months shall conform to 3.1.2.5. for all fire safety requirements.
3. *Childcare facility at East and West tower shall have minimum 2 egress doorways each.
4. *Distance between exits shall conform to 3.4.2.3.
5. Roof intended for occupant load greater than 60 shall have at least 2 separate means of egress.
6. Stair shaft serving storage which is connected to a storey containing an occupancy other than storage garage shall terminate at that storey.
7. *Level 1 parking, between entrance ramp to security gate, only has access to single exit.
8. Access provided from storage garage to stair tower or elevator through vestibule, vestibule shall be constructed with closures glazed with clear wired glass in steel frames,

- fire separation with 1 hour fire-resistance rating and water curtain.
9. Interconnected floor space between 1st and 2nd storey shall conform to 3.2.8.2.
 10. Dead end corridor shall not be greater than 6m.
 11. L2 lobby will be an exit lobby for both towers and shall conform to 3.4.4.2. Dwelling units shall not open directly into exit lobby.
 12. *Unprotected openings at future proposed property line are not permitted.
 13. *Spatial separation on West elevation of West tower shall be determined based on limiting distance to future proposed property line.
 14. *Principal entrances of marketable suites in either tower exceed 15m from the closest portion of the access route.
 15. *Principal entrance of daycare at lane does not meet the fire access route per 3.2.5.5. There are overhead cables at lane, therefore cannot be used as fire fighting access route.
 16. Principal entrance of daycare is at lane. Addressing to review and comment.
 17. All new architectural, mechanical and electrical components are required to comply with the Energy Utilization requirements of the Vancouver Building By-law No.10908 and ASHRAE standard 90.1-2010. Please add to your drawings the Energy Statements per the "Energy Statements on Drawings" requirements found within the City of Vancouver energy webpage (<http://vancouver.ca/building-energy-requirements>).

*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.

APPENDIX D: CHILD DAY CARE FACILITY DESIGN ITEMS

The applicant is to continue working with staff to address the comments below regarding design of the child day care facility through the final design stages of the development permit process:

Family & Staff Stroller Storage

- Family and Staff Stroller Storage that is easily accessible for families and staff as per the City of Vancouver Childcare Technical Guidelines.

Note to Applicant: Refer to supplemental specifications by Vancouver Society of Children's Centres (VSOCC) outlining recommendations for layout and sizing. There is an option to designate such an area as the Childcare End of Trip to Family Stroller Storage and relocate End of Trip area for staff to the same level as the childcare for ease of staff access.

Infant/Toddler Program

- Design and layout of the Infant indoor areas to reflect the program recommendations of the Toddler group as per the City of Vancouver Childcare Design Guidelines;

Note to Applicant: The required indoor areas for the Infant & Toddler programs are equal – as such, the Childcare Operator is seeking two spaces based on the Toddler group program to allow for flexibility of children ages 0 to 3 years in each space.

- design of indoor and outdoor spaces should cover a range of needs, e.g. napping/ activity spaces for non-mobile and up to 3 years old children;
- provide adequate storage for cribs and mats;
- existing indoor configuration such as pathways should not impair the function of the space. Hallways and circulation areas are not considered activity space;
- design the space so that washrooms are adjacent to and visibly accessible from main activity areas;
- location of the kitchen should be functional for infant groups requiring bottle warming and feeding throughout the day;
- design the cubby area so that it provides adequate space for adults to assist children with dressing and undressing;
- eating and wet/messy area should not be located right in the middle of a busy circulation zone. Consider moving it from a high circulation area;

Toddler Program

- the activity space should be designed in a functional way to ensure that hallways, circulation areas, columns and doors do not impair its function. Hallways and circulation areas are not to be considered activity space;
- washroom should be located in an area of high visibility to the main program area in order to support toilet learning and enable supervision and easy access;
- design areas to ensure that existing columns/posts do not compromise the visibility and function of spaces;
- design the cubby area so that it provides adequate space for dressing and undressing;

3-5 Program

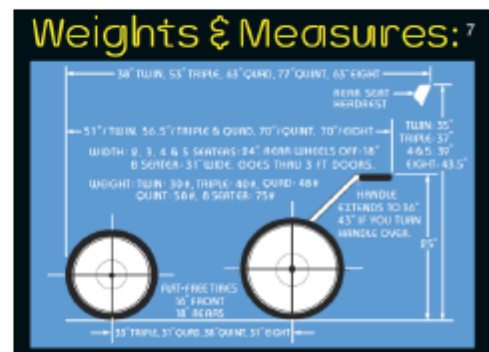
- the activity spaces should be designed in a functional way to ensure that hallways, circulation areas, columns and doors do not impair their function. Hallways and circulation areas are not to be considered activity space;
 - locate cubby area for program B into an area with adequate space for dressing and undressing; and
 - locate cubby area for program A closer to the entrance to the outdoor space.
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Vancouver Society of Children's Centres Specifications for Storage Rooms

Infant / Toddler Program's Stroller Storage

- Must fit two strollers per 12 space program
- Adjustable shelving, heavy duty
- 2 rows of shelves, each shelf 18" deep
- Lowest shelf - 40" high from ground
- 16" gap between rows
- Dimension of strollers:
 - Type: Triple Runabout stroller with sun & rain canopies & side panels
 - 53"L x 31"W x 37"H to headrest (with Canopy= 47" H)



Parent Stroller (+ car seat) Storage:

- Heavy duty adjustable shelves
- Two rows of shelves- 18" deep
- Lowest shelf - 40" high from ground
- 24" gap between rows

Estimate of parent strollers & car seats requiring storage:

	Strollers	Car Seats
Infant (12 sp)	8	2
Toddler (12 sp)	8	2
3 -5 Program (25)	4	1
Preschool (20)	10	0



Vancouver Society of Children's Centres

Exterior (playground) Storage

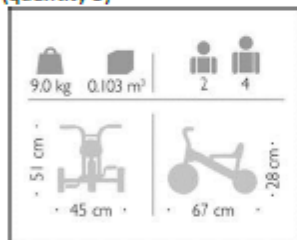
- Dimension of rooms:
 - 3-5 Playground Storage room = 16' x 8'
 - Infant or Toddler storage room = 13' x 6'
- Within each room:
 - Adjustable shelving, heavy duty, wire racks- leave one wall clear
 - 4 rows of shelves, each shelf 18-20" deep
 - Lowest shelf - 30" from ground
 - 20" gap between shelves
- note: if program strollers are going to be stored in here, then room must be made larger
- Items to be stored include riding toys, outdoor toys, sand toys, balls, garden equipment, etc.
- Dimension of wagon:
 - One per infant/toddler program: Maximum weight 34kg (75lbs). 109cm W x 50cm D x 96cm H (43" W x 20" D x 38" H).
 - One per 3-5 program: 92cm W x 44cm D x 88cm H (36" W x 17" D x 35" H)



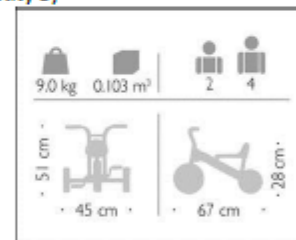
• Dimensions of Tricycles:

Infant Program

- quantity for 12 spaces : 6 trikes / riding toys
- Type: Winther Push bike or Racing scooter (quantity 3)

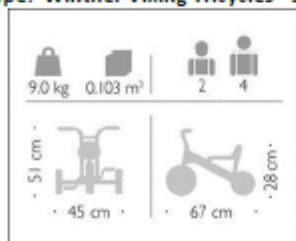


- Type: Winther Viking Tricycles – small (quantity 3)



Toddler Program

- quantity for 12 spaces : 6 trikes / riding toys
- Type: Winther Viking Tricycles - small



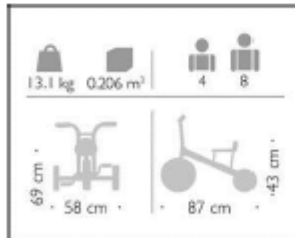


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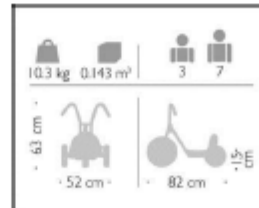
3 to 5 Program

- Quantity for 25 spaces: 9 pieces in total

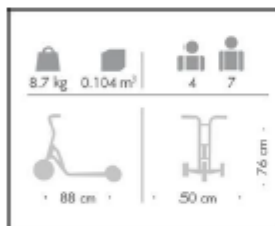
- Type: Winther Viking Tricycle – Large (quantity = 4)



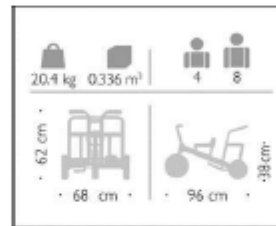
- Type: Winther Viking Low Rider (quantity = 2)



- Type: Winther Viking Super Stable Scooter (quantity = 2)



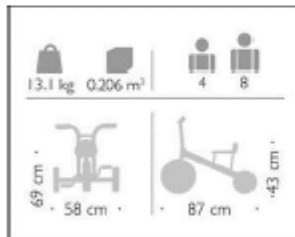
- Type: Winther Viking Twin Taxi (Quantity = 1)



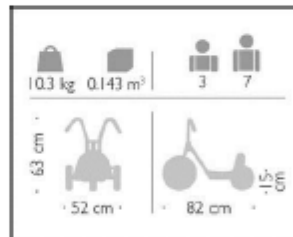
Preschool Program

- Quantity for 20 spaces: 4 pieces in total

- Type: Winther Viking Tricycle – Large (quantity = 2)



- Type: Winther Viking Low Rider (quantity = 2)





Vancouver Society of Children's Centres

Garbage Room (Quantity and dimensions of bins & totes)

Centre Size / Type	Waste Bin	Cardboard Recycling Tote / Bin	Recycling Totes	Organic Waste Totes
37 space Centre	2 Yard Bin 6'W x 3.5'D x 3.5'H	1 x 96L Tote Size per tote: 26"W x 34"D x 42"H	2 x 96L Totes Size per tote: 26"W x 34"D x 42"H	2 x 64L Totes Size per tote: 22"W x 30"D x 38"H
49 space Centre	3 Yard Bin 6'W x 3.5'D x 4'H	2 x 96L Tote Size per tote: 26"W x 34"D x 42"H	2 x 96L Totes Size per tote: 26"W x 34"D x 42"H	2 x 64L Totes Size per tote: 22"W x 30"D x 38"H
69 space Centre	3 Yard Bin 6'W x 3.5'D x 4'H	2 Yard Bin 6'W x 3.5'D x 3.5'H	3 x 96L Totes Size per tote: 26"W x 34"D x 42"H	3 x 64L Totes Size per tote: 22"W x 30"D x 38"H

Emergency Evacuation Supply Storage

Centre Size / Type	Food & water (individual single service packs in small boxes)	Duffle bag with non-perishable equipment	Room / shelf storage space
37 space Centre	24" D x 24"H x 42"W	24"D x 24"H x 30"	Can be shared storage space; but need to account for these dimensions – very heavy; best on floor / close to floor
49 space Centre	24" D x 24"H x 42"W	24"D x 24"H x 30"	Can be shared storage space; but need to account for these dimensions – very heavy; best on floor / close to floor
69 space Centre	24" D x 48"H x 42"W	2 @ 24"D x 24"H x 30" long	Best to have its own storage room/ space