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1500 Robson Street (COMPLETE APPLICATION)  
DP-2017-00304 - C-5A

DW/JMB/LK

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

J. Greer (Chair), Development Services  
C. Joseph, Engineering Services  
D. Naundorf, Housing Policy and Projects

**Also Present:**

D. Wiley, Urban Design & Development Planning  
J. Olinek, Urban Design & Development Planning  
J. Bosnjak, Development Services  
L. King, Development Services  
K. Imani, Development Services

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**APPLICANT:**

IBI  
700-1285 West Pender Street  
Vancouver, B.C.  
V7L 3J7

**PROPERTY OWNER:**

London Life Insurance Company  
1600-650 W Georgia Street  
Vancouver, B.C.  
V6B 4N7

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**EXECUTIVE SUMMARY**

- **Proposal:** To develop a 21 storey mixed use building with 127 market rental units and commercial units at grade all over four levels of underground parking with access off of the lane and also requesting an increase in the Floor Space Ratio using a Heritage Density Transfer from a donor site at 12 Water Street (providing 9,078 sq. ft.).

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations

Appendix D Applicant's Design Rationale

● **Issues:**

1. building setbacks at grade and public realm design;
2. location and expression of the residential entry; and
3. articulation of the tower massing

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

THAT the Board APPROVE Development Application DP-2017-00304 submitted, the plans and information forming a part thereof, thereby permitting the development a 21 storey mixed use building with 127 market rental units and commercial units at grade all over four levels of underground parking with access off of the lane an increase in the Floor Space Ratio using a Heritage Density Transfer from a donor site at 12 Water Street (providing 9,078 sq. ft.).

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

- 1.1 design development to provide an improved public realm at the street frontages and lane, as follows:
- a) provide an approximately 25ft x 5ft building setback at the south-east corner of the site (ie. at Nicola Street and the lane). Balconies may project over this setback;
  - b) provide landscaping at the lane setback, per Standard Condition A.1.19;
  - c) improve the canopy design to provide continuous weather protection on Robson Street;

**Note to Applicant:** This condition will result in a reduction in floorarea (noting that the current design exceeds the maximum allowable floorarea; refer to Standard Condition A.1.4). The intent is to provide an enhanced public realm along the flanking street and lane, which relates to neighbouring development.

- 1.2 design development to improve articulation of the tower massing, as follows:
- a) on the West elevation, provide a minimum 12" change-in-plane between the "white panel recess" (clad in ceramic tile) and the adjacent "grid" surfaces (clad in blue and gray alucobond);
  - b) on the East elevation, confirm the change-in-plane between the "panel recess" and the adjacent "grid" surfaces as minimum 2'-6";
  - c) consideration to increase the tower setback on Nicola Street (ie. to 6ft.)

**Note to Applicant:** This condition may result in a reduction in floorspace (noting that the current design exceeds the maximum allowable floorspace).

- 1.3 design development to improve the visibility and expression of the residential entry;

**Note to Applicant:** This may be achieved by:

- increasing the width and/or depth of the entry niche;
- relocating the entry further north, closer to Robson Street (ie. in the current location of the Rental Office);
- providing a canopy (noting that a canopy is indicated on building elevations but not in floorplans);
- providing increased glazing; and/or
- consideration to provide special lighting and landscape treatment.

- 1.4 design development to improve the sustainable design strategy of the development, and to improve overlooks from neighbouring properties, by providing a green roof above Level 21;

**Note to Applicant:** Either an extensively- or intensively-planted roof may be proposed. The roof design should adhere to the Roof-Mounted Energy Technologies and Green Roofs' Bulletin, if a discretionary height relaxation is required to accommodate the green roof infrastructure. Refer to Standard Condition A.1.3.

- 1.5 design development to provide more information on the architectural expression and detailing, as follows:
  - a) provide dimensions on the floorplans of significant changes-in-plane (ie. between changes in exterior cladding);
  - b) provide dimensions for balcony depths (minimum 6ft);
  - c) illustrate, on the building elevations, the exit stair massing on the podium rooftop; and
- 1.6 design development to ensure roof-top service equipment including window washing infrastructure, cell tower and antennae elements do not negatively impact public and private views.

**Note to Applicant:** These elements should be enclosed and/or integrated into the architecture. Indicate on the Roof Plan and elevations the location of any and all mechanical spaces, rooftop window-washing enclosures, and the location of any future telecommunications equipment.

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

• **Technical Analysis (C-5A District Schedule):**

	PERMITTED (MAXIMUM)	MINIMUM	PROPOSED
Site Size <sup>1</sup>	-	-	99.08 ft. x 131.04 ft.
Site Area <sup>1</sup>	-	-	12,983 sq.ft.
Height <sup>2</sup>	209.97 ft. (Conditional) 60.03 ft. (Outright)		Top of Parapet 211.38 ft. Top of Elevator/Stair/Mech. 217.20 ft.
Floor Area <sup>3</sup>	99,969 sq. ft. (10% H.D.T.)  90,881 sq. ft. (Section 5.2)  28,563 sq. ft. (Outright)		Non-Res. 5,469 sq.ft. <u>Dwelling Units</u> 95,857 sq.ft. Total 101,326 sq.ft.
FSR <sup>3</sup>	7.70 - 10% H.D.T.  7.00 - Section 5.2  2.20 - Outright		Non-Res. 0.42 <u>Dwelling Units</u> 7.38 Total 7.80
Balconies	11,503 sq. ft. (12%)		10,686 sq.ft. (11.1%)
Amenity	10,764 sq. ft.		3,333 sq.ft.
Rear Yard		0 ft. (Residential)	8.33 ft.
Frontage	25.3 ft.		- each individual occupancy is less than 25.3 ft.
External Design <sup>4</sup>			- See discussion on Page 9
Parking <sup>5</sup>	Non-Res. 4 Spaces	Non-Res. Disability 4 Spaces 1 Spaces  Residential Disability 63 Spaces 5 Spaces	Non-Res. (Total) 12 Spaces Disability 2 Spaces <b>(8 of Non-Residential Parking spaces are for Visitors - Residential)</b>  Residential (Total) 65 Spaces Disability 6 Spaces
Loading <sup>6</sup>		Class A Class B Non-Res. 0 2 Res. 0 1 Total 0 3	Class A Class B Non-Res. 0 2 Res. 2 0 Total 2 2
Bicycle Parking <sup>7</sup>		Class A Class B Non-Res. 1 0 Res. 159 6 Total 160 6	Class A Class B Non-Res. 2 0 Res. 157 0 Total 159 0
Use			- Retail (Non-Res.) - Dwelling Units in Conjunction (Res.)
Unit Type			Secured Market Rental Housing Units: Studio 33 (26%) One Bed 52 (41%) <u>Two/Three Bed 42 (33%)</u> Total: 127 (100%)

<sup>1</sup> **Note of Site Size and Site Area:** The proposed site size and site area is based on the properties being consolidated. See Standard Condition A.2.1.

<sup>2</sup> **Note on Height:** The height of the building is above the maximum permitted in the C-5A District Schedule. Section 4.3.2 of the C-5A District Schedule allows the Development Permit Board to relax the regulation in Section 4.3.1. The top of the parapet is considered to be the overall height of the building as long as the top of elevator/mechanical complies with Section 10.11 - Relaxation of Limitations on Building Height of the Zoning and Development Bylaw. The proposed height does not comply with the maximum permitted and confirmation is required that Section 10.11 has been met for the elevator/mechanical portion. Standard Conditions A.1.3 seeks compliance.

<sup>3</sup> **Note of Floor Area and FSR:** Section 5.2 of the C-5A District Schedule allows the Development Permit Board to relax the regulation in Section 4.7 allowing a greater Floor Area/FSR provided that floor area is no greater than 7.0 FSR and either a minimum of 20% of floor area is used for social housing or all dwelling units to be secured market rental. Under Section 4.75 of the C-5A District Schedule, an additional 10% heritage density transfer (maximum 7.7 FSR or 99,969 sq. ft.) may be considered by the Development Permit Board. Standard Condition A.1.4 seeks compliance with Section 5.2 (a) of the C-5A District Schedule of the Zoning and Development Bylaw.

<sup>4</sup> **Note on External Design:** See External Design Table on Page 9;

<sup>5</sup> **Note on Parking:** Staff support the 8 visitor spaces to be located in the non-residential portion of the parking area. Standard Condition A.1.5 seeks confirmation of labelling 8 spaces as Residential - Visitor spaces.

<sup>6</sup> **Note on Loading:** Staff support the loading relaxation to 2 Class A and 2 Class B spaces for this proposal.

<sup>7</sup> **Note on Bicycle Parking:** Standard Condition A.1.6 seeks compliance with Section 6 of the Parking bylaw;

• **Legal Description**

Lot: The North ½ of Lot 6, South ½ of Lot 6,  
and the E ½ of Lot 7  
Block: 44  
District Lot: 185  
Plan: 92

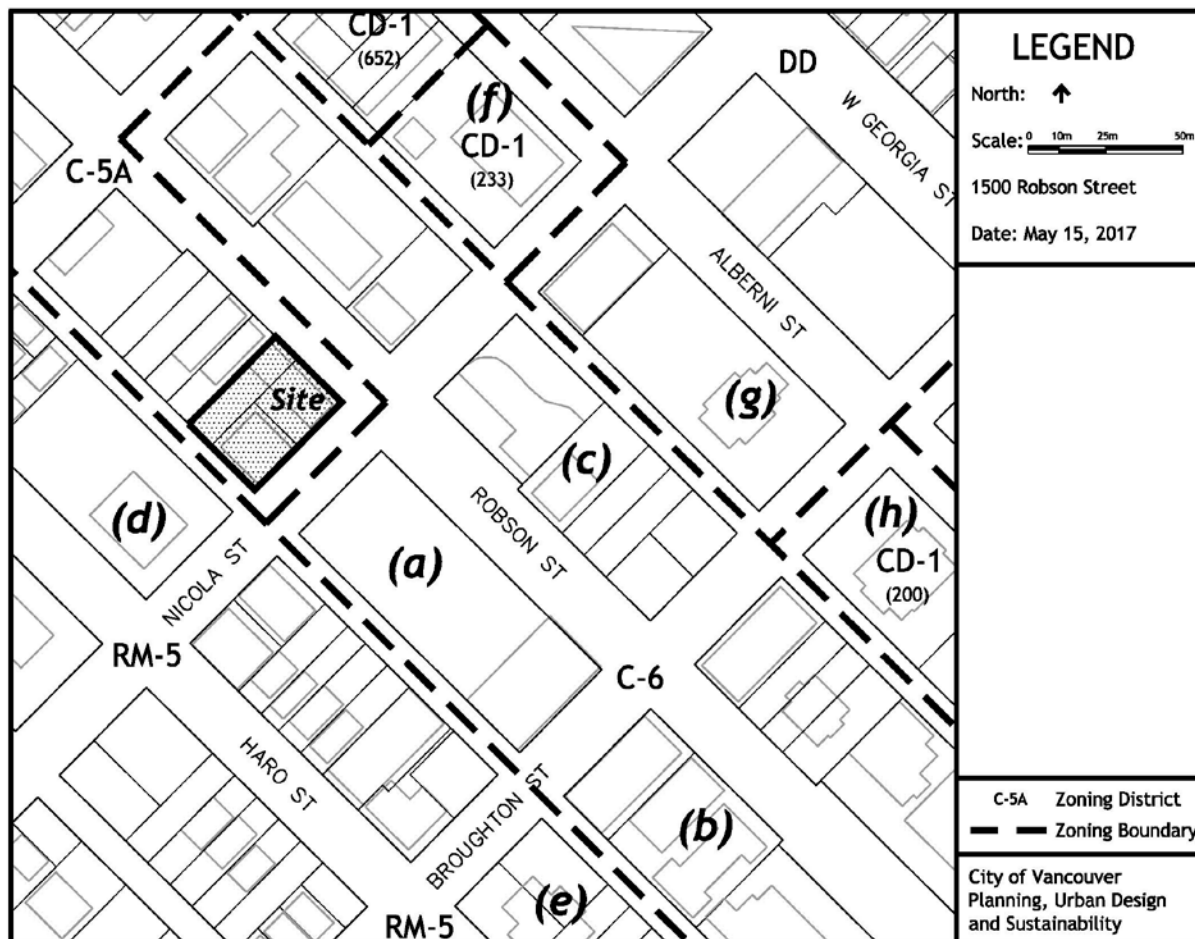
• **History of Application:**

17 03 15 Complete DE submitted  
17 05 10 Urban Design Panel  
17 07 26 Development Permit Staff Committee

• **Site:** The site is located on the south side of Robson Street at Nicola Street adjacent to the Empire Landmark building. It is a 99ft by 131ft site at the corner with a lane.

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

- (a) 1488 Robson St, DP Application in progress
- (b) 1348 Robson St, Barclay Hotel, 3-storey heritage building (mixed use)
- (c) 1431 Robson St, Riveria Hotel, 11-storey building (hotel)
- (d) 1501 Haro St, 22-storey residential building
- (e) 840 Broughton St, 11-storey residential building
- (f) 1500 Alberni St, 30-storey residential building
- (g) 1444 Alberni St, 20-storey mixed use building
- (h) 738 Broughton St, 26-storey residential building



• **Background:**

A development permit was submitted on March 15, 2017, for the redevelopment of this site on Lower Robson Street, under the provisions of the West End Community Plan and C-5A zoning. The proposal contains one residential tower (21 storeys) on a one storey podium (with mezzanine), with underground parking. Commercial/retail uses are provided in the podium, while the tower contains 100% secured market rental residential units. A public open house was held on May 3, 2017. The proposal was reviewed by the Urban Design Panel on May 10, 2017, and was supported with recommendations.

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

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

**West End Community Plan**

The West End Community Plan provides a clear direction for positive urban development and public benefits in the West End over the next 30 years. The Plan identifies the need to increase the supply of affordable housing for all household types, including families with children, and introduces policy to achieve a variety of housing choices and community facilities to attract and retain a vibrant local workforce. The Plan incentivizes new social and rental housing through additional density and rezoning applications in the areas noted as 'Corridors'. The Corridors are where the majority of new housing and job space has been built over the past 40 years, and are well-served by transit, services and amenities. The Plan anticipates that these Corridors will continue to provide opportunities for job space and housing to meet the community's evolving needs.

The Lower Robson Corridor extends from Denman Street to Jarvis Street and consists of two subareas. Area A, in which the application is located, comprises three blocks with a mix of building forms and uses, including local shops and services, restaurants and residences. The Plan anticipates that Lower Robson, Area A, will provide deepened housing affordability in mixed use developments. With the provision of either 20% social housing or 100% rental housing, developments can be considered for additional height up to 64m (210ft) and density up to 7.0 FSR (plus an additional 10% via a heritage density transfer). The minimum frontage to be eligible for this density increase is 39.6m (130ft), but is relaxable by the Director of Planning.

Built form guidelines in the Plan recommend widening sidewalks and increasing building setbacks to create an enhanced public realm. A two storey podium should be provided, with commercial space to activate the public realm, and inset residential lobbies. Tower floor plates should be set back above the podium and be no more than 511 square metres (5,500 square feet). Finally, the built form should be sculpted to maximize sunlight on the sidewalk and maintain key public views (ie. to the North Shore mountains).

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

The intent of this Schedule is to provide for retail and services uses and forms of development compatible with the primarily residential character of the West End and, in C-5A and C-6, to provide for dwelling units in mixed use developments. Density bonuses are provided for developments that offer deeper housing affordability. This Schedule encourages pedestrian-oriented forms of development, in terms of building design, scale and function.

The Schedule supports rental housing, as is proposed in this application, through Section 5.2, which allows the Development Permit Board to relax the floor space ratio (FSR) regulation to a maximum of 7.0 FSR for a project in which 100% of residential floor area is used as secured rental units.

The schedule further allows the Development Permit Board to relax the height regulation to a maximum of 64m (210ft) through Section 4.3.2.

#### **West End – Tower Form, Siting and Setbacks (Bulletin)**

This bulletin (issued January 11, 2017) provides special guidance for the siting and massing of new residential towers in the West End. It stipulates that shadowing on parks, public open space and the “villages” (ie. shopping streets) should be minimized between 10:00am and 4:00pm at the equinox. Developments on Robson Street must provide a minimum 7ft. front yard and the residential tower should be set back a minimum 12ft. from the podium face on any street frontage. Tower depth is limited to 85ft., and an 80ft. separation between towers must be maintained. (Note: This application was received before the West End Bulletin was issued.)

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

While Council policy does not require that development permit applications for secure rental housing include 35% family units, this unit mix remains a recommended target. Where 2 and 3 bedroom units are provided, developments should adhere to these guidelines, which address key issues of site planning, unit design, and provision of amenity spaces, to provide for improved residential livability for families with children.

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

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

The application meets a number of goals under the West End Community Plan, especially the delivery of secured rental housing.

##### Frontage

The application does not meet the minimum site frontage to be eligible for additional density and height; the site is 99ft., where 130ft. is required. The Director of Planning is considering a relaxation to site frontage based on the following factors: it is a corner site; the design provides sufficient tower setbacks so as not to compromise potential future development on the block; and the application proposes secured rental housing.

##### Density and Unit Mix

According to staff’s technical analysis, the proposed density is 7.8 FSR, which exceeds the maximum allowable density for developments that include secured rental housing (7.7 FSR, including a 10% transfer of heritage density). A technical condition requires a reduction to 7.7 FSR (see Standard Condition A.1.4), and Recommended Conditions 1.2 and 1.3 suggest reductions to massing which would improve the public realm condition and better articulate the tower form.

The application proposes that 40 of the 127 dwelling units are two bedrooms and 3 are three bedrooms, which approaches the 35% “target” for family-oriented units.

##### Tower and Podium Heights

The proposal does not adhere to the two storey podium height that is recommended in the West End Plan. Instead, the design proposes an over-height one storey podium, which ranges from 22ft to 28ft in height along the Robson Street frontage. As the site slopes down 6.5ft from east to west, the slab is stepped to accommodate at-grade entries to the retail units. Prominent weather canopies mounted just above the storefront glazing are also stepped to follow the slope, and reinforce the expression of a 2-storey commercial podium along the Robson Street.

The overall tower height of 211.38ft (21 storeys) slightly exceeds the 210ft. maximum discretionary height under C-5A zoning, and staff have a technical condition to comply with the height regulation (see Standard Condition A.1.3). Staff also recommend that the design be amended to include a green



roof, to support the development’s sustainable design performance, and improve views from adjacent towers, which will be substantially taller (up to 300ft) (see Recommended Condition 1.4). Compliance with the “green roof” bulletin will also allow roof access structures to be excluded from height calculation.

Setbacks

The Plan’s intent to create a generous, active public realm is positively addressed along Robson Street. A 7ft setback is provided, along with narrow retail frontages, weather protection and a corner cut-out for a “spill-out” retail use (ie. café patio). The public realm environments on Nicola Street and the lane are more constricted, with a 0ft setback along Nicola Street, apart from a 7ft. deep niche for the residential lobby, and a 2ft. setback on the lane. Staff recommend a 25ft x 5ft setback at the opening of the lane, to provide a landscape buffer (this landscape setback will create a more consistent public realm with the approved development at 1488 Robson St (across Nicola Street), which features substantial landscaping along the lane and in bulges at the lane openings.) Staff are also seeking improvements to the residential entry, with recommendations to enlarge the niche and relocate it closer to Robson Street (see Recommended Conditions 1.1 and 1.3).

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

The application generally meets the intents and regulations of the C-5A zoning. The following is an evaluation of the application’s response to the regulations on external design, Section 4.17:

**Section 4.17 - External Design**

4.17.1 All developments shall provide along all abutting streets any one or a combination of display windows, individualized tenancy unit design, building articulation, pedestrian entrance definition via a recess or projecting canopy or any other architectural features which facilitate pedestrian interest to the satisfaction of the Director of Planning.	This condition has been met.
4.17.2 The first storey shall be built to the front and side property lines except as noted in sections 4.4.1 and 4.5.1 while the remaining storeys may terrace back from the property lines.	This condition has been met (noting that there is 7ft. building line along Robson).
4.17.3 Direct pedestrian access at the fronting street at or near grade level to each individual commercial occupancy which abuts the fronting street of a development site shall be provided.	This condition has been meet. The ground floor slab has been stepped to accommodate at-grade entries to individual commercial units.
4.17.4 Continuous weather protection having a minimum depth of 1.5 m in the form of a retractable fabric awning, a canopy attached to the building face by bolts to facilitate easy removal, or other forms satisfactory to the Director of Planning and City Engineer shall be provided along the fronting street and flanking street where the adjoining site on the flanking street is in a C district.	This condition is generally met. Staff are seeking improvements to the design of the canopies, to provide continuous weather protection (see Recommended Condition 1.1)
4.17.5 That portion of building located at the intersection of a fronting and flanking street where the adjoining site on the flanking street is in a C district shall be rounded with a	Not applicable.

minimum radius of 1.8 m, indented or truncated with minimum dimensions of 1.8 m by 1.8 m, or architecturally treated by other means to facilitate pedestrian amenity to the satisfaction of the Director of Planning.	
4.17.6 Building corners at the intersection of a fronting and flanking street where the adjoining site on the flanking street is in a C district shall be accentuated by variances of height, cupolas, domes, or other architectural appurtenances, or any proposals varying from the above, satisfactory to the Director of Planning.	Not applicable.
4.17.7 A minimum of one pedestrian entrance to commercial uses shall be provided from the flanking street where the adjoining site on the flanking street is in a C district.	Not applicable.
4.17.8 All garbage container storage areas shall be screened from view from nearby sidewalks and dwelling units.	This condition has been met. Garbage is located in the parkade.
4.17.9 Mechanical equipment shall be enclosed and set back so as not to be visible from street level or architecturally treated by other means satisfactory to the Director of Planning. Exposed duct work is not permitted.	This condition has been met. (See Recommended Condition 1.6 which seeks to ensure that mechanical equipment does not negatively impact public and private views.)
4.17.10 Dwelling uses shall provide: (a) pedestrian access separate from access to other uses; (b) a minimum of one bicycle rack per four dwelling units in an enclosed storage room.	This condition has been met.

**West End – Tower Form, Siting and Setbacks (Bulletin)**

As this DP application was received prior to the issuance of the West End Bulletin (on January 11, 2017), the guidelines in the Bulletin have not been strictly applied. The Bulletin is nonetheless a useful reference for the form of development and urban design objectives for this area.

The application does meet the guideline that towers should be maximum 85ft deep; the proposed tower is 96ft, exclusive of balconies. This overage in tower depth is compensated, in part, by the narrow 54ft tower width, which ensures a slender massing and a lessened impact on light and views in the public realm. Due to the narrow site frontage and the required 80ft separation between towers, the maximum 5,500 sq.ft. floorplate has not been achieved.

The application also does not meet the recommended tower setback of 6ft from a flanking street; instead 5ft is provided. Staff recommend increased changes in plane between materials, to avoid “flat” building elevations and to help distinguish the tower from the podium (see Recommended Condition 1.2).

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

The application exceeds the policy recommendations for private open spaces for individual units and indoor and outdoor common amenity spaces. At minimum, a private balcony with minimum 4ft clear depth is provided for every unit. Common outdoor spaces, including a children’s play area, are located

on the podium rooftop and on a large roof deck at Level 21. Level 21 is given over entirely to indoor amenity spaces, including a meeting room, multi-purpose room and fitness studios.

• **Conclusion:**

This application has generally addressed the applicable policies, and will increase the stock of rental housing in the West End, within a form of development anticipated in the community plan. Staff support the application, subject to the conditions noted.

## URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on May 10, 2017, and provided the following comments:

### EVALUATION: SUPPORT with Recommendations

**Introduction:** Danielle Wiley, Development Planner, introduced the project as a development permit application under C-5A zoning. The site is at Robson Street and Nicola Street adjacent to the Empire Landmark building. It is 99' by 131' feet at the corner site with a lane.

The proposal is for a 21-storey development, with an over-height one-storey podium (including a mezzanine) containing commercial retail uses, and 100% secured market residential dwelling units in the tower.

The West End Plan and C-5A District Schedule are the two major pieces of policy that pertain to this application. Additionally, the "West End - Tower Form, Siting and Setbacks" bulletin provides design guidelines for tower developments in the West End, but staff note that the bulletin was released after this DP application was received. The policy allows consideration of up to additional density and height - up to 7.0 FSR and 210ft, providing the proposal provides 100% secured rental housing. This application is also seeking a 10% FSR bonus via a heritage density transfer, resulting in a total 7.7 FSR. Note that this project does not meet the standard site frontage to be eligible for a tower development: 132ft is required, *whereas this lot has a 99ft frontage*. The application is seeking a relaxation to site frontage. The policy seeks a 2-storey podium in this area of Robson Street, in order to create consistent streetwall and commercial/job space opportunities. The Plan limits the tower floorplate to 5500 square feet maximum floorplate, in order to create slender towers and maximize light and views in the public realm. The policy also recommends the following setbacks:

- 7 feet on Robson Street, for improved public realm;
- 25 feet from the centre line of lane to the tower;
- 12 feet setbacks from the podium face to the tower face on street frontages;
- 40 feet setback at the interior side yard, to ensure a minimum of 80 feet of separation to future/potential towers;
- Maximum 85 feet tower depth, to avoid overly deep "slab" towers.

The proposed development largely meets the intents of these form of development guidelines. The proposed podium is one-storey, but is overheight and contains mezzanine space, thus achieving a two-storey expression. The required 7 foot setback on Robson Street is met, and an additional notch at the corner is provided for patio space. The main floor slab is stepped to follow grade along Robson Street, resulting in narrower retail spaces. Stepped canopies also help to create animated, pedestrian-scaled public realm on Robson Street. The development is tighter on the Nicola Street frontage, with most of the podium at "0" apart from a 7 foot deep alcove for the residential entrance.

The proposed tower is 54 feet wide and 96 feet deep. This exceeds guidelines for maximum depth (85 feet). Staff note, however, that the 5100 square foot floorplate is significantly less than the maximum 5500 square foot, due to the “relaxed” site frontage and setback constraints. Common amenities include: an outdoor space at the top of the podium, along the interior property line; a second outdoor space at the uppermost roof deck of the tower; and an indoor common space (gym, meeting and multi-purpose rooms) which occupy the entire 21<sup>st</sup> floor. The unit mix is 127 units total, with 35% family-oriented units (33% 2-bedroom and 2% 3-bedroom).

Ms. Wiley then took questions from the panel.

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

1. Is the interface with the public realm on each street frontage (Robson and Nicola) successful?
2. Is the proportion and siting/setbacks of the tower appropriate? (Noting that some guidelines are not met, ie. max tower depth of 85 feet and a minimum of 12 feet setback on Nicola Street.)
3. Is the provision of family-oriented housing and amenities (indoor and outdoor spaces) successful?
4. Are the overall density and height supportable? (Noting that the application requires a relaxation for site frontage, from 132 feet to 99 feet.)
5. Please comment on the architectural expression, materials, and detailing (including sustainable design features).

**Applicant’s Introductory Comments:** The applicant team noted that their primary goal is to build rental housing, and that it is very challenging to develop such a project on Robson Street. It is also a challenge to meet the guidelines and requirements of the West End Plan. On staff’s advice, the proposed floorplate is less than the maximum allowed. Although the tower exceeds the recommended building depth, it is nonetheless significantly set back at the north side (facing Robson St). The design aims to create a rich pedestrian experience on Robson Street. The design fits the context of the neighbourhood, where older buildings typically have tight setbacks. The façade design is articulated on three planes, using different cladding materials. There is solar shading and banding on the slab edges. Masonry cladding provides a rich texture at the podium.

Along Robson, there is a 7 foot setback with a 12 foot setback at the corner. The sidewalk is improved with scored concrete, and the residential entrance has a special stone paving. The intention is to replace the existing trees on Nicola Street (which are unhealthy) to make the public realm more appealing. The amenity terrace on the podium rooftop is broken into three outdoor rooms: an outdoor seating; mounded gardens with low flowering trees for a children’s play area; and a grassed area. Moveable bollards and stones are also proposed, as well as a chalk board on the side of the exit stair wall. At the 21<sup>st</sup> floor storey, there is 100% amenity and outdoor space, with two outdoor seating areas. The applicant team then took questions from the panel.

**Panel Consensus:** Having reviewed the project it was moved by Mr. Muneesh Sharma and seconded by Mr. Neal Montagne, and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project with recommendations by the panel:

- The laneway needs more consideration, particularly at the corner of Nicola Street;
- The location and prominence of the residential entrance requires design development;
- An improved experience and access for cyclists should be considered, such as a bike entrance ramp;
- Improvements to the rooftop outdoor space should be considered.

**Related Commentary:** The panel noted that the proposed height and density were supported, as well as interface with public realm. One panel member thought the blue grid was a strong design move, but

the spandrel pattern inside that grid was questioned. It was also suggested that the grid be brought down into the podium.

The proposed open grass space on the podium was strongly supported. The roof deck could be better programmed or 'greened up' more.

**Applicant's Response:** The applicant team thanked panel for their comments, and said that they would explore improvements to the corner of the lane.

## ENGINEERING SERVICES

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

## HOUSING POLICY & PROJECTS

### Family Unit Provision

The proposal includes 42 (33% of total) family units, comprised of 38 (30%) two bedroom units and 4 (3%) three bedroom units. Section 8.2.3 of the West End Plan requires 25% of units in new multifamily developments to have two or three bedrooms for families designed in accordance with the High Density Housing for Families with Children Guidelines and located on the lower floors. Plans presently locate family housing throughout the tower, but locate the highest concentration of larger 2 and 3 bedroom units on the 2nd and 20th floor. Design development is needed to redistribute 2 and 3 bedrooms on the 20th floor to lower floors in the tower to comply with S. 8.2.3 of the West End Plan (see Standard Condition A.1.27).

### West End Community Plan (WECP)

This site is subject to section 8.1.6 of the West End Community Plan which states: "In Area '4' within Lower Davie and Lower Robson, additional density can be bonused up to 7 FSR for new developments that provide 20% of floor space as social housing or 100% secured market rental housing." This requirement is reflected in the C-5A District Schedule, which states that: "The Director of Planning or the Development Permit Board may relax the regulations in the C-5A and C-6 districts regarding permitted floor space ratio for dwelling units in conjunction with other permitted uses, if the Director of Planning or the Development Permit Board first considers the intent of this schedule, and all applicable Council policies and guidelines, and: a) the floor space ratio does not exceed 7.0 in the C-5A district and 8.75 in the C-6 district; b) the floor space ratio for non-residential uses in the C-6 district must be no less than 1.2; and c) either a minimum of 20% of the floor area included in the calculation of floor space ratio must be used for social housing, or all dwelling units must be secured market rental housing. The existing 12 rental units on the site are proposed to be replaced and augmented with 127 market rental units which is a net gain of 115 rental units on the site, and is therefore consistent with the West End Community Plan and District Schedule. The chart below provides a summary of the changes in rental and social housing units under the West End Community Plan, including this application.

Address	Current Status	Rental Lost	New Market Rental	New Social	New Strata	Net Market and Social Housing Rental	Total Units
1546 Nelson St	DP Construction	0	4	0	0	4	4
1171 Jervis St	DP Construction	41 (including 34 sleeping rooms)	0	27	63	-14	90
1155 Thurlow/1108 Pendrell St	RZ Construction	0	162	45	0	162	207
1750 Pendrell St	RZ Construction	26	173	0	0	147	173
1170 Bidwell St	DP Construction	12	108	0	0	96	108
1668 Davie St	DP Construction	0	158	0	0	158	158
1661 Davie St	DP Approved	0	319	0	0	319	319
1488 Robson St	DP Application	0	0	59	223	59	282
1345 Davie St	DP Application	68	0	68	153	0	221
969 Burrard St	DP Application	32	0	66	294	34	360
1640-1650 Alberni St	RZ Application	66	276	0	0	210	276
<b>Total</b>		<b>245</b>	<b>603</b>	<b>265</b>	<b>733</b>	<b>1175</b>	<b>2198</b>

The site is also subject to section 8.1.11 of the West End Community Plan which states: "In all cases where tenants will be displaced as a result of demolition or renovations, a tenant relocation plan as outlined in the Rate of Change Guidelines will be required." The Rental Housing Stock Official Development Plan also applies to this site.

#### Rental Housing Stock Official Development Plan (ODP)

The existing 12 rental units on the site are proposed to be replaced with 127 new rental units. The Rental Housing Stock ODP notes in Section 2.2 that Council has concerns about the reserve of rental housing stock because of the scarcity of federal or provincial incentives to develop rental housing; the lack of new development of purpose built rental housing; the number of rental housing units demolished or targeted for demolition; the fact that approximately 56% more or less of households occupy rental housing units and 31% more or less of those households are in core need; the low vacancy rate for rental housing units; and the growing demand for rental housing.

To address these concerns and the affordability issue created when more affordable older rental housing stock is proposed to be demolished and replaced by new market rental housing stock, Council's Tenant Relocation and Protection Policy calls for a right of first refusal for existing tenants to move back into the new building with a minimum 20% discount off starting market rents. This policy further notes that consideration be given for additional support in special circumstances for vulnerable tenants and provides in Section 3(g) including but not limited to:

- discretion to request that additional financial compensation or support be provided to vulnerable tenants (e.g. seniors, persons with disabilities, tenants with low income, mental health issues, etc.);
- additional supports may include hiring a housing consultant to assist individual tenants, additional funds for moving expenses, and/or working with non-profit agencies to offer alternative accommodation; and
- additional support to include at least one alternate option within 10% of the tenant's current rent, if the tenant has a low income and is paying significantly lower than CMHC average rent for the area.

The City of Vancouver has one of the lowest vacancy rates in Canada with only 0.8% 2016 vacancy city-wide and an even lower 0.6% 2016 vacancy rate in the West End.

Comparison of West End Average Market rents with City-wide average rents and rents at 805 Nicola Street.

	Average rents at 805 Nicola Street	West End Average Market rents	City Purpose Built Market Rental Average	Newer City-wide Market Rental (2005+) Average Rents
Studio	\$856	\$1,050	\$1,060	\$1,360
1-bed	\$1,060	\$1,366	\$1,268	\$1,747
2-bed	NA	\$2,109	\$1,757	\$2,308
3-bed	NA	\$3,158	\$2,105	\$3,030

Data Source: October 2016 CMHC Rental Market Survey-Private Apartment Average Rents

\*Average rent for 3 bedroom in English Bay is based on October 2015, since the 2016 CMHC Rental Market Survey did not have a value

Rents for units currently located on the 805 Nicola Street portion of the site are significantly below the rent levels typically presently available in the West End, and well below the CMHC average rent for the area. Since the West End typically offers slightly lower-than-average rents in the city for studios and near average rents for 1 bedroom units, and to address the potential issue of displacing current tenants from the West End and/or the City of Vancouver with the approval of new construction, the Tenant Relocation and Protection Policy also notes that in the West End, there should be at least two options made available to tenants in the same neighbourhood. Accordingly, staff note the vulnerability of the existing tenants at 805 Nicola Street in the current market and further recommend a revision to the applicant's draft Tenant Relocation Plan to include additional assistance for these tenants in finding interim accommodation within 10% of their current rents, with at least two options in the West End (see Standard Conditions A.1.29, A.1.30, A.1.31 and A.1.32). Staff further recommend a first right of refusal for all current tenants ("Eligible Tenants") to rent units in the new building, offered at current rents (plus RTA allowable increases during the construction period.) This first right of refusal is to be secured in a Rental Housing Agreement to be registered on title (see Standard Condition A.1.28.)

### High Density Housing for Families with Children Guidelines

The intent of the guidelines is to address the key issues of site, building and unit design which relate to residential livability for families with children. The guidelines provide both quantitative measures and qualitative guidance on designing family-friendly housing touching on outdoor and indoor amenity and play areas, safety and supervision of children, and provision of storage space appropriate for

families. Plans for the proposed development includes 42 (33% of total) family units, comprised of 38 (30%) two bedroom units and 4 (3%) three bedroom units which may be suitable for families with children. Plans are generally consistent with the guidelines and include a common indoor and outdoor amenity areas on level 21 with a common multi-purpose amenity rooms, including the guideline specified kitchenette and accessible washrooms. Design development is needed to add a baby change table to one of the washrooms on this level (see Standard Condition A.1.33) Also consistent with the guidelines, level 2 provides an outdoor children's play area which provides a range of motor skills developing and creative play opportunities.

### Urban Agriculture Guidelines for the Private Realm

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.

Plans include planters which would be suitable for urban agricultural activity, however the plans lack the necessary infrastructure to support such activity by residents. Design development to the planters on level 2 is needed to include a yard waste composter and a potting bench / tool storage chest, and to ensure the planters have an irrigation system, or that a hosebib is provided (see Standard Condition A.1.34).

### NOTIFICATION

A site sign was placed on site facing Robson Street. On April 13, 2017, 1,484 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the City's website. The postcard and the development application materials were posted online at [vancouver.ca/devapps](http://vancouver.ca/devapps). In addition, an open house was advertised on the signs and online, and was hosted on the evening of May 3, 2017. The April/May and July/August West End Plan Implementation Newsletters also included information about the project and upcoming Development Permit Board date. This newsletter was sent to the West End Plan list-serv and was also posted at key locations in the community.

Sixteen people signed in at the open house and 5 written comment sheets were received. A revised submission was received on June 9, 2017 and a second postcard was sent on June 20, 2017, to neighbouring property owners advising of the September 5, Development Permit Board date. A total of nine comments were received. In summary, three respondents requested more information or were neutral, two respondents support the project and four expressed concerns outlined below. Comments from both the open house and notification are summarized below.

**Traffic:** A respondent questioned the City's plan to improve traffic in the West End.

**Staff Response:** The City is addressing traffic concerns in the area through various means: projects delivered through the West End Public Benefit Strategy, the West End Parking Strategy, and other projects delivered through CACs and conditions of development which address both site specific and community wide traffic concerns.

**Affordability:** Residents expressed concern that the market rents may not be affordable and questioned whether some units could be subsidized for low income residents.

**Staff Response:** This development will increase the net supply of secured market rental housing in the west end by 127 units. A Housing Agreement will also secure rents, at initial occupancy, for returning Eligible Tenants to be rented at the same as their current rents plus the annual maximum rent increase allowable under the Rental Tenancy Act.



**Childcare:** A resident noted there is little childcare availability in the area and requested that childcare space be made available in the building.

**Staff Response:** There are no requirements in the C-5A District Schedule for provision of childcare in this proposal. The West End Plan has a comprehensive Public Benefits Strategy (PBS) that provides direction for future capital investments needed to support growth in the community over the next 30 years. The PBS covers six key areas: community facilities, parks and open spaces, affordable housing, public safety, transportation, and utilities. It has 10 year and 30 year priorities, and identifies the cost estimates and funding strategies for these public benefits. Regarding childcare, the City, Park Board and School Board are committed to increasing the number of childcare spaces for school-aged children and have forged a strong partnership with non-profit childcare operators. The plan has a target of 366 new childcare spaces in the West End. The City continues to advocate for the participation of the Federal and/or Provincial governments in the delivery of childcare services.

**Building Design:** Two respondents indicated they supported the building design including building materials, choice of colors, amenity spaces and interface with Robson Street.

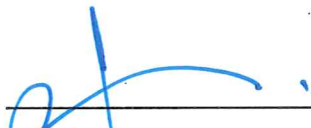
**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

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.

It also requires the Board to consider a By-law relaxation, per Sections 4.3.2 and 5.2 of the Zoning and By-law. The Staff Committee supports the relaxations proposed.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of loading. The Staff Committee supports the relaxations proposed.



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J. Greer  
Chair, Development Permit Staff Committee



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Danielle Wiley  
Development Planner



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Joe Bosnjak  
Project Coordinator

Project Facilitator: Lisa King

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

### A.1 Standard Conditions

A.1.1 provision of Letter "B" (sample copy attached) which includes confirmation from the owner of the "donor" site that the agreement has been finalized, and confirming the new "balance" of transferable density remaining on the donor site.

A.1.2 compliance with Section 14.3 - Building Lines, of the Zoning and Development Bylaw;

**Note to Applicant:** No development shall be carried upon, over or under any part of the site where there is a building line. This site has a 7 foot building line from the Robson Street property line.

A.1.3 compliance with Section 4.3.2 - Height, of the C-5A District Schedule;

**Note to Applicant:** A reduction of 1.41 feet is required to meet the height permitted in this zone. Also confirmation is required that the top of elevator/mechanical area meets Section 10.11 of Zoning and Development bylaw. Current calculations show the area of the elevator mechanical room being at 15.6% (10% maximum). Discretionary height increases will be considered as per the City of Vancouver bulletin on 'Roof Mounted Energy Technologies and Green Roofs - Discretionary Height Increases'. See Recommended Condition 1.4.

A.1.4 compliance with Section 4.7 - Floor Area and Density, of the C-5A District Schedule;

**Note to Applicant:** A reduction of 1,357 square feet is required to meet the maximum 7.70 FSR allowed per the C-5A district schedule. Staff have included the following areas in the floor area calculation that were excluded in this proposal: 1st - Staging Area; Mezzanine - Stairwells; Rooftop - Mechanical Area, which are not eligible for floor area exclusion.

A.1.5 confirmation that eight (8) out of the 12 spaces in the non-residential portion of the parking area be relabeled as Visitor - Residential;

**Note to Applicant:** Also relabel the other 4 spaces as Non-Residential parking. Appropriate signage to be put up to show clearly which spaces are Visitor - Residential and which are for the non-residential spaces.

A.1.6 compliance with Section 6 - Bicycle Parking of the Parking By-law;

**Note to Applicant:** A total of 160 Class A and 6 Class B spaces are required.

A.1.7 provision of details of bicycle rooms, in accordance with Section 6 of the Parking By-law, which demonstrates the following:

- i. a minimum of 20% of the bicycle spaces to be secured via lockers;
  - ii. a maximum of 30% of the bicycle spaces to be vertical spaces;
  - iii. a provision of one electrical receptacle per two bicycle spaces for the charging of electric bicycles;
-

- iv. notation on the plans that, "Construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law.";

- A.1.8 compliance with the Bulk Storage and In-Suite Storage - Multiple Family Residential Developments Bulletin;

**Note to Applicant:** One storage room or locker is required for each residential unit. Each room is to have access from a common area and have a mandoor. No windows are permitted in a storage room. Minimum sizes are to be met for each locker, above or below base surface. A minimum of 5.7 m<sup>3</sup> (200 cu. ft.) of useable storage space for each dwelling unit for the storage of bulky items such as winter tires, ski and barbecue equipment, excess furniture, etc.; See Bulk Storage and In-Suite Storage - Multiple Family Residential Development Bulletin.

- A.1.9 dimension and notation of building line on site plan and floor plans;

- A.1.10 provision of property lines on all floor plans & elevation plans;

- A.1.11 update the Unit Summary table to separate the 2 and 3 bedroom units;

**Note to Applicant:** The statistic table notes 2 & 3 Bedroom with 42 units. The table is to show two bedroom and three bedroom units as separate numbers.

- A.1.12 labelling of all room names/units/etc. on the plans;

- A.1.13 provision of complete and fully-dimensioned floor plans;

- A.1.14 provision of detailed floor and roof elevations for each floor and roof level in the building, as related to the existing grades on site;

**Note to Applicant:** Top of elevator shaft, stairwell's, guard rails, parapets, etc. are all to be shown on elevation plans and roof plan.

- A.1.15 provision of rear yard dimension from property line to building face;

- A.1.16 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

- A.1.17 written confirmation shall be submitted by the applicant that:

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

- A.1.18 deletion of all references to the proposed signage, or notation on plans confirming that: "All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner assumes responsibility to achieve compliance with the Sign By-law and to obtain the required sign permits.";
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**Note to Applicant:** The Sign By-law Coordinator should be contacted at 604.871.6714 for further information.

### Standard Landscape Conditions

A.1.19 design development to improve lane interface by providing some planting beds to soften the lane edge, on private property;

**Note to Applicant:** Planting at lane edge should be evergreen and woody, in order to provide year-round structure.

A.1.20 design development to improve roof top outdoor space as follows:

- a) provide substantial planting beds with woody plants around the periphery, replacing the river rock bed;
- b) expand programming to include urban agriculture plots for common use;

A.1.21 design development to better define and clarify the elements of the children's play area on Level 2 outdoor amenity space;

**Note to Applicant:** Additional information should be confirmed on the plan and details, regarding the proposed ground pattern, artful play equipment, chalkboard, etc. Further conditions may follow receipt of this information.

A.1.22 provision of section details at a minimum scale of 1/2"=1'-0" scale to illustrate all proposed landscape elements, including typical planters, benches, seat walls/stairs, trellises and any other furnishings, with references on the plan;

**Note to Applicant:** Further conditions may follow receipt of this information.

A.1.23 provision of maximized growing medium for trees and shrub planting to ensure long term health and sustainable growth on slab condition, to be confirmed by provision of a typical detail for tree planting on structure, including dimensions;

**Note to Applicant:** Structures such as underground parking slabs may need to be altered or sloped to provide adequate depth and continuous soil volumes. Soil depths should exceed the BCSLA standard.

A.1.24 coordination of removal and proposed street trees with Engineering and the Park Board and the addition of the following note on the plans:

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

**Note to Applicant:** Actual confirmation must be received from Engineering and Park Board to confirm the proposed street trees removal/replacement. New tree information must appear on the Plant List.

A.1.25 provision of bird friendly plants on the plant palette, enabling bird habitat conservation and bird habitat promotion;

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A.1.26 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

**“Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board” .**

**Note to Applicant:** Methods of tree protection for street trees (as approved by Park Board) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection.

### Housing Policy & Projects

A.1.27 design development to redistribute the family units proposed for level 20 to a lower level, preferably the 3rd floor, closer to the proposed children’s play area, in accordance with the West End Plan;

A.1.28 arrangements to the satisfaction of the General Manager of Community Services and the Director of Legal Services to enter into a Housing Agreement and/or section 219 Covenant securing all 127 residential units as rental housing for 60 years or the life of the building, whichever is greater and subject to the following additional conditions in respect of those units:

- a) That such units may not be subdivided by deposit of a strata plan;
- b) That none of such units may be separately sold;
- c) That none of such units will be rented for less than one month at a time;
- d) That eligible tenants be offered first right of refusal of a replacement unit of a similar type (number of bedrooms) to their current unit or a unit otherwise suitable to their housing needs;
- e) That at initial occupancy returning eligible tenants will be eligible to starting rents that are the same as their current rents plus the annual maximum rent increase allowable under the Rental Tenancy Act up to occupancy of the replacement units. That discounted Starting Rents are applicable only to Eligible Tenants who exercise their right of first refusal and occupy a unit in the new development, and that such tenancies will not be limited by a fixed term tenancy agreement and will otherwise be subject to the Rental Tenancy Act and on other such terms and conditions as the Managing Director of Social Development and the Director of Legal Services may in their sole discretion require;

**Note to Applicant:** This condition will be secured by a Housing Agreement to be entered into by the City by by-law enactment pursuant to section 565.2 of the Vancouver Charter and/or a Section 219 Covenant. As per Section 10.12.2 of the Zoning and Development Bylaw pertaining to developments resulting in the demolition of existing residential rental accommodation, the development permit is not issuable until all building permits for the new development and a building permit for the demolition are issuable. Do not issue any Notices to End Tenancies until all permits described above are issuable as per the Rental Tenancy Act.

A.1.29 provision of a Tenant Relocation Plan which includes:

- a) Financial compensation provided based on length of tenancy as per Council approved Tenant Relocation and Protection Guidelines:
    - 2 months’ rent for tenancies up to 5 years;
    - 3 months’ rent for tenancies between 5 to 9 years;
    - 4 months’ rent for tenancies over 10 years; and
    - 6 months’ rent for tenancies over 20 years.
-

**Note to Applicant:** This can take the form of free rent, a lump sum payment or a combination of both.

- b) A minimum of 2 months' notice to end tenancies after all permits have been issued;
- c) For tenants requesting assistance finding new / interim accommodations prior to building permit issuance:
  - Three options should be offered that are comparable in unit type, unless otherwise agreed to;
  - All options should be in Vancouver, with one in the same neighbourhood;
  - In the West End, there should be two options in the same neighbourhood;
  - All options should rent at no more than 10% of current rents or if not available no more than Canadian Mortgage and Housing Corporation's average rents for the area;
  - All options offered should be comparable in unit type, unless otherwise agreed to;
  - Where possible, options should be tailored to the tenant (e.g. pet friendly, mobility considerations, smoke-free, etc.).
- d) Reimbursement of receipted moving expenses;
- e) 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; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant, such letter to contain an offer for the right of first refusal to move back into the development upon completion at current rents (subject to annual allowable maximum RTA increases during the construction period) with initial interest or refusal signed by each tenant;

A.1.30 provision of a notarized declaration to be submitted prior to issuance of a development permit 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) of the Tenant Relocation and Protection Guidelines and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer including offers for both interim accommodation and the right of first refusal at current rents (subject to annual allowable maximum RTA increases during the construction period) and signed as received by each tenant;

**Note to Applicant:** As noted in Section 8.1.11 of the West End Community Plan, a relocation plan is required in all cases where tenants will be displaced by demolitions.

A.1.31 provision of an interim Tenant Relocation Report prior to issuance of Building Permit, and 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 including the offer and first right of refusal and any uptake of the new replacement units to current tenants at their current rents (subject to annual allowable maximum RTA increases during the construction period.);

**Note to applicant:** As per Section 10.12.2 of the Zoning and Development By-law pertaining to developments resulting in the demolition of existing residential rental accommodation, the development permit is not issuable until all building permits for the new development and a building permit for the demolition are issuable. As per the Rental Tenancy Act, S. 49 (6) Notices to End Tenancies are not to be issued until all permits described above are issued.

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- A.1.32 provision of a final Tenant Relocation Report 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 prior to issuance of occupancy permit;

**Note to Applicant:** A final Tenant Relocation Plan to the satisfaction of the General Manager of Community Service must be submitted prior to permit issuance.

- A.1.33 design development to the amenity room to add an accessible washroom equipped with a baby change table; and
- A.1.34 design development to level 2 planters to enable urban agriculture activity by residents including the provision of a yard waste composter and a potting bench / tool storage chest, and to ensure the planters have an irrigation system, or that a hosebib is provided.

**Note to applicant:** Ensure that some of the urban agriculture planters are located on/adjacent to surfaces, and with routes to and from them, that are wheelchair/universally accessible.

## A.2 Standard Engineering Conditions

- A.2.1 arrangements are to be made to the satisfaction of the General Manager of Engineering Services, the Approving Officer and the Director of Legal Services for the consolidation of the North ½ of Lot 6, South ½ of Lot 6, and the E ½ of Lot 7, Block 44, DL 185, Plan 92 to create a single parcel and subdivision of that site to result in the dedication of the north 7 feet (the Robson Street Building Line area) for road purposes;
- A.2.2 arrangements to the satisfaction of the General Manager of Engineering Services for a shared use agreement, for the Class B loading spaces to be shared between the retail and residential uses in the building and label the spaces as "Residential and Commercial Loading";
- A.2.3 submission of a subdivision plan and application to the Subdivision and Strata Group;

**Note to Applicant:** For general information see the subdivision website at:  
<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- A.2.4 provision of correct interpolated building grades elevations at both sides of the lobby entrance on Nicola Street, westerly retail entrance on Robson Street and at stair number 2 in lane;
- A.2.5 clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane;
- A.2.6 provision of Class B bicycle parking on private property.

**Note to Applicant:** Should bicycle racks be desired on public property staff will provide an approved location prior to building occupancy once new sidewalks and all street features are installed and constructed. Class B bicycle parking must be provided as per the parking by-law on-site or relaxed to the satisfaction of the Director of Planning. On-street bicycle parking does not count towards class B bicycle requirements;

- A.2.7 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
- a) Provision of design elevations on both sides of the parking ramp at all breakpoints.
-



- b) Provision of the Class B loading to be re-designed for a 7.0m aisle width and plans showing the maneuvering for the largest Class B truck to deliver to the site from Nicola Street.

**Note to Applicant:** 2.5m for parking must be maintained on the south side of the lane. This 2.5m is from the existing concrete gutterline that is shown on the Survey Plan A0.05. Provide additional bay widths and loading throats for a 7.0m aisle width.

Refer to the Parking and Loading Design Guidelines at the following link:  
(<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>)

A.2.8 provision of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements is required. Please submit a copy of the landscape plan directly to Engineering for review noting the following requirements;

- a) Provision of a concrete lane entry at the lane on the west side of Nicola Street including upgrading of the curb returns on both sides of lane to meet current standards.
- b) Add note to landscape plans "Installation of parking regulatory signage on Robson Street and Nicola Street adjacent the site to the satisfaction of the General Manager of Engineering Services".
- c) Delete benches shown on drawing L4.00 Ground Level Lighting Plan. Benches and lighting to be approved by the City of Vancouver.
- d) Park Board approval is required for the proposed removal of street trees on Nicola Street.
- e) All new sidewalks to meet current standards.
- f) Delete sidewalk shown in lane.
- g) Delete landscape treatment within lane.

A.2.9 a canopy application is required;

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

A.2.10 Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features;

A.2.11 provision of confirmation that all required electrical plant is provided for on-site. There is to be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch;

**Note to Applicant:** Please ensure that in your consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

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- A.2.12 provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way; and
- A.2.13 standard district energy design requirements apply to 1500 Robson; however, such requirements may be waived if the applicant chooses to implement the following:
- a) A building-scale low-carbon system designed to achieve an average annual greenhouse gas performance outcome of less than 6 kg CO<sub>2</sub>/m<sup>2</sup>; and
  - b) The design of all hydronic heating and domestic hot water loads to be compatible with an eventual future connection to a district energy system, i.e., supply and return temperatures to adhere to the *Neighbourhood Energy Connectivity Standards - Design Guidelines*.

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

- A.3.1 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during subsurface work.
- A.3.2 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 a copy to the City of Vancouver.
- Upon completion of remediation, a Notification of Completion of Independent Remediation must be submitted to the Ministry of Environment and a copy to the City of Vancouver.
  - Dewatering activities during remediation may require a Waste Discharge Permit.
  - Submit a copy of the completion of remediation report with supporting data signed by an Approved Professional confirming the lands have been remediated to the applicable land use prior to occupancy permit issuance.
  - Must comply with all relevant provincial Acts and Regulations (e.g. Environmental Management Act, Contaminated Sites Regulation, Hazardous Waste Regulation) and municipal Bylaws (e.g. Fire Bylaw, Sewer and Watercourse Bylaw)
- A.3.3 Must comply with all relevant provincial Acts and Regulations (e.g. Environmental Management Act, Contaminated Sites Regulation, Hazardous Waste Regulation) and municipal Bylaws (e.g. Fire Bylaw, Sewer and Watercourse Bylaw).
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**B.1 Standard Notes to Applicant**

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **March 5, 2018** this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 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.1.3 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.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.

**B.2 Conditions of Development Permit:**

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
  - B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
  - B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
  - B.2.4 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12<sup>th</sup> floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
  - B.2.5 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
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B.2.6 Prior to issuance of building permit:

- i. Detailed design of the building HVAC and mechanical heating and cooling system must be submitted to and approved by the General Manager of Engineering Services prior to issuance of building permit.
- ii. Confirmation, prior to issuance of building permit, that all heating equipment for all buildings comprising the development shall be centralized within one common mechanical room at parkade level, and that a dedicated space not less than 225 ft<sup>2</sup> shall be allocated within the central mechanical room, or other dedicated space connected to the central mechanical room, to serve as the development's future Energy Transfer Station (ETS) connecting buildings to the Neighbourhood Energy System. The dedicated ETS space should be clearly labelled.
- iii. Completion of the *Confirmation of Neighbourhood Energy Connectivity Requirements* letter of assurance by the design engineer of record, prior to issuance of building permit, certifying that the mechanical design of all buildings within the development adheres to the *Neighbourhood Energy Connectivity Standards - Design Guidelines*.

B.2.7 Where, at the time of building permit, the applicant chooses to pursue a building-scale low-carbon system, confirmation, prior to issuance of building permit, by the design engineer of record certifying that:

- i. The building-scale low-carbon energy system is designed to achieve a greenhouse gas performance outcome of less than 6 kg CO<sub>2</sub>/m<sup>2</sup>.
- ii. The supply and return temperatures of all hydronic heating and domestic hot water loads adhere to the *Neighbourhood Energy Connectivity Standards - Design Guidelines* to allow an eventual future connection to a district energy system.

**Note to applicant:** If the applicant is pursuing a building-scale low-carbon energy system, they shall refer to Sustainability Conditions of Development Permit for any additional requirements.

B.2.8 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

B.2.9 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Perm