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CITY OF VANCOUVER  
DEVELOPMENT SERVICES, BUILDINGS &  
LICENSING

DEVELOPMENT PERMIT STAFF COMMITTEE  
MEETING  
May 30, 2018

FOR THE DEVELOPMENT PERMIT BOARD  
June 25, 2018

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1515 Alberni Street (COMPLETE APPLICATION)  
DP-2018-00139 – CD-1

PO/VK/AEM/DL/CL

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

M. So (Acting Chair), Development Services  
C. Joseph, Engineering Services

**Also Present:**

P. O'Sullivan, Urban Design & Development Planning  
D. Lee, Development Services  
V. Kopy, Development Services

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**APPLICANT:**

Adrian Lai DBA: Bosa Properties Inc.  
1100 – 838 West Hastings Street  
Vancouver, BC  
V6C 0A6

**PROPERTY OWNER:**

BOSA Properties (1500 HOLDCO) Inc. c/o BOSA  
Properties Inc.  
1201 – 838 West Hastings Street  
Vancouver, BC  
V6C 0A6

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**EXECUTIVE SUMMARY**

- **Proposal:** To develop a 40-storey mixed-use building containing Retail (ground floor) and 195 Dwelling Units; all above 7 levels of underground parking providing parking spaces having vehicular access from Nicola Street.

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. Balconies overhang into public realm on Alberni Street and West Georgia Street;
2. Grade relationship of building on Alberni Street and Nicola Street; and
3. Relationship of café space to plaza.

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

THAT the Board APPROVE Development Application No. **DP-2018-00139** submitted, the plans and information forming a part thereof, thereby permitting the development of a 40-storey mixed-use building containing Retail (ground floor) and 195 Dwelling Units; all above 7 levels of underground parking providing a total of 315 parking spaces having vehicular access from Nicola Street, subject to the following conditions and Council's approval of enactment and 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 design development to avoid building mass, including balconies, that overhangs or projects into the ultimate building setback at any level;

**Note to Applicant:** This is a repetition of Rezoning Condition #2. Per the letter of response to rezoning enquiry dated September 14, 2015 the ultimate building setback is defined as 5.5m from the back of the curb on West Georgia Street, 5.5m from the back of the curb on Nicola Street, and 7.6m from the back of the curb on Alberni Street. Note that this is different than Engineering Enactment SRW requirements at grade. SRW for public access and building setback will need to be revised to accommodate this projection above grade into the SRW area. This condition may result in a loss of density.

- 1.2 design development to delete water feature along Nicola Street and Alberni Street at base of building to improve activation and interface of building with grade on south and east sides of building. See also Standard condition **A.1.20**;
- 1.3 design development to increase transparency at café on north side of ground floor at plaza level, and lobby at ground plane on Alberni Street and Nicola Street; and
- 1.4 design development to maintain reduced view impacts to nearby residential and office buildings, particularly views to the North Shore Mountains.

**Note to Applicant:** This is a reiteration of Rezoning Condition #1. The intent is to maintain limits to obstructions on the roof of cantilevered forms by precluding guards, landscaping/trees, or furniture that would obstruct nearby views.

**2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.**

**3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.**

● **Technical Analysis:**

		Technical review for:				1515 Alberni Street						
		Permitted/ Required:				Proposed:						
<sup>1</sup> Site Size						100.57m x 39.97m						
<sup>1</sup> Site Area		4,017.90 m <sup>2</sup>				4,017.90 m <sup>2</sup>						
Use		Multiple Dwelling/ Retail / Office				Multiple Dwelling / Retail / Office						
FSR		10.82				10.78						
<sup>2</sup> Floor Area	Sub Area B:	23,945.80	m <sup>2</sup>	Total Sub Area B		23,450.93	m <sup>2</sup>					
	Residential:	23,798.00	m <sup>2</sup>	Residential:		23,270.27	m <sup>2</sup>					
				Retail:		180.66	m <sup>2</sup>					
	Sub Area A:	19,537.60		Sub Area A - Exist. Office:		19,881.25	m <sup>2</sup>					
	Total for Site:	43,473.68	m <sup>2</sup>	Total:		43,332.18	m <sup>2</sup>					
	Max open balcony	2,855.76	m <sup>2</sup>	Open balcony		3,287.36	m <sup>2</sup>					
	Balcony Overage	492.00	m <sup>2</sup>	Balcony Overage		431.60	m <sup>2</sup>					
	Amenity	929.00	m <sup>2</sup>	Amenity		294.61	m <sup>2</sup>					
<sup>3</sup> Height	Sub Area A - Exist. Office	72	m	Sub Area A - Exist. Office:		73.56	m					
	Sub Area B	134	m	Sub Area B		134.00	m					
	# of Storeys Sub area A			# of Storeys sub area A		20						
	# of Storeys sub area B			# of Storeys sub area B		40						
<sup>4</sup> Parking	<b>Residential:</b>					<b>Residential:</b>						
	Min.	166				Standard	191					
	Disability	7				Disability	7					
	Max. Small car (25%)	42				Small	3					
		<b>166</b>					<b>201</b>					
	<b>Office (exist.):</b>					<b>Office:</b>						
	Min.	137				Standard	108					
	Max.	173				Disability	0					
	Disability	9				Small	5					
	Max. Small car (25%)	43					<b>113</b>					
		<b>137</b>					<b>113</b>					
	<b>Retail (new):</b>					<b>Retail:</b>						
		<b>1</b>				Standard	1					
					Disability	0						
	<b>1</b>					<b>1</b>						
<b>Total:</b>		<b>304</b>			<b>Total:</b>		<b>315</b>					
<sup>5</sup> Bicycle	Class	B	A			Tot.	Class	B	A			Tot.
			Min.	Max.	Min.				Hor.	Vert.	Locker	
			Hor.	Vert.	Locker				Hor.	Vert.	Locker	
	Resid.:	6	122	73	49	244	Resid.:	0	230	14	0	244
	Retail:	0	0	0	0	0	Retail:	0	0	0	0	0
Office:	6	20	12	8	40	Office:	0	40	0	0	40	
Total:	<b>12</b>	<b>142</b>	<b>85</b>	<b>57</b>	<b>284</b>	Total:	<b>0</b>	<b>270</b>	<b>14</b>	<b>0</b>	<b>284</b>	
<sup>6</sup> Loading	Class	A	B	C		Class	A	B	C			
	Resid.:	0	1	0		Resid.:	2	1	0			
	Retail:	0	0	0		Retail:	0	0	0			
	Office:	3	3	0		Office:	4	2	0			
Total:	<b>3</b>	<b>4</b>	<b>0</b>		Total:	<b>6</b>	<b>3</b>	<b>0</b>				
<sup>7</sup> Unit Mix	<b>Note:</b> A minimum 35% of units shall be suitable for family housing, have a minimum of 2 bedrooms (except 25% are to be 2 bedrooms and 10% are to be 3 bedrooms) and comply with the High Density Housing for Families with Children Guidelines					<b>Unit Type</b>		<b>Market</b>				
						Studio			0	0%		
						1 bedroom			77	39%		
						2 bedroom			78	40%		
						3 bedroom +			40	21%		
					Total:		0	195				

**<sup>1</sup> Note on Site Size and Site Area:** This slightly skewed site is approximately 100.57m x 39.97m and is 4,017.9m<sup>2</sup>. The site is to be split into two Sub Areas, A & B, where “Sub Area A” will maintain the existing 20 storey office building and “Sub Area B” will be developed with a 40 storey Residential building with Retail (Café) at the ground levels. The plaza separating these two buildings will be modified and is to include a new reflecting pool. The proposed building fronts West Georgia Street to the North, Nicola Street to the East and Alberni Street to the South.

**<sup>2</sup> Note on FSR and Floor Area:** The floor area is calculated per Sub Area where “Sub Area A” permits 19,537.6 m<sup>2</sup> and “Sub Area B” permits 23,945.8 m<sup>2</sup>. Floor area is in compliance with the CD-1 By-law; however, Bulk Storage area is unclear and not documented. Standard condition **A.1.9** requires provision of more details regarding Bulk Storage. Amenity space for Market Residential use is provided on level 2 and 27 and is within the limit for exclusion from FSR.

**<sup>3</sup> Note on Height:** The height is specific per Sub Area for this site. The proposed building height for “Sub Area B”, when calculated from base surface, is slightly over the maximum permitted height. This is within a reasonable difference for relaxation; however, the height is also regulated by View Cone 3.2.1 (Queen Elizabeth). Per our View Cone analysis the maximum building height is to be 146.56m above sea level. The height meets these requirements except that there is a discrepancy in floor to floor heights between Level 0 & Level 1 from the Floor plans to the Elevations and Sections. Standard condition **A.1.10** requires coordination of these drawings and confirmation of the overall building height.

**<sup>4</sup> Note on Parking:** Parking is to be calculated using the Parking By-law. Parking is well beyond the minimum required for Market Residential; however, the existing office use is not meeting today's by-law requirement with a shortfall of 24 parking spaces and 9 disability spaces. Appendix C of the CD-1 By-law states that parking, loading and bicycle spaces for the existing building are to be provided as if it was new construction. Standard condition **A.1.8** requires compliance with Parking By-law.

**<sup>5</sup> Note on Bicycles:** Bicycle parking is calculated per Schedule C of the CD-1 District Parking Requirements. “Class A” Bicycle parking has been met. “Class B” Bicycle parking must be clearly noted and located on the site plan, ground floor plan and landscape plans. Standard condition **A.1.14** requires identifying a location for the “Class B” Bicycle parking. Per Appendix C of the CD-1 By-law, bicycle spaces for the existing building are to be provided as if it were new construction; thus, end of trip facilities should be provided based on the required bicycle parking for the office building. Standard condition **A.1.15** requires provision of end of trip facilities for the existing office building.

**<sup>6</sup> Note on Loading:** This development requires 3 “Class A” and 3 “Class B” loading spaces for the existing Office use, and 1 “Class B” for Residential use. A total of 3 “Class B” loading spaces have been provided; thus, relaxation of 1 “Class B” loading space is required and is supported by Engineering. 1 additional “Class A” loading space has been provided for Office use. Appendix C of the CD-1 By-law states that loading spaces for the existing building are to be provided as if it was new construction.

**<sup>7</sup> Note on Unit Type:** 195 Market Dwelling units are provided and 61% of the units are suitable for Families with Children. These units must meet the “High Density Housing for Families with Children Guidelines”. Two 1 bedroom units, on levels 27 & 28, appear to not meet the minimum unit size per Section 10.21 of the Zoning and Development By-law. Standard condition **A.1.12** requires that all units comply with Section 10.21 and that this is documented for all units on the drawings.

**• Legal Description**

Lot: A  
Block: 43  
District Lot: 185  
Plan: EPP80099

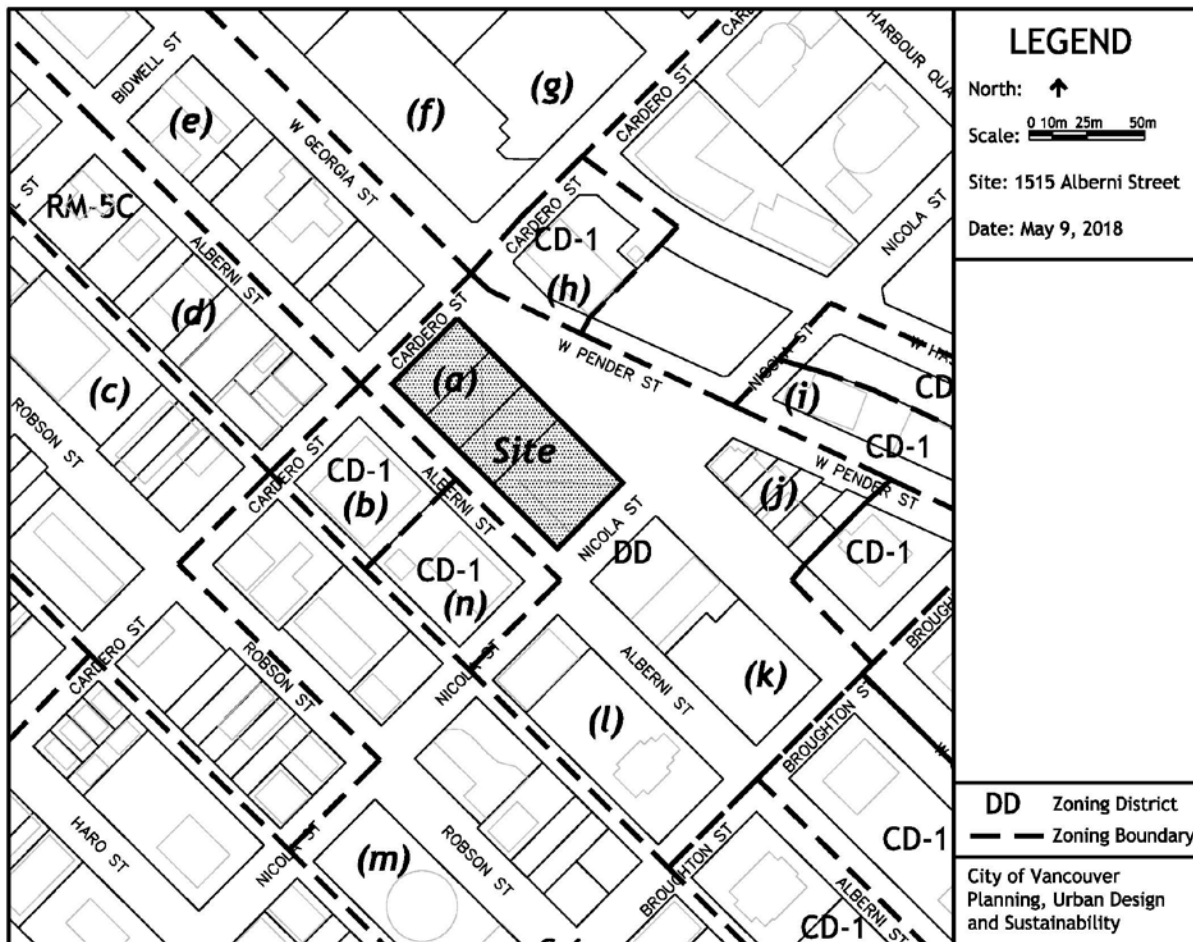
**• History of Application:**

18-02-14 Complete DP submitted  
18-04-18 Urban Design Panel  
18-05-30 Development Permit Staff Committee

**• Site:** The site is located on the easterly portion of a full block in downtown; fronted by West Georgia Street to the north, Nicola Street to the east, Alberni Street to the south, and Cardero Street to the west.

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

- a) 1500 W Georgia Street, 20-storey office building, (c. 1978);
- b) 1550 Alberni Street, proposed 43-storey mixed-use building;
- c) 1615 Robson Street, 22-storey mixed-use building, (c. 1970);
- d) 1640-1650 Alberni Street, proposed 42-storey residential building;
- e) 1698 Georgia Street, proposed 38-storey residential building;
- f) 699 Cardero Street, 26-storey residential building, (c. 2002);
- g) 1616 Bayshore Drive, mixed-use development consisting of a 25-storey residential tower, 3 townhouses, and a 6-storey podium including Performance Arts Lodges Vancouver, (c. 2006);
- h) 1575 W Georgia Street, 26-storey mixed-use building, (under construction);
- i) 1499 Pender Street, mixed-use development consisting of a 37-storey and an 11-storey residential towers above a 6 storey podium, (c. 2011);
- j) 1445-1455 W Georgia Street, proposed 46-storey residential building;
- k) 1420 W Georgia Street, residential development consisting of a 23-storey tower and 8 townhouses, (c. 2002);
- l) 1444 Alberni Street, proposed residential development consisting of a 48-storey and a 43-storey towers above a 6 storey podium;
- m) 1400 Robson Street, mixed-use development consisting of a 30-storey and a 28-storey residential towers over a 4-storey podium, (approved);
- n) 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 January 16, 2018. A development permit application was submitted on February 14, 2018, and was most recently reviewed by the Urban Design Panel on April 18, 2018 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);
- Metropolitan Core Jobs & Economy Land Use Plan (2007);
- 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 2017);
- Greenest City 2020 Action Plan (2011);
- Family Room: Housing Mix Policy for Rezoning Projects (2016);
- High-Density Housing for Families With Children Guidelines (1992); and
- Heritage Policies and Procedure (1986; last amended 2002).

• **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.

***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. This proposal's use, density, heights, landscape and public realm treatments, and form of development, which were established at the time of rezoning, are consistent with the West End Community Plan.

***Rezoning Policy for the West End (2013)***

Tower floor plate sizes of 603.9 m<sup>2</sup> (6,500 sq.ft.) are met as per the policy. 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 when one becomes available.

***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, or a maximum of 5.00 FSR for office uses. The maximum height is indicated as no more than 134.06m. Horizontal Angle of Daylight requirements are indicated in the DODP.

***Metropolitan Core Jobs & Economy Land Use Plan (2007)***

The intent of the policy in the area indicated is to maintain job space on site. A retail store in the current development is being replaced with the café at grade in the current proposal.

***Downtown Design Guidelines (1975; last amended 1993)***

These guidelines indicate high quality design for public open spaces, protection of views, environmental considerations including sun/shade/rain/snow/wind/noise, and emphasize that the architectural design of the Downtown should be of a very high quality.

***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 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 should be provided.

This site also lands in Georgia Sub-Area 2: Cardero-Bute. The image character of this sub-area is to reinforce the sense of approach from the West End district to the Downtown District, while developing a commercial/residential mixed-use character.

With reference to Alberni Street, the policy indicates that developments provide appropriate frontages to Alberni, while acknowledging the tendency to front onto Georgia. A reasonable balance is sought between respecting existing residential views and providing views for new residential developments. Visual interest and street definition, particularly at the lower levels, is encouraged for new developments. Building elements, particularly at the lower levels facing the street, should be appropriately designed and treated to provide a human-scale relationship.

***View Protection Guidelines (1989, last amended 2011)***

This document maps and lists view cones adopted by Council, and explains the process to be followed to determine if a site falls within a view cone. This proposal will not breach any of the protected view cones.

***Green Buildings Policy for Rezonings (2009, last amended 2017)***

The policy offers two pathways to compliance, A) Near Zero Emissions Buildings, and B) Low Emissions Green Buildings. Pathway B is used for this building, which requires LEED registration, set energy performance targets, airtightness testing, enhanced commissioning, energy sub-metering/reporting, calculation of embodied emissions, direct outdoor air ventilation, targets for low emitting materials, indoor air quality testing, integration with the City-Wide Integrated Rainwater Management Plan (IRMP), and provision of a resilient potable drinking water access point.

***Greenest City 2020 Action Plan (2011)***

Goal 3: Green Buildings, Goal 4: Green Transportation, and Goal 6: Access to Nature, are all represented in other policies affecting this building, including the Green Buildings Policy for Rezonings.

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

The housing mix policy for rezoning projects outlined in this document applies to rezonings city-wide and supersedes any existing family unit housing mix requirements and targets for rezonings that are



set out in Council-approved community plans, area plans, unless the subject site being rezoned is specifically identified as a site that warrants an exception.

Rezoning applications that include any residential strata housing are required to include a minimum of 35 percent family units (units having two or more bedrooms), including a minimum of 10 percent three-bedroom units and a minimum of 25 percent two-bedroom units.

***High-Density Housing for Families With Children Guidelines (1992)***

This policy identifies the need for children's play areas, with the possibility for supervised play. The applicants have responded by providing a play area adjacent to an amenity room.

***Heritage Policies and Procedure (1986; last amended 2002)***

The proposal seeks to reconnect with the heritage of the site by maintaining the water feature along West Georgia Street and complimenting the strong massing of Crown Life Place, without mimicking its geometry. Special consideration has been given to reinvigorating aspects of the public plaza and its heritage.

• **Response to Rezoning Conditions:**

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

**Rezoning Condition 1: Design development to reduce view impacts to nearby residential and office buildings, particularly views to the North Shore Mountains.**

**Note to Applicant:** This may require additional narrowing or shaping of the principal building mass. Cantilevered forms running east-west may be reduced in length. Apparent building mass can be reduced by maintaining a high degree of translucency of the balcony side-frames. Terrace spaces on the roofs of cantilevered forms on the south side of the building should either not be accessible or should have significantly reduced accessible area to minimize view impacts by precluding guards, landscaping/trees, or furniture that would further obstruct nearby views. Notation and dimensions on the plans is required to indicate the extent of accessible roof.

**Applicant Response:**

- In response to the urban context the proposed building at 1500 West Georgia was originally conceived with a strongly articulated and slender east west dimension of 23.16m (76 feet), well below a more typical 85 foot square floor plate dimension.
- During design refinement and in response to neighbour commentary, the east west dimension was further reduced to 21.93m (72 feet) and all west facing cantilevers were shortened by 1.65m (5'-6"). The one and only cantilever located on the Alberni Street side of the building was shortened by 3.3m (11 feet).
- The roof terrace on the same cantilever, floor 27 has been shortened to limit view impact from across Alberni Street.
- In addition, all balconies were shortened from a 1.8m (6 foot) depth to a 1.5m (5 foot) depth. All balcony side framing elements have been changed to glass with high transparency to further reduce the impact on neighbour's views.
- Most recent discussions with Planning Staff have resulted in a shift of the proposed building to the west by 910mm (3 feet) to widen view opportunities along the Nicola Street corridor north towards the mountains.

Staff Assessment:

This condition is satisfied, and will be incorporated as a condition to maintain per Recommended condition 1.4.

**Rezoning Condition 2: Design development to avoid building mass, including balconies, that overhangs or projects into the public realm at any level.**

**Note to Applicant:** The public realm is defined as 5.5m from the back of the curb on West Georgia Street, 5.5m from the back of the curb on Nicola Street, and 7.6m from the back of the curb on Alberni Street as per the letter of response to rezoning enquiry. This condition may result in a loss of density.

**Applicant Response:**

- Due to severe heritage restrictions on the site, resulting from the existing office building and water feature, the new building had previously been positioned relatively close to Nicola and Alberni Streets as heritage considerations and Design Panel recommendations had indicated. As described under item 1 above, the building has now been moved 910mm (3 feet) to the west and 555mm (1'-9") to the north to create *more* space towards 1500 Alberni and improve mountain views along the Nicola Street corridor.
- We note that all balconies facing Nicola Street are in compliance with the 5.5m curb setback. Due to geometric constraints on site, balconies facing Alberni Street project into the 7.6m (24'-9") setback. 4 isolated occurrences of cantilever on floors 16 and above project into the building setback on Georgia Street.

Staff Assessment:

This condition is not satisfied, and has been retained per Recommended condition 1.1.

**Rezoning Condition 3: Design development to further reduce the average floorplate of the tower for floors above a height of 18.3 m (60 ft.) to satisfy the floorplate size objective of 603.9 m<sup>2</sup> (6,500 sq. ft.) as set out in the West End Community Plan.**

**Note to Applicant:** The intent of the floorplate control is to limit building bulk in order to preserve views and maintain access to light to public areas. The average floorplate of floors 6 through 42 as indicated in the revised application exceeds 6500 sq. ft. Provide the floorplate information in spreadsheet format.

**Applicant Response:**

The average floor plate of floors 6 to 42 do not exceed 6,500sf. During design refinement after the first presentation to the Design Panel, the floor plates were reduced to the current average of 6,402sf.

Staff Assessment:

This condition is satisfied.

**Rezoning Condition 4: Design development to maximize the amount of pedestrian activation of the residential tower by orienting entrances, public uses to face fronting streets.**

**Note to Applicant:** Design development is required to reduce the amount of blank wall facing W. Georgia Street, Nicola Street, and Alberni Street and to introduce active uses on streets and to increase the visibility of the cafe to pedestrians. The arrangement of spaces at grade may have to be significantly revised to satisfy this condition. Consider locating a niche retail space along the southeast length of Nicola with a glazed faced instead of a double height mechanical space projecting above grade from below. Updated elevation drawings should clearly differentiate areas of glazing, areas of screened glazing and areas of opaque wall via additional notation and coloured renderings.

**Applicant Response:**

Design development has resulted in more streetscape activation and transparency than was apparent in the last submission package.

Staff Assessment:

The condition has been partially satisfied. Following Urban Design Panel, new recommendations are to be incorporated. See also Recommended condition 1.3 for requests for further improvements.

**Rezoning Condition 5: Design development to provide a private outdoor space (balcony) for every residential unit.**

**Applicant Response:**

Design development has resulted in the current unit mix which does offer a minimum of 1 balcony for every suite.

Staff Assessment:

This condition has been satisfied.

**Rezoning Condition 6: Design development to comply with the Horizontal Angle of Daylight provision of the CD-1 By-law.**

**Note to Applicant:** habitable rooms in the northeast units on levels 5 through 8 require access to daylight.

**Applicant Response:**

Design development has resulted in the current unit layouts, all of which comply with horizontal view angle requirements.

Staff Assessment:

This condition has been satisfied.

**Rezoning Condition 7: Design development to provide an exterior Children's Play area.**

**Applicant Response:**

- As Planning Staff are aware, the ground plane including the water feature of the entire block was identified as a heritage asset. Other than the minimal, structurally required footprint of the new tower touching down, the heritage asset was to be retained as is.
- We propose to convert the amenity space located on floor 2, facing south-east and south-west from a gym to a social amenity space (approx. 1080sf) with adjacent indoor children's play area (approx. 500sf) and combined covered outdoor amenity / children's play area (approx. 640sf) with good afternoon solar exposure to the south-west.

Staff Assessment:

This condition has been satisfied.

**Rezoning Condition 8: Design development to provide an accessible outdoor amenity space for use by residents.**

**Note to Applicant:** The outdoor amenity space should be collocated with an indoor amenity space.

**Applicant Response:**

Please refer to item 7 above. We propose to locate a combined accessible covered outdoor amenity and children's play area adjacent to the social amenity space on floor 2 with good afternoon solar exposure to the south-west.

Staff Assessment:

This condition has been satisfied.

**Rezoning Condition 9: Design development to further refine and architecturally integrate the rooftop mechanical penthouse, elevator override service volumes, telecom equipment, other service equipment including window washing infrastructure to minimize any incursion into the skyline.**

**Note to Applicant:** The Level 42 floor plan does not indicate space to accommodate rooftop mechanical or service equipment. The design of the rooftop should anticipate and incorporate all required equipment at this stage. Complete and coordinated tower elevations and a tower roof plan should be provided at a scale of 1:100. Clearly indicate the dimensions and height of any rooftop mechanical penthouse, elevator override service volumes, and other service equipment.

**Applicant Response:**

All major mechanical equipment will be located in the main service spaces at P1 and below. The facade cleaning equipment will consist of a retractable mobile crane, housed behind a screen on floor 40. Detailed design will be incorporated into the next stage of design as part of the Development Permit application.

Staff Assessment:

This condition will be reiterated. See also Standard condition **A.1.6**

**Rezoning Condition 10: Design development to maintain the high quality materials indicated for the residential tower and the hardscape of the public plaza, and to maintain the level of detailing implied and necessary to accomplish and construct the proposed design aesthetic.**

**Applicant Response:**

Design development continues on facade and plaza materials. The applicant team is well aware of the public scrutiny and prominence of the project and is fully committed to delivering the highest quality of design and materials, as this is not only expected by the public but also by the future residents of the development.

Staff Assessment:

The condition will be maintained. See also Standard condition **A.1.4**.

**Rezoning Condition 11: The reconstruction of the plaza and its reflecting pool, including the waterfall feature along Georgia Street, is to be respectful of the original design concept, geometry and key proportions of its main features, to the highest degree possible. The reconstructed plaza should not only retain its character-defining attributes associated with the existing office building (the "Crown Life Place") but also provide a visual continuity linkage with the proposed tower to the east. Current materials and finishes should be reused wherever feasible.**

**Note to Applicant:** Selection of materials and finishes, even where new materials are adopted, to be carefully conducted for compatibility with the original design concept and the plaza's envisioned relationship with the historic building, as well as for compatibility as observed from Georgia Street viewpoints.

**Applicant Response:**

The compliance with the above mentioned condition will be discussed in the appropriate chapter/s of the DP booklet.

Staff Assessment:

The condition will be maintained. Following Urban Design Panel, new recommendations are to be incorporated. See also Standard condition **A.1.5**.

• **Conclusion:**

The proposal for 1515 Alberni Street represents a high quality residential development consistent with the intent envisioned under the West End Community Plan. The integration of the existing plaza with a café space at grade will assist integrating the tower into the surrounding context and providing sufficient activation. Further Urban Design conditions will improve the relation of the tower to surrounding streets on the Alberni Street and Nicola Street frontages.

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 the West End neighbourhood.

## URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on October 8, 2016, and then subsequently on April 18, 2018, and provided the following comments:

### EVALUATION: SUPPORT with Recommendations

#### Introduction:

Patrick O’Sullivan, Development Planner, introduced the project as located on West Georgia/Alberni/Cardero/Nicola, the lot is 330 feet by 131 feet. The site has drop in grade from south to north along the east edge of slope of 13 feet. The area contains several existing residential high-rises and some office development. There are a few proposed high-rise residential developments in the surrounding area at various stages of the approval process.

The height, form, mass and density have been reviewed by the Panel and supported by Council though the rezoning. Staff is asking the Panel’s feedback on detailed design of the architecture and the landscape including the plaza and waterfall. The 41-storey building containing café use at grade, and 40 storeys of residential use. The height is 439 feet and slips under the Queen Elizabeth view cone which is 440 feet.

At the previous panel appearances at the Rezoning stage on October 5, 2016, the project did not receive support with the chief concerns of the Panel at that time to reduce density, and, massing, and to make the building thinner and more elegant. March 8, 2017, it was supported and comments were to advance the sustainability, and improve view performance from residences on Alberni Street.

This is the first appearance as a DP. There are two residential lobbies on Alberni at sidewalk level and another facing west at plaza level. There is also a café with an entry facing west accessed at plaza level and a café entry facing Alberni which accesses the mezzanine level.

Amenities include:

- an amenity on level 2 with collocated outdoor space; and
- level “lounger” space – amenity on level 27 in the cantilever.

A new parking entry is proposed on Nicola, and there's a parking ramp in and out on Cardero at the location of the existing loading entry. It is redesigned with new paving surface, steps and seating to Alberni Street, a shallow pool with dark bottom.

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

1. Please comment on the detailed design of the architecture of the building including:
  - i. extruded aluminum mullion caps (curtain wall fins, and solid wall fins) (spacing/depth of the fins etc.);
  - ii. extent of solid wall on the tower facades;
  - iii. cantilever end-frames;
  - iv. balcony design: translucent side-frames, glass guards, vertical reveals between balconies;
  - v. terraces on top of cantilevers;
  - vi. design of the top of the tower; and
  - vii. how does the detailed design respond in its context to the existing office building?
2. Please comment on the success of the at-grade uses, building expression and public realm to the pedestrian experience at ground level, specifically:
  - i. does the building address itself with sufficient openness to the surrounding public realm, particularly towards W. Georgia Street and Nicola Street?;
  - ii. is there sufficient visual glazing into at-grade uses?;
  - iii. appropriateness of uses at grade on all sides; and
  - iv. the role of the in-ground public water feature surrounding the base of the proposed tower.
3. Please comment on the overall landscape design at the detail level including the waterfall design, plaza design, paver materiality, built-in seating/steps, plaza lighting, pool perimeter edge detail; plant choice, pool-tree detail etc.
4. Please comment on the sustainability performance of the proposal.

*The planning team then took questions from the panel.*

#### **Applicant's Introductory Comments:**

The intention was 'horizontal living' in a vertical tower, according to the applicant. The proposed cantilevers were shortened and re-distributed and the tower was setback half a meter from Alberni. There is a vertical fin façade and balcony cantilever proposed. The opaque parts of the tower have solid panel in the design. There is glazing proposed on some of the windows. The spacing is designed 2/3rds open which carries itself to the ground levels. The glazing and long faces are uniform. There is a shadow box at oblique angles. The cantilevers at the end have a heavy face. The balconies are designed with a translucent outer edge. In between the balconies there is an opaque divider proposed. The terraces have been designed to be cut back and reduced and the adjacent units have clear glass guard rails so the guard rails do not obstruct presence. There are PV panels proposed. The top of the tower has multiple steps articulated to not be bulky. There would be a façade cleaning unit that is more slender than the middle of the tower. The tower faces three sides, and along Nicola there is a water feature designed to draw people around the building towards the plaza. At the ground there is clear glazing proposed at the ground level and the main lobbies at the café are clear and open.

The proposed landscape has three elements: the pool, the waterfall, and the plaza. The trapezoidal pool originally designed with a dark bottom and will be reconstructed. The waterfall design has a brick edge. The plaza will be addressed with increased permeability and an added layer of sociability. The materials along the building would be new paving materials and the seating would have a different expression. The stormwater management plan would include a large storage tank to assist with the operation of the water

feature. The water volume on the water feature was reduced. The sustainability was addressed by saving water with depth, and an efficient pumping system and a net zero demand. The PV panels on the roofs have maximum solar exposure to provide energy consumption at 0 for the water feature. The surface area is meant to meet sustainability requirements and the target is LEED gold.

*The applicant team then took questions from the panel.*

#### **Panel's Consensus:**

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

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

- Further develop the design of the ground plane to take into consideration the reflective pool geometry;
- Consider removing the trees around the reflective pool;
- Consider the Nicola and Alberni street water feature, redesign to open up the area; and
- Increase the transparency at the café and lobby ground plane.

#### **Related Commentary:**

It is a sophisticated piece of architecture. The cantilevered end frames are well executed. Everything has been thought out really well and presented very well. The building took the West End tower and solid areas and worked with that vocabulary and gives a nod to the context and neighbourhood. The material is sophisticated. The curtain wall and aluminum extrusions are high level materials. The playfulness of the top and bottom relate well to one another. It creates an interesting skyline.

However, the proposal needs further design development to the ground plane. In the public realm could be widened. The landscape is well done. The minimalized approach is sophisticated and the lighting incorporated is well thought out. The exhaust intakes into the seating are well done. The trees at the reflecting pool should be removed because it obstructs the view. The size and shape of the pool is appreciated because the proportions work well and it is net zero. The plaza should have a secondary entrance at the plaza and pool. Add some retaining walls to address the grading. The triple glazing, envelope and solar shading are appreciated. Consider reducing the thermal bridging. Two rows of trees should be considered on Georgia Street. It is a well handled, elegant building.

#### **Applicant's Response:**

The applicant team thanked the panel and the reflecting pool heritage was continued however the sustainability was a challenge.

#### **EVALUATION: SUPPORT with Recommendations**

#### **ENGINEERING SERVICES**

The application generally provides sufficient parking, although stalls will need to be re-allocated from residential to office use to meet bylaw requirements; otherwise, additional parking will need to be provided to meet the bylaw.

An updated traffic study was submitted to the City as part of the Development Permit Application, including a loading management plan. Staff have reviewed the updated study and are satisfied there

would not be a significant negative impact on the local road network. Standard Engineering conditions seek an improved loading and waste management configuration in the parkade.

There are significant transportation improvements planned around the site, including changes to Cardero, Georgia and Alberni. Portions of these improvements will be provided concurrent with the development, whereas others will be provided by the City at the developer's cost.

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

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

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

### **LANDSCAPE**

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

### **HERITAGE PLANNING**

This proposal represents an insertion into an iconic site where the existing office building and its surrounding open space have significant heritage value as "recent landmarks". The heritage value of the Crown Life Place has been evaluated as a part of the rezoning. A Statement of Significance (SOS) was submitted and reviewed by staff, as well as by the SOS subcommittee of the Vancouver Heritage Commission. It states that the "the complex is valued as a western extension of the central business district in downtown Vancouver and as an early example of the local adaptation of Postmodernism".

Pursuant to Section 582 of the Vancouver Charter, City Council has the authority to establish, by resolution, a heritage register identifying real properties that Council considers to be heritage properties and, by resolution, to add such properties to the register from time to time.

Staff therefore recommend that the existing building be added to Vancouver Heritage Register as an "A" listing heritage resource.

While buildings and historic places listed on the heritage register are recognized for their intrinsic heritage value, they are not protected from demolition. This rezoning application is not proposing any work to the existing office building, only to reconstruct and update the reflecting pool. However, the protection of the building is an important public objective. The building's continued use as offices is also highly desirable for the dual purposes of heritage preservation and maintaining existing substantial office spaces in the area.

Consistent with the standard approach in developing CD-1 by-laws for rezoning applications, the draft CD-1 By-law as contained in Appendix A recognizes the existing permitted uses, height and density of the office building. Any proposed changes to these aspects of the CD-1 in the future would require amendments to the by-law and be subject to a Council decision.

The proposed redevelopment on the eastern portion of the site, including new underground parking, necessitates the reconstruction of the pool. The applicant is proposing to demolish the existing pool and in its place, build a new reflecting pool resembling the existing one. The new construction of the pool will use more energy-efficient technology to conserve water. However, it should be noted that the pool replacement is not a heritage conservation initiative therefore no heritage incentive will be considered. Further, standard condition **A.1.5** requires the design and material selection of the new pool respect the existing office building and the existing pool.



## **AFFORDABLE HOUSING / SOCIAL POLICY & PROJECTS / CULTURAL SERVICES**

Affordable Housing staff reviewed this DP application only after rezoning. The outdoor children's play area will be unlikely to receive much sunlight due to its location under the cover of the structure. This means that the High Density Housing for Families with Children Guidelines (S. 3.3.2 (a)), which seeks at least two hours of sunlight on winter solstice, will be difficult to achieve. Given this late stage in the review process, the constrained site, and the lack of available rooftop space, it's impractical to seek an alternative design. The applicant has maximized sunlight penetration by locating the play area with a south-facing aspect.

## **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.

## **NOTIFICATION**

On March 28, 2018, two signs were erected on the site outlining the proposed development permit application; one facing Alberni Street and the other facing West Georgia Street. On April 3, 2018, 4,090 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website.

An Open House was held between 4pm-7pm on April 24, 2018 at the Impressionist Gallery inside the Listel Hotel located at 1300 Robson Street. 18 people attended the event and a total of 3 comment forms were submitted as a result. Of the comment forms received, all were in Support of the application noting appreciation for the design, relation to the existing Crown Life Plaza office building to the west, and retention/rehabilitation of the existing water feature along West Georgia Street.

A total of three emails were received providing comments regarding the application; all of which were in Opposition.

Of the comments received in Opposition, there was general concern for the overall height and massing for the proposed tower and particularly in relation to surrounding existing residential buildings. The loss of private views has been a consistent concern from those particularly in the adjacent buildings to the south of this site.

Additionally, there were concerns voiced over the potential increase in vehicular traffic and effects on current traffic flow this development would bring to the area.

**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.

The Staff Committee supports this proposal subject to the conditions contained in this report.



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M. So  
Acting Chair, Development Permit Staff  
Committee



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P. O'Sullivan  
Development Planner



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V. Kopy  
Project Coordinator

Project Facilitator: D. Lee

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

### A.1 Standard Conditions

- A.1.1 the pending CD-1 bylaw can and does become enacted by City Council;
- A.1.2 the proposed Form of Development can and does become approved by City Council;
- A.1.3 design development to maintain high quality reveal details between adjacent horizontal balconies;

**Note to Applicant:** Floor plans and detail views appear to conflict. A deeper reveal is preferred for architectural articulation.

- A.1.4 design development to maintain the high quality materials indicated for the residential tower and the hardscape of the public plaza, and to maintain the level of detailing implied and necessary to accomplish and construct the proposed design aesthetic;
- A.1.5 design development to ensure reconstruction of the plaza and its reflecting pool, including the waterfall feature along West Georgia Street, is respectful of the original design concept, geometry, and key proportions of its main features, to the highest degree possible;

**Note to Applicant:** Selection of materials and finishes, even where new materials are adopted, to be carefully conducted for compatibility with the original design concept and the plaza's envisioned relationship with the historic building, as well as for compatibility as observed from West Georgia Street viewpoints.

- A.1.6 design development to ensure the rooftop mechanical penthouse, elevator override service volumes, telecom equipment, and other service equipment including window washing infrastructure are integrated to minimize any incursion into the skyline;

**Note to Applicant:** This is a reiteration of Rezoning Condition #9. Please indicate the extent of possible future telecom equipment.

- A.1.7 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;
- A.1.8 compliance with the Section 4 of the Parking By-law and Appendix C of the CD-1 By-law for the existing office building by providing the following:
  - i. 24 additional parking spaces; and
  - ii. 9 additional disability parking spaces.
- A.1.9 compliance with the "Bulk Storage and In-suite Storage – Multiple Family Residential Developments" Bulletin by performing the following:
  - i. clarify in-suite storage rooms including inside dimensions, areas and door sizes; and
  - ii. identify storage lockers in underground parking garage with dimensions and areas.

**Note to Applicant:** Each unit must have a minimum of 5.7m<sup>3</sup> of bulk storage which meets the requirements of the bulletin. An area of up to 3.7m<sup>2</sup> can be excluded for in-

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suite storage provided the storage room does not exceed this area per unit. No exclusion for storage has been documented for these units and it is un-clear if the appropriate storage has been accounted for.

- A.1.10 coordination of Elevations, Sections and Floor plans regarding top of floor elevation and floor to floor height, specifically between level 0 and level 1;

**Note to Applicant:** The Sections and Elevations show a floor to floor height of 3.4m and on page A-10-009 the floor plans show a floor to floor height of 3.29m between these levels. Confirmation is required that the overall building height is below View Cone 3.2.1 (Queen Elizabeth) having a geodetic elevation of 146.56m.

- A.1.11 provision of geodetic elevations on elevation and section drawings;

- A.1.12 provision of individual unit sizes in compliance with Section 10.21 of the Zoning and Development by-law;

**Note to Applicant:** 1 bedroom Units on level 27 and 28 appear to be less than the required unit area. All unit areas must be accurately calculated and are not to include bulk storage.

- A.1.13 provision of FSR overlays for existing office building with all current uses identified;

- A.1.14 compliance with Section 6.3 of the parking by-law by providing:

- i. typical dimensioning of bicycle spaces;

**Note to Applicant:** There are numerous bicycle spaces with encroaching columns. Clarify that vertical bicycle spaces will work in these locations and that the Class A bicycle space count still complies with the By-law. See also Standard Engineering condition **A.2.7**.

- ii. electrical outlets at a rate of 1 per 2 bicycle spaces;

- iii. a minimum of 20% bicycle lockers; and

- iv. 12 class B bicycle spaces, located on the site plan, ground floor plan and landscape plans.

- A.1.15 provision of End of Trip Facilities in compliance with Section 6.5 of the Parking By-law and Section 3.7.4.10 of the Building By-law for the existing office building;

**Note to Applicant:** End of Trip Facilities to be located near the proposed Class A bicycle storage room for the office building. See also Standard Engineering condition **A.2.9**.

- A.1.16 provision of kitchen exhaust venting in all commercial retail units for potential Restaurant tenants;

**Note to Applicant:** Intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building.

- A.1.17 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.1.18 written confirmation shall be submitted by the applicant that:
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- i. the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
- ii. adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
- iii. mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555.

### Standard Landscape Conditions

- A.1.19 design development to further articulate the Level 2 outdoor amenity space as a usable and accessible common space, with expanded outdoor programming for spaces that promote social interaction, such as children's play, urban agriculture and other passive activities, to be co-located with visual access from indoor amenity area and with as much natural light penetration as possible;

**Note to Applicant:** Common access and universal access to outdoor areas should be confirmed. Green roof areas should be included and should differentiate between extensive and intensive green roofs. Shared gardening areas should reference and be designed to adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and be provided with amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting. See also Standard condition [A.1.30](#).

- A.1.20 design development to replace water feature at the base of east building with soft landscape;

**Note to Applicant:** Planting should consist of woody evergreen shrubs for year-round structure, arranged in layers. Species diversity is encouraged, avoiding monoculture planting. See also Recommended condition [1.2](#).

- A.1.21 design development to improve sustainability and expand programming to include edible plants, in addition to urban agriculture plots;

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

- A.1.22 design development to grades, retaining walls, walkways and structural slabs, to maximize tree growing medium and planting depths for tree and shrub planters to ensure long term viability of the landscape;

**Note to Applicant:** Underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should exceed BCSLA standards. See also Standard condition [A.1.23](#).

- A.1.23 provision of section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features;

**Note to Applicant:** Planter section details must confirm with dimensions the depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future, at a depth that exceeds BCSLA standard. See also Standard condition [A.1.22](#).

- A.1.24 provision of tree protection barriers on the Landscape Plan and Site Plan, scaled and dimensioned in coordination with the Arborist Report;
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**Note to Applicant:** No tree barriers are required for trees planted in concrete grates.

- A.1.25 coordination of new proposed street trees and any street tree removals with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans: ***“Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Eileen Curran at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Cabot Lyford at Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion”.***

**Note to Applicant:** The applicant must contact Park Board and Engineering prior to final DP submission and ensure this information is included on the Plant Schedule.

- A.1.26 provision of a high-efficiency automatic irrigation system for all planters;
- A.1.27 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.

- A.1.28 provision on the architectural and landscape drawings of features intended to create a bird friendly design;

**Note to Applicant:** Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at:  
<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

- A.1.29 provision of complete information on planting plans, including all plant quantities;

### **Standard Housing Policy and Projects Conditions**

- A.1.30 consideration of design development to the Level 2 outdoor amenity space to maximize natural light penetration as much as possible;

**Note to Applicant:** See also Standard condition **A.1.19**.

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

- A.1.31 incorporation of CPTED principles, as follows:

- i. ensure natural surveillance throughout pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, stairs, and storage rooms;
  - ii. pedestrian-scaled lighting to improve safety and security around the building;
  - iii. underground parking to have 24 hour lighting and walls painted white;
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- iv. avoid hidden alcoves and concealed spaces along the streets and underground;
- v. reduce opportunities for graffiti around the building, use graffiti deterrent paint, and lighten colour of blank facades along base; and
- vi. incorporate openings along the lane elevation for natural light to the parkade where possible.

## A.2 Standard Engineering Conditions

- A.2.1 provision of building grades design elevations at the property line adjacent all entrances;
  - A.2.2 confirmation is required regarding the proposed approach to site heating and cooling;
  - A.2.3 provision of an Energy Transfer Station (ETS) Room not less than 225 ft<sup>2</sup> must be located in P1 or P2 and clearly identified on plans;
  - A.2.4 provision of update to the landscape and/or site plan to reflect the public realm changes including all of the off-site improvements sought from the rezoning noting provision of the following:
    - i. geometric changes and street reconstruction on Cardero Street adjacent to the site to allow for new curb and gutter, raised protected bicycle lane, front boulevard with street trees, CIP light broom finished sidewalks with saw cut joints and new curb ramps where required;  
**Note to Applicant:** Work to include appropriate transitions to the intersection of West Georgia and Cardero Streets and adjustment of all utilities and services to accommodate the proposed geometric changes.
    - ii. geometric changes and street re-construction at the intersection of Cardero Street and Alberni Street to allow for a fully protected bicycle and pedestrian friendly intersection adjacent to the site;  
**Note to Applicant:** Work to include adjustment of all utilities and services to accommodate the proposed geometric changes.
    - iii. Triangle West sidewalk treatments on the Cardero Street and Nicola Street frontages of the site;
    - iv. geometric changes, public realm improvements and street reconstruction on the West Georgia Street frontage of the site including changes to existing curb and or new and added curbing;  
**Note to Applicant:** Work to include adjustment of all existing utilities to accommodate the required changes on West Georgia Street. The geometry of these changes will be subject to the design of the Georgia Gateway Project.
    - v. improvement to the slip resistiveness of the existing red brick paver sidewalk along the West Georgia and Cardero Street frontages including all portions of the brick walk located on public property and within the SRW setback area;
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- vi. new 3.15 m (10.3 ft.) CIP light broom finish concrete sidewalks with saw cut joints and 1.22 m (4 ft.) exposed aggregate front filler sidewalk adjacent to the Alberni Street frontage of the site;
- vii. upgraded street lighting adjacent all frontages of the site and new pedestrian scale lighting on Cardero Street adjacent to the site;

**Note to Applicant:** A review of the existing lighting is required to determine its adequacy and upgraded lighting is to be provided where required.

- viii. new curb returns and curb ramps at all street intersections adjacent to the site to current standards;
- ix. West Georgia Street public realm sidewalk treatments adjacent the West Georgia Street frontage of the site to be blended with the portion of brick pavers intended to remain on public property;
- x. upgrading/replacement of the existing traffic signal at the intersection of West Georgia Street and Nicola Street to accommodate cycling facilities, LED intersection lighting and countdown timers;
- xi. upgrading of the signal at the intersection of West Georgia and Cardero Streets including LED intersection lighting, countdown timers and an Uninterrupted Power Supply unit;
- xii. new or replacement duct banks adjacent the development site that meet current City standards; and

**Note to Applicant:** Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work. As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- xiii. new street trees adjacent the site where space permits.

A.2.5 provision of the following statement on the landscape plan; *This plan is **“NOT FOR CONSTRUCTION”** and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details”*;

A.2.6 provision of crossing design to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** Please review the City’s Street Restoration Manual and show typical commercial crossing design on the plans and indicate if any existing street furniture, poles, street trees or underground utility is impacted by the crossing design and location. Submission of a Crossing application is required.

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

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- i. additional design elevations on both sides of the parking ramps and manoeuvring aisles at all breakpoints, both sides of the loading bays, throughout the parking levels and at all entrances;

**Note to Applicant:** Where there is a curved ramp, provide grades two feet from the wall on the inside radius. The slope and length of the ramp sections to be shown on the submitted drawings.

- ii. parking ramp and the circulation ramp from P1 to P2 for improved manoeuvring;
- iii. parabolic mirrors on the drawings for improved visibility at the top and bottom of all circulation ramps and as per recommendations in the Bunt Transportation Review;
- iv. 2.3m (7' 6 ½") of vertical clearance, including the Nicola Street ramp, for access and manoeuvring to all Class A loading and Disability parking spaces;

**Note to Applicant:** Overhead projections into the spaces are not permitted.

- v. updated and additional partial section drawings showing elevations, minimum vertical clearances and security gates for the Nicola Street parking ramp, including at the 2.1m headroom and through the Class B loading bays from Cardero Street to P1;

**Note to Applicant:** These clearances must consider mechanical projections and built obstructions.

- vi. all security/overhead gates on the drawings and note the vertical clearances under the gates;

**Note to Applicant:** Although the parkade access and loading off of Cardero Street is existing, staff are seeking information on the current configuration to understand loading and solid waste operations for the site.

- vii. all wing walls/retaining walls for parkade and circulation ramps on the drawings and confirm adequate stall width is provided for stalls next to walls;

- viii. dimension the drive aisle widths at the parkade entrances and all gates;

- ix. dimension all columns, column setbacks and column encroachments into parking stalls on the drawings;

- x. dimension additional setbacks for parking spaces due to columns and walls on the drawings;

- xi. eliminate conflict between Office space 1 and the door swing to the room labelled "Visa" shown on drawing A-10-006 at gridline 3, between gridlines E and F; and

- xii. 2.7m (8'10") stall width for stalls next to walls, structure or columns setback more than 4' either end of the stall.

**Note to Applicant:** Examples include but are not limited to, Residential stalls 115, 130 on P4, 253, 271, 280 and 311 on P7.

**Note to Applicant:** See also Standard condition **A.1.14**.

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A.2.8 design development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement by providing/performing the following:

- i. resolve any conflicts between the Class B manoeuvring and the room shown in the NW corner of the Class B loading area;

**Note to Applicant:** Updated Class B loading turning tracks that show the room in the NW of corner of the North loading area on the diagrams is required.

- ii. additional design elevations throughout the South Class B loading bays and show any ramps or retaining walls on the drawing.

**Note to Applicant:** Currently, it is unclear if loading docks or ramps are provided at the rear of the bays;

- iii. update the Office 02 Class B loading bay label to read Class B;
- iv. additional solid waste information is required by identifying and labelling the following:
  - a. the solid waste staging area on the drawing confirming required vertical clearance is provided and that Class B manoeuvring is not impacted; and
  - b. the solid waste rooms for the office and retail uses.
- v. confirm adequate overhead door width is provided to accommodate the compactor shown in solid waste room 8207 on drawing A-10-007; and

- vi. additional details are required for the compactor shown in the SE corner of the south loading area.

**Note to Applicant:** The compactor may need to be relocated for improved Class B manoeuvring.

A.2.9 design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement by providing/performing the following:

- i. a dedicated bicycle elevator with direct stair free access to the outside;

**Note to Applicant:** Circulation through parkade access is not acceptable.

- ii. automatic door openers on the doors providing access to the bicycle storage rooms;
- iii. Class B bike parking to be provided on private property and should not encroach in any way on public property; and
- iv. design development to conveniently locate End of Trip facilities near the Class A bicycle parking spaces designated for the Office use.

**Note to Applicant:** See also Standard condition [A.1.15](#).

A.2.10 provision of 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;

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- A.2.11 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 the development's future ETS connecting the building to the Neighbourhood Energy System. The dedicated ETS space should be clearly labelled; and
- A.2.12 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*.

**Note to Applicant:** Should the applicant choose to pursue a low carbon approach in lieu of NEU connectivity requirements, as per *Policy Report RTS No. 12246* (approved by Council November 15, 2017), the applicant must provide updated energy modeling data demonstrating that development is on track to meeting required GHG reduction requirements at each development phase, including prior to development permit, building permit, and occupancy permit issuance. This equivalence must be demonstrated to the satisfaction of the Director of Planning and General Manager of Engineering, and may include achieving a 50% GHG reduction from a high-efficiency natural-gas scenario, achieving the GHG limits of the Green Buildings Policy for Rezonings, or a Certified Passive House.

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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 **December 24, 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.1.5 Please review the City of Vancouver Bulletin 2002-003-EV Erosion and Sediment Control.

**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 substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
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- B.2.6 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.2.7 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.
- B.2.8 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 Building Permit Application stage.

- B.2.9 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).
- B.2.10 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**
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