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**CITY OF VANCOUVER  
DEVELOPMENT, BUILDINGS, & LICENSING**

**DEVELOPMENT PERMIT STAFF  
(DPSC Meeting)  
COMMITTEE MEETING  
February 5, 2025**

**FOR THE DEVELOPMENT PERMIT BOARD  
March 10, 2025**

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**1525 Robson Street (COMPLETE APPLICATION)  
DP-2024-00900 – C-6**

**HS/MB/BL/TC/CP/JLB**

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

M. So (Chair), Development Services  
H. Kobayashi, Urban Design & Development Planning  
D. Lee, Engineering Services

**Also Present:**

H. Shayan, Development Planning  
M. Blower, Housing Projects  
B. Lee, Landscape Planning  
T. Chin, Park Board Urban Forestry  
C. Profili, Development Services  
JL. Borsa, Development Services

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**APPLICANT:**

GWL Realty Advisors Inc.  
Vancouver, BC.

**PROPERTY OWNER:**

GWL Realty Advisors Inc.  
Vancouver, BC.

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**EXECUTIVE SUMMARY**

• **Proposal:**

To develop mixed use building with two (2) residential towers, consisting of 393 secured market rentals distributed throughout the 28 storey West tower and 29 storey East tower, over a two (2) level retail podium and four (4) levels of underground parking having vehicular access from the lane. This application seeks additional density by way of Heritage Amenity Share.

See Appendix A. Standard Conditions  
Appendix B. Standard Notes and Conditions of Development Permit  
Appendix C. Applicant's Design Rationale  
Appendix D. Plans and Elevations  
Appendix E. UDP Meeting Minutes  
Appendix F. Heritage Amenity Share Letter  
Appendix G. Street Design Mark-up of Building Grades  
Appendix H. Shape Your City Report

• **Issues:**

1. Class C Loading

• **Urban Design Panel:** Support with Recommendation (5/0) 12/11/2024

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**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. **DP-2024-00900** submitted, the plans and information forming a part thereof, thereby permitting the development with two (2) residential towers and retail podium, subject to the following conditions:

**1.0 Prior to submission of a complete application and a final decision, the applicant is to carry out the following:**

**Housing Condition:**

- 1.1 make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing 393 residential units, as secured market rental housing, excluding Seniors Supportive or Assisted Housing, for a term equal to the longer of 60 years and the life of the building, subject to the following additional conditions:
- i. a no separate-sales covenant.
  - ii. a no stratification covenant.
  - iii. that none of such units will be rented for less than one month at a time.
  - iv. such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability 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-law enacted pursuant to section 565.2 of the Vancouver Charter.

**Development Review Branch Condition**

- 1.2 compliance with Section 5 – Off-Street Loading Space Regulations of the Parking By-law, for a minimum one (1) Class-C Loading stall for Retail use(s) per Section 5.2.6, specifically to support operational demands of large Retail Grocery Store tenant as currently proposed.
- 1.3 payment of density bonus contribution in relation to heritage amenity shares as described in Sections 3.1.1.1(b) of the C-6 District Schedule and Section G of the Zoning and Development By-law, allowing the Development Permit Board to increase the permitted floor area to a maximum of 10% above the base maximum permitted floor space ratio.

**Note to Applicant:** Full payment will be required prior to issuance of the Development Permit. Refer also to the Density Bonus Zoning & Public Benefits Bulletin for additional information, including boundaries of zones, rates (listed under Schedule 'G' of the Zoning and Development By-Law), and timing of payments at the following links:

- <https://vancouver.ca/files/cov/density-bonus-zoning-bulletin.pdf>
- <https://bylaws.vancouver.ca/zoning/zoning-by-law-schedule-g.pdf>

**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 of:		1525 Robson St		C-6		DP-2024-00900				
PERMITTED / REQUIRED				PROPOSED						
Site Size				37.70 m		80.50 m				
Site Area <sup>1</sup>				Per survey plan 33,621 ft <sup>2</sup>		3123.50 m <sup>2</sup>				
Uses	Dwelling Uses: Mixed-Use Residential Retail Uses: Retail Store, Grocery Store and other uses permitted under the C-6 By-law			Mixed-Use Residential 393 Secured Market Rental Units						
Setback <sup>2</sup>	Front Yard	0 ft		Front Yard	1.75 ft					
	Side Yard	0 ft		Side Yard	SE NW 1.83 ft					
	Rear Yard:	Containing dwelling uses	24.93 ft	(Measured from ground floor exit stairs to CL of lane)		34.75 ft				
		Containing non-dwelling uses	Not required	(Measured from Level 3 bldg to centre of lane)		28.10 ft				
				(Measured from ground floor gates to CL lane)		15.46 ft				
Height <sup>3</sup>	Max outright height (includes envelopes)			60.04 ft						
	Max conditional height (100% secured rental housing)			299.87 ft						
	View Cones (Lowest geodetic elev limiting height is 463.25')			East Tower Lvl 29 Amenity Floor Slab 57.81 IBG 292.91 ft Top of Mech Screen (Ht exempt per Sect 10) 57.81 IBG 329.01 ft No conflict (Max geodetic elevation to highest point of bldg is 386.82')						
FSR <sup>4</sup>	Base Conditional FSR:			8.75						
	must incl Min 1.20 FSR commercial			Retail Store (0.45 FSR) + Grocery Store (0.77 FSR) 1.217 FSR						
	Max total FSR + max 10% increase w. Heritage Amenity Share			9.625						
				Residential		8.408				
				Total 9.625 FSR						
Floor Area <sup>4</sup>	Base Conditional FSR:			294,183.75 ft <sup>2</sup>						
	max +10% HDT (heritage density transfer)			29,418.38						
	Max Total FSR incl Heritage Density (per DPB)			323,602.13 ft <sup>2</sup>						
				Retail Store (15,901 ft <sup>2</sup> ) + Grocery (25,840 ft <sup>2</sup> )		40,931.00 ft <sup>2</sup>				
				Residential Rental (SMR)		282,671.00				
				Total 323,602.00 ft <sup>2</sup>						
Floor Area Exclusion <sup>4</sup>	Amenity	Lesser of:	1,000 m <sup>2</sup> , OR	10,763.91 ft <sup>2</sup>		Amenity 9,711.00 ft <sup>2</sup>				
			10% permitted area	32,360.21 ft <sup>2</sup>		Balconies and sundecks 8.44% 27,322.00 ft <sup>2</sup>				
	Balconies and decks		12%	38,832.26 ft <sup>2</sup>						
Dwelling Unit Type <sup>5</sup>				Studio 25.45% 100 units						
				1-bedroom 45.55% 179 units						
				2-bedroom 25.70% 101 units						
				3-bedroom or more 3.31% 13 units						
				Total 100% 393 units						
Parking <sup>6</sup>	Residential			Residential						
		Accessible	14 min	Standard		167				
		Small	25% max	Accessible (incl 1 Van)		14				
				Small		17				
			<b>Total Residential</b>	<b>14 min</b>						
			<b>Resident Visitors</b>	<b>20 min</b>						
	Retail			Retail						
		Standard	33 max	Standard		30				
		Accessible	0 min	Accessible (incl 1 Van)		2				
		Small	25% max	Small		1				
		<b>Total Retail</b>	<b>33 max</b>							
			<b>Total Retail 33</b>							
Loading <sup>7</sup>	Class			Class						
		A	B	C	A	B	C			
	Residential	2	2	0	Residential	2	2	0		
	Retail	0	2	1	Retail	0	3	0		
	<b>Total</b>	<b>2</b>	<b>4</b>	<b>1</b>	<b>Total</b>	<b>2</b>	<b>5</b>	<b>0</b>		
Bicycle <sup>8</sup>	Class			Class						
		Stk	V	L	O/S	B				
	Residential	360	180	60	30	Residential	333	180	60	30
	<b>Total Res.</b>			<b>603</b>		<b>Total Res.</b>		<b>603</b>		<b>21</b>
	Retail	6	3	1	1	Retail	6	3	1	1
<b>Total Retail</b>			<b>11</b>		<b>Total Retail</b>		<b>11</b>		<b>6</b>	
Passenger Spaces <sup>9</sup>	Class			Class						
		A	B	C	A	B	C			
	Residential	2	0	0	Residential	2	0	0		
	Retail	0	0	0	Retail	0	0	0		
		<b>Total</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>Total</b>	<b>2</b>	<b>0</b>	<b>0</b>	

**Notes:**

1. **Site Area:** Site area in above tech table is based on site area noted within survey on page 16 of submitted drawings. The site area noted within drawings used to calculate FSR will have to be consistent with site area noted within signed and sealed survey. Standard Condition A.1.11 requires submission of a signed and sealed survey.
2. **Setback:** No front or side yard setbacks are generally permitted per Section 3.1.2.3/4 of the C-6 District Schedule; however as permitted by Section 3.1.2.12/13 of the mentioned by-law, the Director of Planning supports the proposed setbacks, since staff are satisfied that shopping continuity and pedestrian amenity along any abutting sidewalk is achieved, and setback also provides space for door swings without encroaching into yards.

The proposal complies with the C-6 rear yard setback requirements for residential use.

3. **Height:** Proposal is seeking increased height under Section 3.1.2.11 of the C-6 District Schedule which may be permitted for this project given all dwelling units are proposed as secured market rental units.

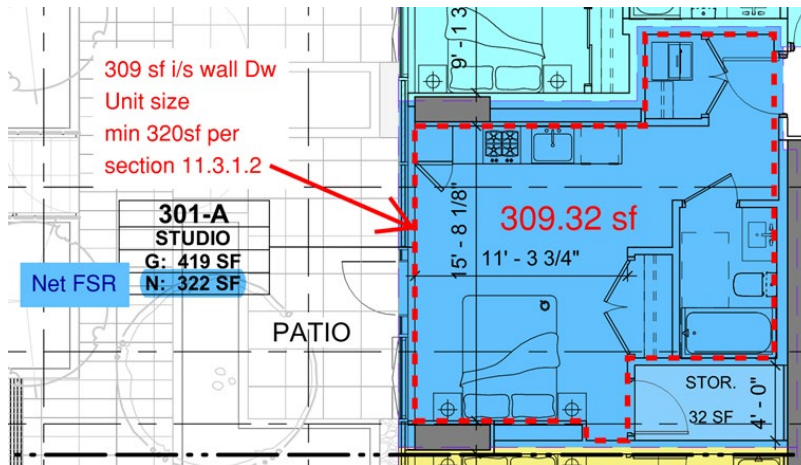
The base overall proposed critical peak height of 292.91 ft is taken to the East Tower Level 29 Amenity Floor Slab (Geo. 350.72) since the following features and floors can be exempted from maximum building height contingent of support from the Development Permit Board. Staff support the following features be excepted from height as permissible by Zoning and Development By-law Section 10.1.1:

- common roof-top amenity structures and floors, in accordance with Section 10.1.1(g), currently proposing approximately 3.5 ft over the base C-6 zone By-law maximum height; and
- mechanical floors, equipment, elevator machine rooms, and related screening materials in accordance with Section 10.1.1(b), currently proposing approximately 29 ft over the base C-6 zone By-law maximum height for these mechanical features.

**View Cone:** This site is within view protection zones 3.2.1, B1, and C1, and the proposed project has been verified to be approximately 77 ft below the lowest limiting height maximum of 463.25 ft.

4. **FSR & Floor Area:** Section 3.1.1.4 of the C-6 zone District Schedule allows for maximum 8.75 FSR (with a minimum of 1.20 FSR of non-dwelling uses). This project is seeking a total of 9.625 FSR based on purchase of Heritage Amenity Shares. Recommended condition 1.2 requires full payment of Heritage Amenity Shares in advance of Development Permit issuance.
5. **Dwelling Unit Type:** Relaxation of unit size is required for units below 37 m<sup>2</sup>. Staff support relaxation of studio units to a minimum 29.7 m<sup>2</sup>, in accordance with Zoning and Development By-law Section 11.3. for Secured Market Rental tenure.

Many studio units are below the minimum threshold since Dwelling unit area must be measured from the inside face of walls as described by Section 11.3 and shown below red dashed line and text. Note that this measurement is different than the FSR area of the unit as calculated by the blue highlighted area and values. Standard Condition A.1.9 requires compliance with 29.7 m<sup>2</sup> [320 ft<sup>2</sup>] minimum unit area.



- Standard condition A.1.15 requires "Guest Suites" to be legally secured as amenity.
6. **Parking:** Calculated per Parking By-law Section 4, having "zero base minimums" which came into effect on June 30<sup>th</sup>, 2024. The proposal complies with the minimum site total and accessible parking spaces required per By-Law.
  7. **Loading:** Calculated per Parking By-law Sections 5.2.1 and 5.2.6. The application requires an additional 1 Class-C loading space, based on the current uses and floor areas proposed. Recommended Condition 1.2 seeks compliance with the Parking By-Law.
  8. **Bicycle:** Calculated per Parking By-law Sections 6.2.1.2 and 6.2.5.1. The proposed substantially complies with the site total and stall type mix required per By-Law.
  9. **Passenger Loading:** Calculated per Parking By-law Sections 7.2.1 and 7.2.5.1. The proposed substantially complies with the site total and stall type mix required per By-Law

- **Legal Description**

Lot: K  
Block: 43  
District Lot: 185  
Plan: 21366

- **History of Application:**

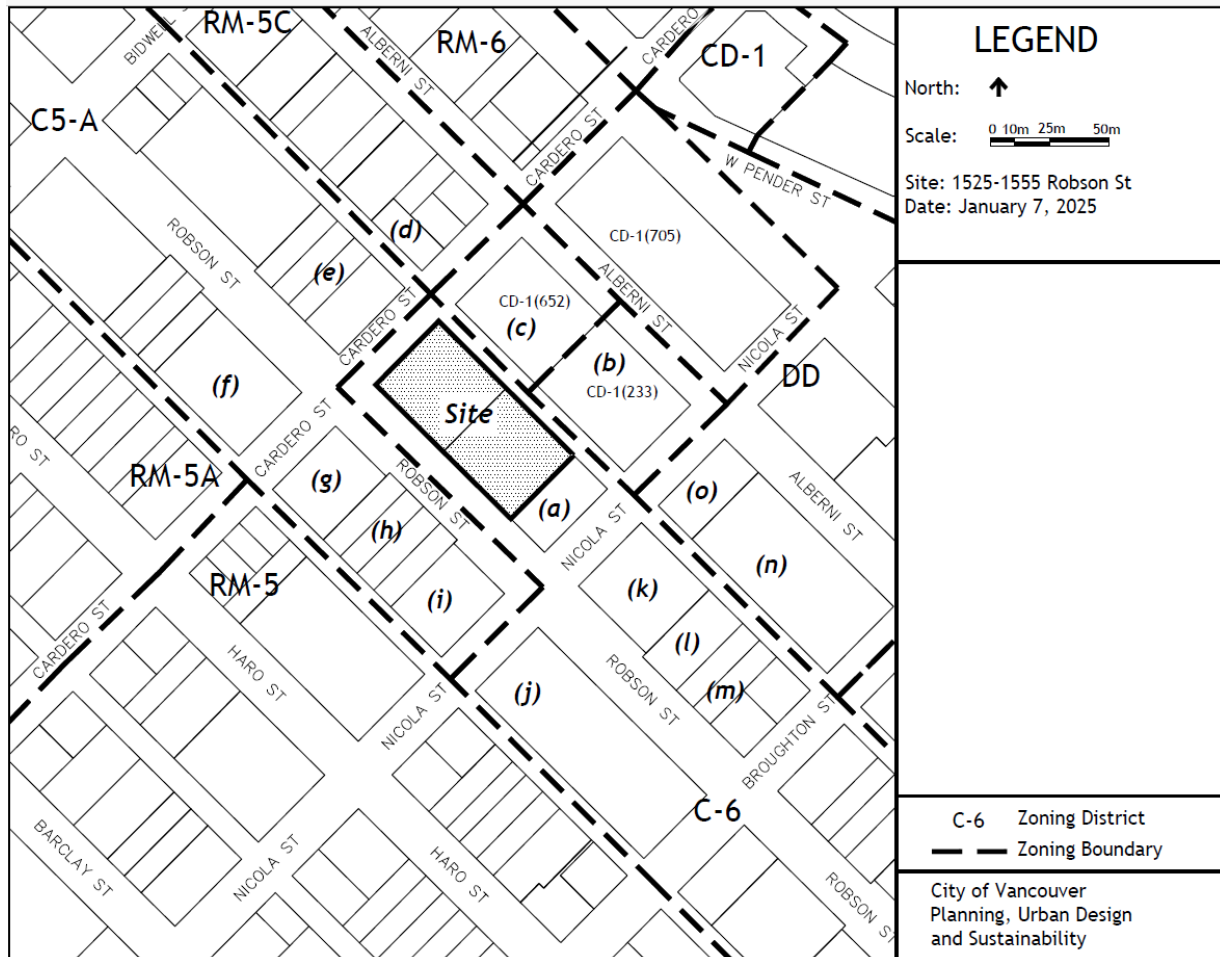
10 04 24 Complete DE submitted  
12 11 24 Urban Design Panel  
02 05 25 Development Permit Staff Committee

- **Site:** The site is located corner-block on the north side of Robson Street, and east side of Cardero Street. The site is comprised of two lots with a total frontage of 80.4 m. (264 ft.) along Robson Street and depth of 38.1 m. (124 ft.). Located in Area B in Lower Robson of the West End Community Plan, the site is currently zoned C-6 and developed with three commercial buildings.

The intersection of Jarvis St. and Robson St. is topographically the highest location along Robson Street, with the land-slanting West down towards Stanley Park. As a result, the site has a significant slope of approx. 3 m (10 ft) from east to west property line.

- **Context:** The Lower Robson Corridor extends from Denman Street to Jarvis Street and consists of two subareas. Area B, in which the application is located, comprises two blocks with a mix of uses and building forms, including: hotels, residential towers on commercial podiums, and low-rise commercial buildings. The block surrounding the sites are made up of a mix of high, mid, and low-rise multi-unit buildings, including a number of completed or anticipated higher buildings. At Robson Street to the east and west on both sides, several mixed-use residential and hotel use with various height from 10 to 40 storeys are located. Directly across Cardero Street to the northwest is a mixed-use 22-story hotel building. There is a 6-storey mixed-use building is located to the immediate southeast of the site within the same block. Two (2) residential towers with building heights of 41 and 28 stories are located Northeast of Eihu Lane.

Figure 1: Context Map



Significant adjacent developments include:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>a) 767 Nicola Street,</li> <li>b) 1500 Alberni Street,</li> <li>c) 1568 Alberni Street</li> <li>d) 761 Cardero Street</li> <li>e) 777 Cardero Street</li> <li>f) 1610 Robson Street</li> <li>g) 828 Cardero Street</li> <li>h) 1520-1542 Robson Street,</li> <li>i) 825 Nicola Street,</li> <li>j) 1488 Robson Street</li> <li>k) 1455 Robson Street,</li> <li>l) 1431 Robson Street,</li> <li>m) 1401 Robson Street</li> <li>n) 1444 Alberni Street,</li> <li>o) 740 Nicola Street,</li> </ul> | <ul style="list-style-type: none"> <li>6-storey mixed-use building</li> <li>28-storey residential tower</li> <li>41-storey residential tower</li> <li>3-storey office building</li> <li>22-storey hotel with retail at grade</li> <li>2-storey retail (Robson Public Market)</li> <li>4-storey mixed-use residential</li> <li>1 &amp; 2-storey retail</li> <li>23-storey mixed-use residential building</li> <li>31 &amp; 32-storey residential buildings</li> <li>5-storey residential buildings</li> <li>11-storey residential building</li> <li>vacant- playground</li> <li>20-storey residential building</li> <li>3-storey office</li> </ul> |
|--|---|



**• Background:**

A development permit application was submitted on September 20, 2024 for the development of the subject site on Lower Robson Street, under the provisions of the C-6 District Schedule of the Zoning By-law. The proposal contains two residential towers (28 and 29 stories) on a two-storey podium, with four levels of underground parking. One hundred percent of the residential units will be secured as rental. The application is proposing 10% of Heritage Amenity Share purchase, so due to the C-6 District Schedule, it requires the decision of the Development Permit Board. The proposal was reviewed by the Urban Design Panel on December 11, 2024, and was supported with recommendations (5/0).

**Introduction**

Located at prominent and strategic point on Robson Street, this development has the potential to stand as a recognizable landmark in the neighbourhood. Along with other adjacent developments, it could support the City of Vancouver in its objectives for vision for the city while contributing to the evolving character of the West End neighbourhood.

The proposal significantly improves the quality of public life at this unique location by:

- architecturally responding to the prominent urban West End area;
- presenting a compatible interface with the West End local commercial and residential character along entire frontage;
- activating the public realm along Robson Street and Cardero Street, including the provision of retail frontage and double height residential lobbies; and
- contributing to housing diversity for a variety of household types and needs.

Following is a summary of this application's compliance with relevant policies, plans, and guidelines:

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

- C-5, C-5A and C-6 Districts Schedule
- DD (Except Downtown South) C-5, C-6, HA-1 and HA-2 Character Area Descriptions (1975, last amended 2003)
- West End Community Plan (2013)
- West End – Tower Form, Siting and Setbacks Administrative Bulletin (2017, last amended 2023)
- Council-approved protected public views and View Protection Guidelines (1989, amended 2011)
- High-Density Housing for Families with Children Guidelines (1992)

**• Response to Applicable By-laws and Guidelines:*****C-5, C-5A and C-6 District Schedule***

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-6, to provide for dwelling units in mixed use developments. This schedule encourages pedestrian-oriented forms of development, in terms of building design, scale and function. The C-6 district differs from C-5 and C-5A in that it provides a transition between Downtown and the West End, by providing for a greater density and scale.

The schedule allows the Development Permit Board to permit an increase of the FSR (floor space ratio) to a maximum of 10% above the allowable 8.75 FSR where the increase results from a transfer of heritage density or Heritage Amenity Share purchase. The schedule also allows the Director of Planning or Development Permit Board to relax the height regulation to a maximum of 91.4m (300ft) through Section 3.1. for a mixed-use residential development where all dwelling units are secured market rental housing.

Applicant's Response:

The proposal complies with C-6 District Schedule by providing permitted uses with a floor area of 323,602 SF. The building height at 329.01 FT. exceeds the permitted height in order to accommodate screening of mechanical equipment but does not project into the view cone.

Staff Assessment:

Staff concluded that this application meets the intents and regulations of the C-6 District Schedule including use, height, density, and external design. As per section 10 of Zoning Bylaw and considering the minimum impact of the mechanical rooftop appurtenances on buildings placement, massing, views, overlook, shadowing, and noise, staff recommend support of the requested relaxation. Staff also provided Standard Condition A.1.2 to ensure that the roof enhances the overall appearance of the building and appropriately integrates mechanical appurtenances into the building massing.

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

*DD (Except Downtown South) Character Area Description* gives a description of the various sub-areas in the Downtown Core. The subject-site is located at *Character Area N (Robson Street)*. This area is created by the informal nature of existing developments; the emphasis on pedestrian movement and activities; and the significant volume of small-scale retailing at various shopping nodes. The site is also intended to comply with supplementary development objectives of Seb-Area 3: Cardero-Jervis including:

- Reinforce the existing predominantly mixed-use character of this sub-area;
- Reinforce the sense of approach from residential area to the Robson Street shopping area which is accentuated by a major topographical change;
- Provide for increasing pedestrian movement, a diversity of pedestrian activities, and elements of visual interest at the lower levels of buildings which are appropriate for pedestrians on Robson Street; and,
- Provide an abundance of landscaping (plant materials) to complement this mixed-use commercial area.

Applicant's Response:

The application is intended to pursue through sophisticated strategies to enrich the public open spaces at this significant location. The proposed public realm could potentially contribute to people's activities and engagements. Retail spaces at the first two levels of the building and carefully considered landscape design, aim to activate more fully the corner of Robson Street and Cardero Street, while also increasing pedestrian accessibility, porosity through the site and increased connectivity to the surrounding neighbourhood.

Staff Assessment:

Staff acknowledge that the proposed Form of development and public realm strategies generally meet the direction and intent of the recommendations listed in the *DD Character Area Descriptions* for Area N, Sub-area 3.

### ***West End Community Plan (2013)***

The *West End Community Plan* was adopted by Council in 2013 and provide the framework used to guide positive change, development, and community benefits in the West End neighbourhood of the downtown peninsula.

The *Plan* focuses on neighbourhood character, housing, the local economy, sustainability, heritage, transportation, and the public realm, among other priorities for the community. The *Plan* also uses a principled approach to shape how and where growth and development occurs and the appropriate built form.

#### Applicant's Responses:

The proposal follows the *Plan* statement by complying with guiding principles, land use, built form and density, open space design, circulation and transportation requirements, and sustainability criteria as follow:

- This development will add 393 secured rental units including apartment homes sized for families and quality common amenity spaces to encourage comingling of residents. The proposal will not displace any residential tenants and results in a 100% net gain in rental homes.
- The development supports an equitable, resilient economy and fosters a stable diverse workforce by providing housing options tailored to a wide range of household incomes.
- The form and scale of the proposed buildings will adhere to the prevailing view corridors, recognize transitional role, and reinforce the Downtown dome-shaped skyline.
- The form and massing of the proposed building will intensify the Lower Robson corridor as the Urban Frame towards greater clarity, and contrast with the established neighbourhoods.
- The shadowing of the proposed building will have minimal impact on the public spaces in this area.
- The tower floor plate and the overall form of the building is responsive to adjacent and nearby private views, recognizes transitional role in form, and perceives as a distinct architectural identity.
- The proposed at grade open space and integral landscape features will contribute active uses towards pedestrian interest as well as thoughtful building, tenancy, and related public realm design quality. Parking is provided within the building of the proposed development. public transit and healthy transportation alternatives are encouraged and easy to access.

#### Staff Assessment:

Staff conclude that the proposal's use, density, heights, landscape and public realm treatments, and form of development are substantially consistent with the intend and the objectives of the *West End Community Plan*.

### ***West End Tower Form, Siting and Setbacks Administrative Bulletin***

The Bulletin provides direction for the form of development of new residential towers in the West End. It ensures that the public realm opportunities, built form and individual developments are compatible with the urban design concept for this area and the overall vision for the community.

Sections 4 and 5 of the *Bulletin* provide guidance for general design and built form for urban design expectations such as tower typologies, tower location, tower's floor plate, and public realm interfaces. It recommends a minimum 24.4 m. (80.0 ft.) between the proposed tower and existing and future towers on adjacent sites to ensure resident livability and privacy.

This *Bulletin* also 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 am and 4:00 pm at the equinox. Developments on Robson

Street must provide a minimum 2.1 m. (7 ft.) front yard and, for larger sites such as this subject property, the residential tower should be set back a minimum 3.7 m. (12 ft.).

Applicant's Response:

The proposed tower siting provides a clear 12.2 m. (40.0 ft.) of spacing between the building face and the adjacent existing or potential future towers, including the tower at 1550 Alberni Street. The proposed tower floor plate of 510 sq.m. (5,500 sq.ft.), tower setbacks from the podium level, and 2-storey podium are consistent with the intent of the *Bulletin* and create more compatibility between the development and the streetscape character of the context. Due to the shadow analysis, no extra shadowing is proposed on parks and the public open spaces during the requested time.

Staff Assessment:

Staff noted that the proposed tower development, location and setbacks are in accordance with the *Bulletin*. The adjacent site located at southeast (767 Nicola Street) has a 19.8 m. (65 ft) frontage and it is not considered a tower site. Consequently, staff do not consider there is a requirement to meet tower separation. However, staff provided Standard Condition A.1.3.iv. to improve the podium massing transition towards the southeast existing property.

***Council-approved protected public views and View Protection Guidelines (1989, last amended 2024)***

Council-approved protected public views (the 'view cones' or 'view corridors') protect Vancouver's ocean and mountain views while promoting density in the downtown area. The mountains behind our city skyline signify our connection to nature and align with our sustainability goals. As per the West End Community Plan, the maximum building height will be determined by the view corridors. There are multiple View Cones crossing the site; however, the most restrictive is Queen Elizabeth Park View (View Cone 3.2.1).

Applicant's Response: The proposed towers do not project into the view cones.

Staff Assessment: Staff concluded that no portion of the proposal encroaches into the aforementioned view cone.

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

The intent of these guidelines is to address key issues of site, building, and unit design to achieve livability objectives for families with children, however their principles are rooted in broader livability standards and best practices that apply to households of all types. The Guidelines provide direction on project planning, project design, and unit design and amenity areas, including the provision of children's play areas, with the possibility for supervised play.

Applicant's Response:

To encourage socialization and foster well-being, this proposal includes a designated children's play area, as well as indoor amenities including gyms, social gathering spaces and common kitchens and dining area.

Staff Assessment:

Staff have determined that this proposal generally complies with the Guidelines achieving to a high standard of livability and providing units large enough to accommodate households with children. Staff seeks further design development through urban design Standard Condition A.1.4 to improve the indoor amenity on level 3 in compliance with the *Guidelines*.

### Form of Development, Public Realm, and Landscape

The proposed development consists of two towers on a two-storey podium. The architectural massing of both towers is harmonious with each other and identical in expression, articulation, and materiality. The concept is extruded rectangular massing which is animated by bold vertical dark bands and cantilevered balconies. The different towers orientation provides various façade expression seeing from different views.

The East tower residential entrance will face Robson Street, while the West tower residential entrance will be located off Cardero Street. The grocery store entrance is positioned through the plaza area at the corner of Robson & Cardero Street. Indoor and outdoor amenities are proposed for all residents on top of the podium and at the top of each tower.

The tower will be primarily constructed of a window wall system. Natural stone is proposed for the podium and Robson Street frontage to harmonize with the context and streetscape. The stone material in the podium, combined with bronze-colored frames, aims to provide color, texture, pattern, and visual interest.

For the project to better reflect a uniqueness of architectural design, staff have prepared standard urban design Standard Condition A.1.1 requiring design development to improve the architectural expression of the building.

The proposed site and landscape design provides generous additions to the public realm, including active sidewalks along Robson Street and Cardero Street connected to a pocket plaza at the intersection to reinforce street interface of the podium and an amenity pavilion at the main level enhancing the pedestrian activity and visual interaction at the lane. Noting opportunities for some improvements, staff have prepared the Standard Condition A.1.3 seeks further design development to the ground level interface of the building with the public realm, including employing finer grained urban fabric and building modules, the provision of architectural lighting, consideration for more public seating, and a more welcoming and visually porous building façade.

Staff recognize that the high-quality material palette, architectural composition, and considerate building features are thoughtfully layered over the proposed building massing. This, coupled with the successful landscape design, makes for an attractive addition to an important and prominent location in the West End.

#### ● Conclusion:

Staff have reviewed this application to permit the development at 1525 Robson St. and conclude the proposal generally meets the intent of the applicable policies and bylaws. The proposed design represents a high quality of architectural and landscape design that is consistent with the intents of C6 District Schedule and other policies and guidelines and is commensurate with the visibility and uniqueness of this location.

Staff recommend approval subject to compliance with the conditions outlined in this report.



## **URBAN DESIGN PANEL**

The Urban Design Panel reviewed this application on December 11, 2024, and provided the following comments:

### **EVALUATION: Support with Recommendations: (5/0 Support)**

Panel's Consensus on Key Aspects Needing Improvement:

1. Further design development to improve pedestrian interests at lane while maintaining the utilitarian functionality required of it.
2. Further development of the tower tops to reduce the arbitrary composition relative to the towers.

Refer to Appendix E for the Urban Design Panel meeting minutes for details.

### **Response to UDP Commentary:**

The panel's commentary and recommendations were well received and incorporated to the report and conditions. Regarding item 1, staff seeks design development as standard condition A.1.3 to improve building interface with the public realm along entire frontage, including lane, by considering pedestrian activity and safety and the functionality requirements. Staff also concluded that the items 2 can be addressed by the standard condition 2. In this condition, staff requested more design development to improve architectural expression to better integrate the upper portion of tower into the tower massing.

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

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

## **HOUSING PROJECTS**

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

## **LANDSCAPE SERVICES**

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

## **PARK BOARD URBAN FORESTRY SERVICES**

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

## **ENGINEERING SERVICES**

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

Engineering continues to advise that Class C loading should be provided on-site, independently accessed from Class B loading, as per the Parking By-law, and there are no concerns with large truck routing and access to/from the site.

Many large format retailers' operations continue to rely on large delivery and service trucks, and they are challenged when they do not have space for large delivery trucks onsite. With the surrounding arterial and active transportation network, there is little-to-no room in the surrounding public right away for the City to safely accommodate the spillover of such a large vehicle. Restricting access to small truck in this commercial area is not possible and tenants that require service by large trucks will continue to do so regardless of on-site accommodations, impacting the public realm.

### **BUILDING REVIEW BRANCH**

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

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

### **NOTIFICATION SYNOPSIS**

A development permit information sign was installed on site November 7, 2024.

On November 12, 2024, 1,882 notification postcards were mailed to the neighboring property owners advising them of the application and offering additional information on the City's development applications website. <https://www.shapeyourcity.ca/1525-1555-robson-st>

A virtual open house was hosted on the website from November 25 – December 1, 2024. There was no engagement, or contributors.

### **Summary of Public Comments**

Shape Your City reported 578 people were aware, 294 informed and 18 engaged. The results of this being 67% are in support and 33% in opposition.

Additionally, throughout the notification period a total of four (4) emails were received. One (1) was supportive stating 'expedite and approve', and the remaining (3) other had concerns about:

- The building's sheer mass obscuring the Kengo Kuma building.
- Increased density putting additional strain on public services, noise pollution and vehicular traffic.
- Negative impact on surrounding property values.

### **Staff Response to Public Comments**

*"The new Alberni building by Kengo Kuma has greatly expanded the aesthetic and artistic value of the Vancouver skyline, adding to the vibrancy of the city. Kengo Kuma has put his essence into every part of the building, including the exterior with an iconic 360 degree profile. It is an artwork that represents the exchange and collision of Canadian and Japanese culture. It represents the international, multicultural, inclusive, and artistic value of Vancouver. 1558 Alberni Street adds vitality to every old and ordinary house in the area. If this high added value legacy landmark building is slowly covered and obscured by other buildings without meaningful artistic or architectural value, Vancouver residents will lose this unique and meaningful landscape. Covering up and obscuring the profile of 1558 Alberni stands to be a permanent loss to every Vancouverite."*

**Staff Response:**

Staff supports the design concepts which are aligned with the objectives of City's policies and plans. The form, massing, articulations, and materiality of the proposed building will intensify the Lower Robson corridor as the Urban Frame towards greater clarity, and contrast with the established neighbourhoods.



**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

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

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority for minimum dwelling unit sizes, and maximum building height, as delegated to the Board by Council.

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



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M. So  
Development Permit Staff Committee



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H. Shayan  
Development Planner



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C. Profili  
Project Coordinator

Project Facilitator: JL. Borsa

## 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 Urban Design Conditions

A.1.1 design development to improve the architectural expression of the building to better reflect a uniqueness of architectural design and produce a high-quality addition to the prominent urban culture of the West End area through the following:

- i. refinement of the façade dark shade expression;

**Note to Applicant:** The towers' facades are conceived substantially plain. Further exploration to change the color palette of prominent materials (window walls) to a lighter tone can express the shadowing of projected components and emphasize the depthless on the elevations.

- ii. better integrating the texture and detailing of the material palette into the overall building expression and compositions;

**Note to Applicant:** enriching the quality, texture and, detailing of the materials can emphasize the uniqueness of architectural design.

- iii. revising the amount and proportion of proposed glazing; and

**Note to Applicant:** the extended use of reflective glazing affected the prominent residential character of the building. To achieve the intent of this condition, different materials can be proposed for spandrel panels. This strategy also can be utilized in regrouping the windows and improving the proportion of glazing.

- iv. provision of the considerable amount of the greenery along the tower facades.

**Note to Applicant:** Consider grater placement of planting along the facades to improve the visual quality with the practical maintenance strategies.

A.1.2 design development to improve the massing of the rooftop architectural appurtenance and mechanical screening;

**Note to Applicant:** the intent of this condition is to ensure that the proposed apparent massing make a significant contribution to the city's skyline. The crown of the building will be highly visible from multiple important viewpoints and should be designed to be a well-integrated component of the overall architectural design and be unified with the rest of the building to reinforce the legibility of the overall architectural concept from multiple aspects.

As a key consensus item of Urban Design Panel, this may also be achieved through the following design strategies:

- i. increasing the massing setback at the top to provide meaningful termination of the towers and/or
- ii. alignment with any of the articulation or the grid or the fenestration that's occurring with the tower.

- A.1.3 design development to further provide enhancements to the quality and character of the public realm at the Robson Street, Cardero Street, and Eihu Lane to create an active and engaging pedestrian-oriented frontage;

**Note to Applicant:** Refer to West End Community Plan and UDP’s commentary, pedestrian activation, safety, and connectivity can be considered as the main objectives for enhancing public realm. This could be achieved through the following design strategies:

- i. employ finer grained urban fabric and narrow modulated frontages at the podium level that is pedestrian-scaled;
- ii. maintain the transparency of podium façade at grocery level;
- iii. enhance the lane interface.

**Note to Applicant:** The architecture and landscape design of the development must deal with the lane as an integral component of the project, considering the required programming, with lane facades and landscape treated positively. (a) wherever possible, adequate setback along lane should be provided to facilitate secure and safe pedestrian movement (b) Building walls abutting the lane should be fully designed and made attractive to neighbouring developments and passers-by through articulation, use of quality materials and finishes, integral lighting, and signage. (c) Landscape material should be incorporated in the projects adjacent to the lane through provision of space, soil depth and irrigation (as necessary) for climbing plants, hanging plants, and/or shrubs and trees of suitable growing habit.

- iv. programming for active outdoor uses to enhance interaction between indoor and outdoor space at the retail along Robson & Cardero Streets;

**Note to Applicant:** Having attention to the existing walkway slope, this could be achieved through inset patios, sliding glazing, etc. Ensure the design of the exits particularly at the Robson Street comply with CPTED measures. Refer to CPTED condition A.1.8.

- v. ensure the weather protection along the length of the pedestrian realm provides adequate depth to reinforce the activity and interactions which is intended in this vibrant location.

**Note to Applicant:** Refer to the Urban Design Panel’s commentary, the architecturally-integrated, demountable glass canopy should be of high-quality, durable materials and finishes, should be sloped for positive drainage away from the public realm, and should include integrated rainwater scuppers and leaders, and lighting. An approximate depth to height ratio of 7:10 or 6:9 is highly recommended.

- A.1.4 design development to improve the quality of indoor amenity spaces on level 3 as follows:

- i. illustrating appropriate layouts including kitchen, dining, gathering areas, flexible workspace, and structures required for the portion of the indoor amenity supporting children’s play;
- ii. confirmation that the overall design of the proposed indoor amenities is suitable for all users;
- iii. confirmation that the amount, location and provision of all indoor space co-located with the residential outdoor amenity space and ensure compliance with all stipulations of the ‘High-Density Housing for Families with Children Guidelines’ for indoor space; and

- iv. ensure that there is a direct visual connection between indoor amenity and outdoor children's play area.

**Note to Applicant:** The Development Permit drawings indicated the guest suite as an indoor amenity on level 3. While this area is a positive contribution to the resident's convenience and comfort, staff required adequate indoor common amenity area at this level compliant with the aforementioned requirements. See Housing Condition A.1.15

- A.1.5 design consideration to improve the podium massing transition towards the existing southeast residential building;

**Note to Applicant:** The intent of this condition is that the new development should not mitigate the privacy, views, and daylight access of the existing adjacent units. this goal can be achieved through design strategies included but not limited to: (a) provision of extra setback for podium massing adjacent to the residential building. (b) provision of privacy screening or landscape at the top of the podium and the residential balconies facing the adjacent building.

- A.1.6 provision of an improved universally accessible public realm mitigating potential trip hazards steps, and stairs and encouraging flush grades, to all common open space areas throughout the site, and at grade;

- A.1.7 provide large scale architectural details sufficient to fully reflect the articulation of the proposal and clarify the high quality of detailing implied as necessary to execute the proposed design aesthetic including but not limited to the following items:

- i. feature elements;
- ii. main entrances;
- iii. balcony and guardrails;
- iv. gutter and weather protection details at building edges; and,
- v. items pertinent to the discharge of conditions.

**Note to Applicant:** particular attention should be given to ensuring that the building and landscape detailing presents as highly resolved when viewed from Robson Street, Cardero Street, and Eihu Lane public realms, and wherever pedestrians are in close proximity to the building face. The exposed structural components such as entrance column should be designed as integral with architectural composition and finished or clad in high quality materials.

#### Standard Crime Prevention from Environmental Protection Conditions

- A.1.8 design development to incorporate the principles of crime prevention through environmental design (CPTED) including:

- i. maximize opportunities for natural surveillance;
- ii. provide unobstructed and transparent sightlines to exits and destinations;
- iii. ensure lobbies and main entrances are visible from the street;
- iv. provision of a conceptual lighting strategy;
- v. increase defensibility and reduce opportunities for loitering; and,

- vi. demonstrate personal safety and security as integral to the design of parking facilities;

**Note to Applicant:** Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings.

### Standard Conditions

- A.1.9 demonstrate compliance with Section 11.3.1.2 of the Zoning and Development By-law for all units near the minimum 29.7 m<sup>2</sup> Dwelling Unit area threshold;

**Note to Applicant:** Dwelling units must have an absolute minimum “livable floor area” of 29.7 m<sup>2</sup> [320 ft<sup>2</sup>], as measured from the inside of all outer walls and method specifically described by Section 11.3.1.2. Note that this “livable area” measurement is different than the “FSR area” of the unit. Also, any bulk storage excluded from FSR cannot contribute towards this minimum dwelling unit size “livable area” in accordance with the Bulk Storage and In-Suite Storage Bulletin at: <https://bylaws.vancouver.ca/bulletin/bulletin-storage-multiple-dwellings.pdf>.

- A.1.10 confirmation of Retail Grocery Store use to be added to statistics summary sheet, including area subtotal breakdown;

**Note to Applicant:** Specific proposed commercial uses should be labelled and broken out in accordance with Zoning and Development By-law Section 2 definitions.

- A.1.11 submission of a digitally signed and sealed copy of a survey plan of the site, verified by a British Columbia Land Surveyor, clearly indicating site area, clearly indicating site area;

**Note to Applicant:** Site area noted within drawings, tables and the site area noted within signed and sealed survey must be consistent.

- A.1.12 provision of a vertical vent space(s) to accommodate any future proposed restaurant exhaust from the commercial level;

**Note to Applicant:** Identify vent locations for all proposed CRU's. The intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building. Refer also to the Floor area exclusions for Exclusions for Kitchen Exhaust Ducts and Shafts Bulletin.

- A.1.13 provision of the following notations to be included on the submitted plans:

- i. “All building dimensions, setbacks and yards are to the outside of cladding”;
- ii. “Units with no in-suite storage have dedicated below grade storage”;
- iii. “The acoustical measures will be incorporated into the final design and construction, based on the consultant’s recommendations”;
- iv. “Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building”;
- v. “The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law”;

- vi. “All parking spaces are in compliance with Section 4.11 – Electric Vehicle Charging Infrastructure Requirements of the Parking By-law, and providing all necessary parking spaces (excluding visitor spaces) with an energized outlet capable of providing Level 2 charging or higher to the parking space.”
- vii. “A minimum of one electrical outlet shall be provided for each two Class A bicycle spaces”;
- viii. “The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures and end of trip facilities regarding required design standards shall be in accordance with the relevant provisions of Section 6 of the Parking By-law”;
- ix. “Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555”.

### Housing Conditions

A.1.14 provision of written confirmation that the proposed mix of market rental units include 100 studio units (25%), 179 one-bedroom units (46%), 101 two-bedroom units (26%), and 13 three-bedroom units (3%) will be maintained;

**Note to Applicant:** Any changes in the unit mix may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25% of dwelling units with two or more bedrooms, as per the West End Community Plan.

A.1.15 arrangements to be made to the satisfaction of the Director of Planning, Urban Design and Sustainability and Director of Legal Services for a covenant, pursuant to section 219 of the Land Title Act, ensuring the use and access of the amenity space currently designated as a “guest suite” unit on Level 3 shall be shared and made available to all residential occupants and/or tenants of the building as a common amenity space in perpetuity;

### Standard Landscape Conditions

A.1.16 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 Urban Forestry staff”;

**Note to Applicant:** Methods of tree protection for street trees (as approved by Park Board Urban Forestry staff) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection. Two separate applications must be applied for: a commercial water permit and another commercial sewer permit.

### Urban Forestry Conditions:

A.1.17 provision of an updated tree management plan to show back boulevard tree barriers to protect the entire root protection zone of trees C07 and C08 after the existing infrastructure has been removed;

A.1.18 provision of construction logistic plan that shows the utilization of the back lane for access, staging, crane location, and pick-up locations;

**Note to Applicant:** If any City boulevard trees require clearance pruning to be performed, please contact [PBdevelopment.trees@vancouver.ca](mailto:PBdevelopment.trees@vancouver.ca) to coordinate pruning metrics and maximum allowable extent.

## A.2 Standard Engineering Conditions

- A.2.1 make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation Lot 1 (Plan EPP91352), Lot K (Plan 21366), Block 43, District Lot 185 to create a single parcel;
- A.2.2 make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement & Indemnity Agreement 258976M (crossing agreement) prior to building occupancy;

**Note to Applicant:** Arrangements are to be secured prior to issuance of the development permit, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition at the DP stage. Prior to building occupancy the applicant is to supply a written request to the City, a fresh title search and a copy of the documents along with executable discharge documents to affect the releases.

- A.2.3 provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is NOT entitled to a Latecomer Agreement The agreement shall include:

- i. street improvements, and appropriate transitions, along Robson Street adjacent to the site, including:
  - a. 4.0 m wide broom finish saw-cut concrete sidewalk;
  - b. corner curb ramp; and
  - c. removal of the existing driveway crossing and reconstruction of the curb.
- ii. street improvements, and appropriate transitions, along Cardero Street adjacent to the site, including:
  - a. 3.0 m wide broom finish saw-cut concrete sidewalk; and
  - b. corner curb ramp.
- iii. new or replacement duct banks that meet current City standard.

**Note to Applicant:** Duct banks are to consist of electrical and communication ducts and cables that connect to existing electrical and communication infrastructure.

- iv. removal and re-installation of existing street furniture (bike racks), including storage and re-location to/from another site;

**Note to Applicant:** All removal, relocation or installation of street furniture shall be by the City's street furniture contractor and coordinated with the City's Street Furniture Coordinator. Potential securities may be needed at construction phase to complete this action. Any securities needed will be captured through an SU permit in Posse.

**Note to Applicant:** The preparation of this legal agreement includes the requirement for collection of a fee for service as approved in the following Council Report: <https://council.vancouver.ca/20231003/documents/r2.pdf> and will be due prior to issuance of the Development Permit.

A.2.4 entry into a Section 219 Covenant, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, requiring the following documents be submitted to Engineering prior to issuance of the Occupancy Permit:

- i. A copy of the executed Compass for Developments agreement with TransLink; and
- ii. Proof that the Transit Pass funds have been transferred to TransLink.

**Notes to Applicant:**

- a. The executed agreement with TransLink and correlated transfer of funds must match the site characteristics (i.e. number of dwelling units and floor space) at the time of occupancy.
- A.2.5 removal of encroachments within the City right-of-way including but not limited to the protruding structure at the southwest corner of the site;

**Note to Applicant:** Confirmation required from Building Review branch if the structure meets the Vancouver building by-law criteria of a canopy. If this can not be confirmed than then encroaching structure must be removed from City right of way.

A.2.6 updated Parking By-law statistics table(s) noting the following:

*“Parking, loading, bicycle, and passenger loading shall be provided and designed in compliance with the Parking By-law and the Parking and Loading Design Supplement.*

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

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

- A.2.7 parking access, per Parking By-law Section 4 and the Design Supplement, including, at the two-way vehicle flow, provide convex mirrors at the bottom of the main parkade ramp;
- A.2.8 provision vehicle space(s), per Parking By-law Section 4 and the Design Supplement, including a minimum 2.3 m (7.5 ft) of vertical clearance for access and maneuvering to all accessible spaces.
- A.2.9 loading space(s), per Parking By-law Section 5 and the Design Supplement, including:
- i. minimum 2.3 m (7.5 ft) of vertical clearance within [and to/from] each Class A space;
  - ii. provision of Class A loading spaces on the first full parking level; and
  - iii. minimum 1.3 m (4.3 ft) side clearance for Class B spaces.



**Note to Applicant:** Amendments to loading rates and design requirements in the Parking Bylaw were approved by Council on November 15th, 2023. New requirements came into effect January 1st, 2024, and apply to all development permits received after this date.

- A.2.10 bicycle space(s), per Parking By-law Section 6, including directional signage for Class B spaces not readily visible to visitors of the site
- A.2.11 passenger space(s), per Parking By-law Section 7 and the Design Supplement, including provision of all Class A passenger spaces at grade or on the first parking level;
- A.2.12 provide parking, loading, bicycle, and passenger spaces in accordance with the requirements of the Parking By-Law;
- A.2.13 general revisions to the architectural plans:
  - i. section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
  - ii. design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.
  - iii. indicate and label the on-site electrical plant either a “PMT” at grade or a Unit Substation room
  - iv. indicate location of storage amenity rooms are at grade or no more than one level down from grade (at P1);

**Note to Applicant:** Residential waste rooms are currently indicated as being on level P2. Reference the City of Vancouver Garbage and Recycling Storage Amenity Design Supplement for waste related items including location of Storage Amenity

- A.2.14 provision of correctly labeled interpolated building grades to be shown on the site plan/sheet 5.7- 5.8, including:
  - i. design Elevations are missing from the plan at corner of driveway(s), parking stalls, middle of entrance(s), access pathway(s), along Robson Street, Cardero Street, and Lane. Design Elevations must be directly interpolated between adjacent building grades; and
  - ii. design Elevation at Lane is incorrect. Design Elevations must be directly interpolated between adjacent building grades.

**Note to Applicant:** There are Street Design building grade markup pdfs with additional locations and details available for reference. For further information and clarification refer to the Building grade letter which accompanied the City issued building grade plan or contact [building.grades@vancouver.ca](mailto:building.grades@vancouver.ca)

- A.2.15 provision of public realm changes, including all proposed off-site improvements to be indicated and noted on the landscape and site plan as follows:

**Note to Applicant:** Where a design or detail is not available, make note of the improvement on the site and landscape plans.

- i. provision of new street trees adjacent to the development site, where applicable note:

*“Final spacing and quantity to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 2.4 m. (8 ft.) long and 45.7 cm. (18 in.) in depth. Planting depth of root ball must be below sidewalk grade. Contact Park Board at [pbdevelopment.trees@vancouver.ca](mailto:pbdevelopment.trees@vancouver.ca) for tree species specification and for inspection after tree planting completion”.*

- ii. revise Additional Notes # 3 on page L-100 with current language and updated Parks Board contact info listed above in paragraph i).
- iii. reference/dimension a C1.1 city standard 1.8 meters back of curb, grass boulevard and a 3.0 m. (9.8 ft.) broom finished, saw cut concrete sidewalk along Cardero Street;
- iv. reference/dimension a C2.2 city standard 1.2 m back of curb, hardscape boulevard with a 4.0 m. (13.1 ft.) broom finished, saw cut concrete sidewalk along Robson Street;
- v. indicate the removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk and curb to current standards on Robson Street;
- vi. reference City standard curb ramp for the northeast corner of Robson Street and Cardero Street;
- vii. show a cold control joint in sidewalk at the property line on Robson Street and Cardero Street;
- viii. delete proposed concrete shoulder from Engineering Right of Way in Eihu Lane. Standard asphalt tie-in for higher zoned lane acceptable.
- ix. existing and proposed bus stops, street furniture, horticulture and public realm amenities with call-outs - specifically the two existing City bike racks; and
- x. clearly note stating: *“Existing street furniture in street right-of-way shall be protected during construction. Final location of proposed street furniture shall be confirmed with Street Furniture Coordinator. All removal, relocation or installation of street furniture shall be by the City’s street furniture contractor, and coordinated with City of Vancouver Street Furniture Coordinator. Notification is required a minimum of 8 weeks prior to construction.”*

A.2.16 provision of written confirmation from impacted utility companies that relocation of existing pole (gridline K,6) to proposed pole location (gridline K,5) is acceptable.

**Note to Applicant:** Reference architectural drawing 5.7 and 5.8.

A.2.17 written confirmation stating that all impacted utility companies will be contacted and notified of the following requirements:

- i. all utility services (e.g., BC Hydro, Telus and Shaw) shall be underground;
- ii. BC Hydro service shall be primary with pad mounted transformer (PMT or LPT) installed on private property; and
- iii. all required electrical plants (e.g., PMT, LPT, Vista, etc.) provided for entirely within private property.

**Note to Applicant:** The review of third-party utility service drawings (e.g., BC Hydro, Telus and Shaw) will not be initiated until all drawings have been received by the Utilities Management Branch (UMB). For questions on this requirement, contact the Utilities Management Branch at [umb@vancouver.ca](mailto:umb@vancouver.ca)

A.2.18 submission of a written clarification of garbage pick-up operations;

**Notes to Applicant:**

- i. Submission of a 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.
- ii. Refer to the City of Vancouver Garbage and Recycling Storage Amenity Design Supplement for waste related items including location of storage amenity.
- iii. Commercial storage amenity design appears challenging as additional totes and bins, if needed, does not appear to be easily possible. The City strongly encourages the Applicant team to explore alternatives to the commercial waste facilities. Refer to the City of Vancouver Garbage and Recycling Storage Amenity Design supplement for waste related items including, design of storage amenity and number of storage containers.

A.2.19 provision of a separate application to the General Manager of Engineering Services for any canopy/awning encroaching over public property;

**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. (Refer to VBBL Section 1.8.8).