
DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
N. Szeto, Engineering Services
C. Gomes, Park Board

Also Present:

P. Cheng, Urban Design & Development Planning
M. Cheng, Development Services
J. Lynn Borsa, Development Services

APPLICANT:

Concert Properties
1190 Hornby Street
Vancouver, BC
V6Z 2K5

PROPERTY OWNER:

Concert Real Estate Corp
1190 Hornby St Flr 9
Vancouver, BC
V6Z 2K5

EXECUTIVE SUMMARY

- **Proposal:** to develop this site with a 17-storey residential building, over three levels of underground parking, with access off of Switchmen 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

Appendix E Rezoning vs. Current Proposal Perspectives

● **Issues:**

1. **Impacts of the proposed upper-storey massing on the public realm and neighbouring private properties.**
2. **Mitigation of the overall size of the proposed west-facing façade through architectural variation.**
3. **Architectural detailing to achieve fine-grained visual interest when viewed up close.**

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

THAT the Board APPROVE Development Application No. DP-2018-00406 submitted, the plans and information forming a part thereof, thereby permitting the development of a 17-storey residential building, over three levels of underground parking, with access off of Switchmen Street, subject to the following conditions and Council's approval of the form of development:

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

- 1.1 design development to reduce the impacts of the proposed upper-storey massing on the surround Parks, public realm and private properties, by deleting the south-western most units (Unit type UN-G) from storeys 10 to 13;

Note to Applicant: It is understood that some design finish will be required beyond a simple deletion of these units, but a commensurate amount of open view through south portion of the site above the ninth storey must be achieved, and the maximum floorplate size achievable on storeys 10-13 inclusive shall be 9800 s.f. (not including balconies). Redistributing the floor space deleted from these floors to the third storey, where an added storey for the podium expression, is suggested.

- 1.2 design development to and architecturally mitigate overall height and breadth of the western elevation through:

- i. the introduction of a major articulating element that visually reduces the monolithic reading, similar to the vertical reveal located on the eastern elevation (north of axis 14); and
- ii. differentiating the private balconies in materiality and expression of the voids;

- 1.3 design development of construction details to ensure a rich visual experience at a fine-grained human scale, where the project is experienced from a proximate distance, to be submitted in large-scale drawings.

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: 1551 Quebec Street				CD-1 (612) Sub-area 5				DP-2018-00406			
PERMITTED / REQUIRED				PROPOSED							
Lot Size				Irregular lot							
Site Area				4,868.40 m ² =				52,403.00 ft ²			
Use	Multiple Dwelling			Multiple Dwelling							
Height ¹	Maximum measured from base surface 175.03 ft			Level 18 Top of Parapet				173.34 ft			
Floor Area ²				Multiple Dwelling				176,525.98 ft ²			
	Maximum 182,222.24 ft ²			Amenity Overage				184.33 ft ²			
				Total				176,710.31 ft ²			
Amenity ³	Maximum 9,999.67 ft ²			10,184.00 ft ²							
Balcony	Maximum 12% 21,183.12 ft ²			Open residential balconies 9.64%				17,012.03 ft ²			
Dwelling Unit Type	At least 35% of the dwelling units must include two or more bedrooms			1-bedroom		1%		1 unit			
				2-bedroom		86%		78 units			
				3-bedroom		10%		9 units			
				4-bedroom		2%		2 units			
				5-bedroom		1%		1 unit			
				Total		100%		91 units			
Horizontal Angle of Daylight ⁴	Angle of 50 degrees, or 2 angles with a sum of 70 degrees over a distance of 78.74 ft without obstruction of DPB may relax HAD requirements			Applicant to demonstrate compliance							
Parking ⁵	Multiple Dwelling			Multiple Dwelling							
						Resid.		Visitor		Total	
				Standard - visitor				4			
				Standard - resident		128					
				Standard total						132	
				Disability - visitor				1			
	Disability			Min 4		Disability - resident		4		5	
				Disability total						5	
				Small - visitor				1			
	Small car max 25%			Max 38		Small - resident		17		18	
			Small total						18		
			Total - visitor				6				
			Min 7		Total - resident		149				
			Max 14								
Overall total (visitor and resident)			Min 91		Overall total (visitor and resident)				155		
			Max 152								
Loading	Class A B C			Class A B C			Class A B C				
	Multiple Dwelling			0 0 0			Multiple Dwelling			0 0 0	
Bicycle	Class A B			Class A A A B			Class A B				
	Multiple Dwelling			114 6			Multiple Dwelling			114 6	

Notes:

¹ **Note on Height:** Building height for this site must be measured from a base surface set at geodetic elevation of 4.6 m (15.09 ft) per Section 6 of CD-1 (612).

² **Note on Floor Area:** Proposed floor area, inclusive of amenity overage, does not exceed the maximum permitted floor area. See also, footnote 3 below on Amenity.

³ **Note on Amenity:** Amenity areas must not exceed the lesser of 10% of the permitted floor area which is equivalent to 182,222.22 sq. ft. or 9,999.67 sq. ft. Proposed amenity areas exceed the maximum permitted floor area by 184.33 sq. ft. This overage is added to floor area. See also, footnote 2 above on Floor Area.

⁴ **Note on Horizontal Angle of Daylight:** Standard Condition A.1.5 seeks demonstration of compliance with Section 7 - Horizontal Angle of Daylight of CD-1 (612).

⁵ **Note on Parking:** Standard Condition A.1.6 seeks compliance with the Parking By-law in regards to the minimum required visitor parking spaces, and the maximum permitted parking spaces.

• **Legal Description**

Lot: 353
 District Lot: False Creek
 Plan: EPP46205

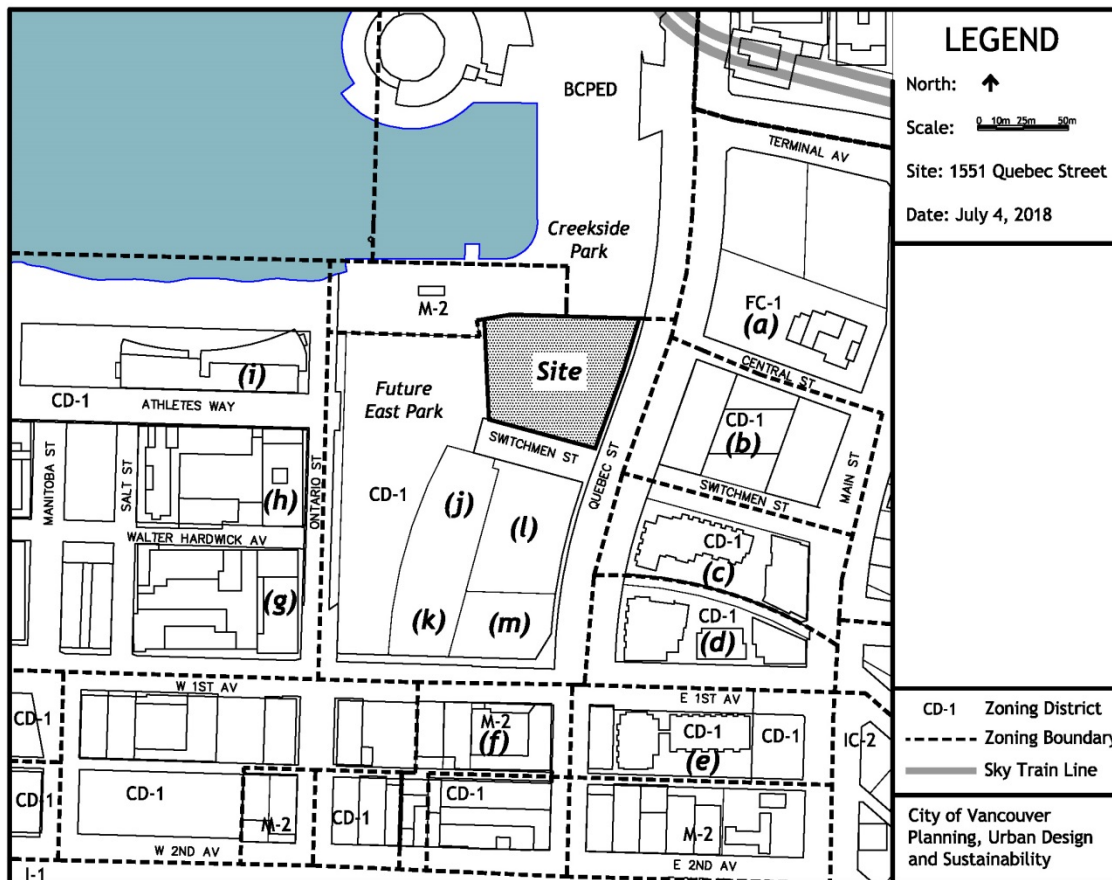
• **History of Application:**

18 05 01 Complete DE submitted
 18 06 13 Urban Design Panel
 18 07 11 Development Permit Staff Committee

• **Site:** The site is located in Southeast False Creek on the west side of Quebec Street and on the north side of the newly created Switchman Street. The site is also bound by Creekside Park, a future park to the west and the Seawall. This site is the last site and the 5th building to develop under the area zoning.

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

- (a) 1527 Main Street - 2-storey commercial building
- (b) Central, 1618 Quebec Street - 18-storey mixed-use building
- (c) Lido, 110 Switchmen Street - 19-storey mixed-use building
- (d) Block 100, 111 E 1st Avenue - 15-storey mixed-use building
- (e) Meccanica, 108 E 1st Avenue - 12-storey residential building
- (f) Mario’s Gelato, 88 E 1st Avenue - 4-storey industrial building
- (g) Sails (Village on False Creek), 1661 Ontario Street - 12-storey mixed use building
- (h) Kayak (Village on False Creek), 1633 Ontario Street - 11-storey mixed-use building
- (i) False Creek Community Centre
- (j) NAVIO North (The Creek Building 4), 1678 Pullman Porter Street - 12-storey residential building
- (k) NAVIO South (The Creek Building 3), 1688 Pullman Street - 14-storey residential building
- (l) Voda (The Creek Building 2), 1661 Quebec Street - 15-storey residential building
- (m) Railyard Housing Co-op (The Creek Building 1), 95 E 1st Avenue - 15-storey residential building



● **Background:**

On June 3rd, 2014, City Council approved an application to rezone a consolidated set of properties from M-2 to CD-1 (Comprehensive Development District) to allow 58,020 s.m. (624,525 sq.ft.) of residential development in five separate buildings. This rezoning was done in accordance to the Southeast False Creek Official Development Plan, and included a 9,748 s.m. (104,925 sq.ft.) social housing building (Building 1) as a major component of the public benefits derived from this and other rezoning's within the Southeast False Creek precinct. Buildings 2 to 5 within the rezoning area, are to be entirely composed of market residential use.

This Development Permit application is for the 5th and final building of the rezoning area. Buildings 1 to 4 were previously permitted by the Development Permit Board, and Building 1 has been successfully delivered to the City of Vancouver's ownership. As part of the previous four buildings, the majority of the new publicly-accessible areas that were required for proper vehicular and pedestrian movement throughout the rezoning area have also been permitted and built. These would include Pullman-Porter Street, Railspur Mews, Railspur Plaza, and Switchman Street.

As part of the rezoning, City Council approved an increase in building height for Building 5 from 12 to 18 storeys (maximum 53.35m height). This building site is in the most exposed and prominent site against False Creek, the seawall, Quebec street and the new Park. Also, this particular building was permitted to be the tallest building of the five, a variance from the expectations of the Official Development Plan, which expected shorter buildings to be located closest to False Creek. As such, Council also adopted design guidelines for this building to ensure that the architectural treatment of this building would achieve an exceptionally high standard, such that the building could achieve the status as a landmark building in Vancouver.

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

CD-1 By-law 612 and accompanying Design Guidelines (approved June 10th, 2014) - The CD-1 By-law sets limits to building height and density for the entire rezoning area. The By-law also provides specific urban design requirements of the Building 5, including architectural treatments that need to be satisfied that would help the building achieve a landmark status as an easily-recognizable and individualized piece of architecture in Vancouver.

Southeast False Creek Public Realm Plan (July 20, 2006) - The SEFC Public Realm Plan outlines the requirements for a rich treatment of the public realm, evoking the cultural history of the area as well as the sustainability features within the neighbourhood. Specialized paving treatment, street furniture, lighting standards and historical references are expected to be incorporated within the public realm treatment of this CD-1 area.

Southeast False Creek Private Lands - Public Realm Enrichment Guidelines - The SEFC Private Lands - Public Realm Enrichment Guidelines further outline the public realm requirements to the Private Lands within SEFC (outside of the Athlete's Village). Historical references to the area through public art or the provision of historical artifacts are required, as well as customized street furniture and paving patterns.

Southeast False Creek Design Guidelines for Additional Penthouse Storeys (July 20, 2010) - Following the development of the Olympic Village in 2010, Council recognized an opportunity for the developers of the privately owned lands within SEFC to contribute further towards public benefits (eg. Housing affordability, heritage), and directed staff to develop a policy approach for increases in building height. The resulting policy supports up to two additional partial penthouse storeys, and commensurate density, on buildings in certain areas within SEFC. These additional storeys are subject to urban design analysis to ensure a minimization of impact on the public and private realms.

Southeast False Creek Official Development Plan (SEFC ODP) - The SEFC ODP envisioned the transformation of underutilized industrial waterfront land into a high-density, predominantly residential neighbourhood, demonstrating the City's ability to move significantly towards more sustainable development practices. It seeks to encourage vitality, diversity, and cultural richness in a manner that respects the history and context of the area.

Southeast False Creek Green Building Strategy (adopted July 2004 and amended July 2008) - This policy provides a green building strategy for Southeast False Creek, requiring the achievement of a minimum baseline of environmental performance in all facets of building design and construction. This strategy applies to all medium and high density residential, mixed-use, commercial, institutional, and industrial developments in SEFC. This includes connectivity to the existing Neighbourhood Energy Utility. As part of the review process, the proposal will include sustainability strategy that should enable the project to earn LEED Gold certification.

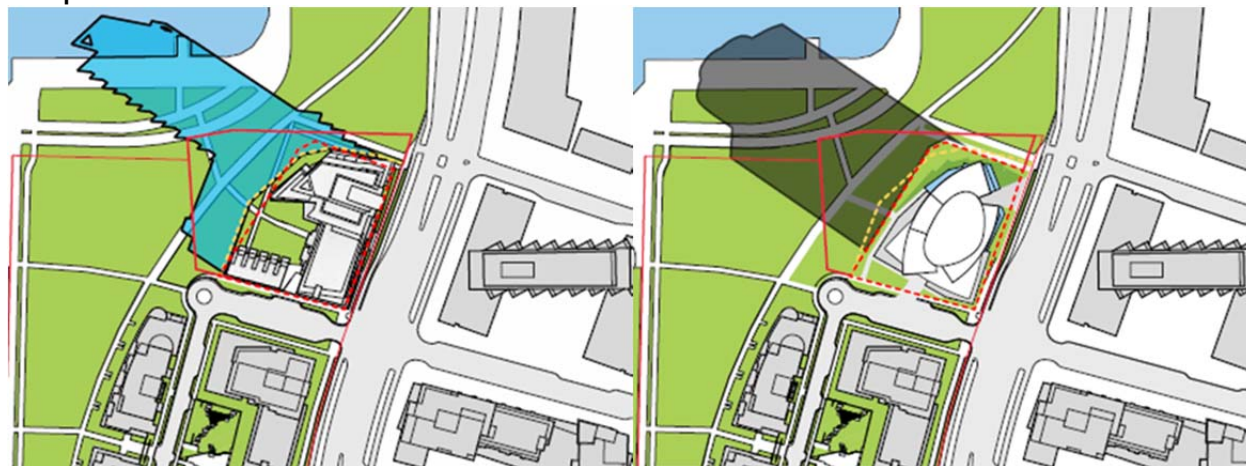
● **Response to Applicable By-laws and Guidelines:**

Use, Height and Density: The proposal conforms to all provisions concerning Use, Height and Density of the By-law.

Form of Development and the response to Design Guidelines: The proposed Form of Development differs from the approved CD-1. In the CD-1 By-law passed by Council, the proposal showed Building 5 as a 18-storey point tower located at the northernmost point of the site, with an accompanying 9-storey podium, oriented north-south, lined against Quebec Street. There was also a small set of 3-storey townhouses to be aligned against Switchmen Street. This building form is considered a generic design solution, often seen in Vancouver since it is a variation of the typical tower-podium typology seen in most of the downtown area, where taller point-tower elements are well-spaced apart from each other, interspaced with lower podium forms for which natural daylight and partial views through the site are achieved for the benefit of the adjacent public and private realms.

The Development Permit application replaces the collection of three disparate building parts with a single building form, not commonly seen in Vancouver: A 17-storey double-loaded corridor building that is oriented southwest to northeast. In plan above the second storey, the building is almond-shaped, composed of two main curved walls that converge to a point at the northeast and southwest extremities. While the building conforms to the maximum permitted Height and Density of the CD-1 By-law, the form of development differs in that a large amount of floor area that was previously allotted to below the tenth storey has been redistributed to the 10th storey and above.

Comparative View - Site Plan



Previously-approved in Rezoning

Current Development Permit Proposal

While this new design explicitly breaks from the CD-1 approved form, it was accepted by Staff to be considered in the Development Permit process, on the grounds that the design did achieve the required directions stated in the Design Guidelines for Building 5 for a remarkable architectural solution on this prominent site. The guidelines call for a simplified and clearly defined overall building form when viewed from the far distance, with an easily-discernable tri-partite division of head/mid-body/base. While staff recognize the proposal does succeed in responding to these visual requirements, staff are also cognizant that certain negative trade-offs may result from this change in form of development.

Impact on public and private realms: In Southeast False Creek area, taller tower elements above the podium are typically limited to a maximum floorplate of 7000 sq.ft. This maximum is administered in order to limit the amount of building mass located in the higher portions of a building above the accompanying podium height. The subsequent urban design advantages from this limitation include: less bulk in the building shadows; a more slender building form visually imposed on the surrounding areas; and decreased overlook into the public and private realm.

While the previous design adopted by Council showed a tower floorplate above the ninth storey that typically would have been limited to 7000 sq.ft., the proposed floorplate above the ninth storey begins at 11,990 sq.ft., which subsequently is reduced at the topmost storeys.

In comparison to the previous design from the rezoning, the resulting shadows from the proposal shows an increase in shadowing on the public park and seawall system in the morning around 10 am, but due to the general orientation of the building form, shadows are subsequently less during the early afternoon.

In terms of overlook, the resulting amount of dwelling units and living area from a height above the ninth storey has increased, but the primary adjacent areas that are overlooked are the components of the public realm, and not onto private property.

With respect to views from the public and private realm, the proposal does impose a significantly larger amount of built form on the seawall and park areas due north and west. Furthermore, the built-form shown in the rezoning was anticipated by the current residents of nearby developments located southeast from the site. Staff have received commentary from these residents expressing concerns for the particular reduction of views of False Creek that the proposed increase of upper-level building mass cuts off, in comparison to what the original design's podium of a lesser height.

Comparative view - Looking east from seawall



Previously-approved in Rezoning



Current Development Permit Proposal

Staff have assessed the overall impact of the proposed increase in upper storey massing and recommend a reduction in floor space for the 10th to 13th storeys by approximately 2000 sq.ft. from the southwest corner (See Recommended Condition 1.1). While this reduction in massing would still result in a floorplate significantly greater than the typical 7000 sq.ft. in this area, staff support the resulting form as appropriate for this special site, which is atypically surrounded by a larger amount of open space. Furthermore, the reduction in building mass in this location would also result in a partial retention of the private views afforded the existing development located southeast from this site.

See Appendix E for a comparative visual analysis of the resulting views if recommended condition 1.1 is satisfied.

Provision for a Semi-Public Courtyard - The original rezoning proposal responded to the Southeast False Creek ODP by providing a semi-private courtyard that could be accessed by the public. This design principle has been consistently executed in both the Athlete's Village and Private Lands areas of SEFC, as a means of increasing the amount of public amenity spaces throughout the neighbourhood.

This revised proposal does not provide an accessible semi-public courtyard, but staff recommends that this typical requirement be waived for this site. It is recognized that the underlying design intent of the courtyards served to enrich the public realm within a regular block pattern where public streets and sidewalks are typically the only components accessible to the public. This unique site, however, benefits from the direct adjacencies of a new public park, as well as existing public space amenities such as the seawall and the public open space located between the site and Science World. As such, staff have deemed the provision for a courtyard to be unnecessary given the rich assortment of public realm nearby. Staff also recognize that the due to the requirement for achieving a landmark building, the proposal strives to be singularly different from the typical pattern of buildings typology within Southeast False Creek.

Expectations for Architectural Design: The major design principle that the guidelines speak to is that a landmark building should reveal different aspects of itself when viewed from different distances.

The evaluation of the building's architecture is therefore viewed through the three considerations of distant view, middle view and proximate view.

Excerpt from the applicable Design Guidelines for Building 5

5.9.3 Landmark Building 5

Building 5, being of significant greater height and in a prominent location, is identified as requiring significant architectural quality to serve as a "landmark" building in the neighbourhood that stands out from other "background" buildings within the neighbourhood.

The following design criteria are to guide the overall design of Building 5:

a) Far distance view: When viewed from a far distance (such as from Northeast False Creek, False creek flats or from various points along the False Creek seawall), building 5 should exhibit a strong, cohesive silhouette. As such, a clear visual distinction between the top, middle portion and base should be legible at a distance, while composed together to achieve an overall well-balanced and graceful composition. For the top element, a strong and clear capping gesture is therefore very important.

b) Middle distance view: When viewed from a closer vantage point, the major building forms as seen from the far distant view should remain clear and legible. Further, the major forms should be further articulated with a secondary layer of largescale detailing that adds to the overall perception of the major building forms. A visual richness, that would not be viewable from a far distance, should add to, and not detract from, the overall understanding of the major forms with the use of elements such as secondary building forms, fenestration, material composition, transitional edges between the major forms, and a secondary layer of decorative articulation to the major forms. Materials should be of the highest order for this building, with metal cladding and brick high on the list of priorities.

c) Proximate distance view: When viewed from a proximate distance (i.e. From 30 ft.), the exterior cladding materials and their detailing becomes of greatest consideration. Architectural detailing at this scale should add a third layer of visual interest through expressive connections, fastenings, material transitions and appropriate visual texture.

Evaluation of the Proposed Architecture:

Distant View: When viewed from a distance, the proposal achieves a clearly simplified and legible building form that can be easily understood. The form is also clearly divided into three disparate parts of base, main body and top. In comparison to the form of development from the rezoning, this proposal is clearly more cogent as a notable architectural landmark in the landscape.

Middle view: For the west-facing elevation, the proposal shows a patterning of vertical metal slats that adds interest from this distance. The consistent patterning, however, is consistently applied over a significantly larger amount of surface area, for which some further variation would help to provide visual relieve. Staff recommend Condition 1.2 in order to further enrich this elevation, which seeks to add some articulation similar to what has been successfully introduced on the east elevation, and also for a more distinct expression of the residential balconies, which currently are partially hidden behind the slat patterning.

Proximate Distant view: While the visual material of the application clearly shows architectural elements that are at human-scale, their construction detailing will represent further articulation of the experience of the building at a proximate distance. Recommended Condition 1.3 seeks further design

development and large-scale drawings depicting the construction details of the materials and their connections in order to ensure another layer of visual interest when the project is viewed from up close.

High Density Housing for Families with Children Guidelines

The intent of the guidelines is to address the key issues of site, building and unit design which relate to residential livability for families with children. The guidelines provide both quantitative measures and qualitative guidance on designing family-friendly housing touching on outdoor and indoor amenity and play areas, safety and supervision of children, and provision of storage space appropriate for families. 90 of the 91 proposed units in this development have two or more bedrooms which may be suitable for families with children (comprised of 75 (82%) two bedroom units and 4 (3%) three bedroom units which may be suitable for families with children. Plans are generally consistent with the guidelines and include a common indoor and outdoor amenity areas on level 3 with a common multi-purpose amenity room, including the guideline specified kitchenette and accessible washrooms. Design development is needed to add a baby change table to one of the washrooms on this level (see Standard Condition A.1.25 Also consistent with the guidelines, level 3 provides an outdoor children's play area which provides a range of motor skills developing and creative play opportunities.

Urban Agriculture Guidelines for the Private Realm

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The Guidelines encourage edible landscaping and shared gardening opportunities in private developments. Plans include planters which would be suitable for urban agricultural activity, however the plans lack the necessary infrastructure to support such activity by residents. Design development to the planters on level 3 is needed to include a yard waste composter and a potting bench / tool storage chest, and to ensure the planters have an irrigation system, or that a hosebib is provided (see Standard Condition A.1.26).

• Conclusion:

Staff Support the application with major design conditions in order to achieve the high expectations for a landmark building on this site, while also mitigating some of the negative aspects arising from this change in form of development since the rezoning.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on June 13, 2018, and provided the following comments:

EVALUATION: Support with recommendations

Introduction: Development planner Paul Cheng introduced the project as a landmark building that presents some challenges. Tower podiums are formulaic; it is challenging to do something that is not formulaic. The proposal includes a 6500sf floorplate and 9-storey podium and townhouses with a courtyard versus a 12,000 s.f. slab building. This imposes a more upper-storey massing, which adds to increase spatial enclosure on public realm, shadowing concerns, and public views.

For reference:

Excerpt from the applicable Design Guidelines for Building 5

5.9.3 Landmark Building 5

Building 5, being of significant greater height and in a prominent location, is identified as requiring significant architectural quality to serve as a “landmark” building in the neighbourhood that stands out from other “background” buildings within the neighbourhood.

The following design criteria are to guide the overall design of Building 5:

- a) Far distance view: When viewed from a far distance (such as from Northeast False Creek, False creek flats or from various points along the False Creek seawall), building 5 should exhibit a strong, cohesive silhouette. As such, a clear visual distinction between the top, middle portion and base should be legible at a distance, while composed together to achieve an overall well-balanced and graceful composition. For the top element, a strong and clear capping gesture is therefore very important.
- b) Middle distance view: When viewed from a closer vantage point, the major building forms as seen from the far distant view should remain clear and legible. Further, the major forms should be further articulated with a secondary layer of largescale detailing that adds to the overall perception of the major building forms. A visual richness, that would not be viewable from a far distance, should add to, and not detract from, the overall understanding of the major forms with the use of elements such as secondary building forms, fenestration, material composition, transitional edges between the major forms, and a secondary layer of decorative articulation to the major forms. Materials should be of the highest order for this building, with metal cladding and brick high on the list of priorities.
- c) Proximate distance view: When viewed from a proximate distance (ie. From 30 ft.), the exterior cladding materials and their detailing becomes of greatest consideration. Architectural detailing at this scale should add a third layer of visual interest through expressive connections, fastenings, material transitions and appropriate visual texture.

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

1. The project proposes a different form of development from the formulaic tower/podium typology that was approved in the CD-1. Is this proposal an improved form of development for this site, taking into consideration:
 - a. The visual prominence of the site;
 - b. The requirement for a distinguishing architectural landmark;
 - c. The large amount of adjacent open space;
 - d. The building’s impact on the public realm.
2. The Council-adopted design guidelines for this site (see attached) requires an exceptional architecture that can attain the status of a landmark in the city’s collective psyche. Generally, the guidelines attempt to establish an overall rich experience of the building from all vantage points, far and proximate. Please evaluate the project in the following lenses:
 - a. The distant view. Does the proposal present a clearly legible silhouette, a strong expression of base/main body/top and an overall balanced composition?
 - b. The middle view. Are the major building forms further articulated with a secondary layer of composition such as fenestration patterning, modulation, major elements of materiality and decorative elements?

- c. The proximate view. Are there further discoveries to be made when the building is viewed close up, with interesting construction details, textures, and finer-grained play of light and shadow?

Does the design achieve the architectural prominence needed to be a landmark?

3. The building design in the rezoning followed a SEFC principle of providing a semi-private courtyard that is visually welcoming and physically accessible to the public. Does the new proposal achieve an equivalent amount of public amenity? Given the overall amount of publicly accessible space in the remainder of the rezoning site and the adjacent public park and seawall, is a publicly-accessible area still needed on this subarea?
4. Given that the original form of development was composed of a slender tower and accompanying podium, does the proposal create an undue hardship on neighbouring private properties with respect to views, privacy and proximity of building mass?

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

A criteria of a landmark building should express a unique expression from a distant view as you got closer to the building it reveals a level of details. In addition of that view there is a requirement to make this building contextual. This building has evolved from an interpretation of the railway district. One example is we abstracted that notion of an arc rail segment and cut the arc into segments we would end up with a series of forms that could build up to a building of a unified expression and materiality and still in keeping of its three expression (bottom, middle, and top).

A key point was to place the building where it has best value to the public and park. The building slides off the podium onto the park with open views to science world as well. The building provides lots of openness and public access, the main goal is to provide lots of contextual connection.

Looking at this building from a distance, this is very much a 4 ground building. This building is trying to have a contrast with a simple arc façade. Because there is not another building for ten blocks this building and streetscape was designed to stand on its own.

The building is fairly horizontal building and has chosen to express this with a rail and tie motif. There is a veneer screen on the west façade and vertical fins to provide a fairly dynamic experience of the building.

There is an insertion of an elevator core to bring the landscape up to the building and bring focal alignment views to the north side of the building. Landscape took cues from the simplicity of the building. There is strong patterning and materiality.

The applicant team then took questions from the panel.

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

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

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

- Cooperation between, Cov, Parks Board, Landscape and the architect to ensure the future foreground is successful;

- Further design development to the metal screens and generators to ensure they are well articulated in the building;
- Further design development of the amenity space including its landscape details.

- **Related Commentary:**

Panel supported the project and found this to be major improvement from the previous submission.

The building was found to be simple yet elegant, A well done and well-presented project. Success of this project will rely on the details and execution of the building. Parks Board's creation of a park at the foreground of the building will be a key of the success of the building for photo taking and in keeping with the area.

The building is a nice departure from the traditional podium typology. The simplicity of the building helps strengthen the top portions and the darker color will help it stand out.

A strong element is the curve top and could be improved by better detailing. Ensure there is proper examination of solar and heat gain. A suggestion was using isocorp that will tie in with the detailing.

A panel member noted not sure if the building fits as a landmark building and does not find this is an important aspect. A panel noted a more important question should be whether the building stands out as a focal point for the area. A panel member noted presently for this area Science World stands out at the main focal point.

At the lower level of the podium it is strong on one end then becomes less strong on the other, this will cause for the amenity room space to be very dark. The height and depth of the amenity space can benefit from some improvements.

Appreciate the layers of heritage that were hidden and then revealed.

Additional comments includes the metal screen does not have enough depth to really stand out and regards to landscape think about shrubs at the base in large quantities

- **Applicant's Response:** The applicant team thanked the panel for their comments.

ENGINEERING SERVICES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

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

LANDSCAPE

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

HOUSING POLICY & PROJECTS / SOCIAL POLICY & PROJECTS / CULTURAL SERVICES

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

PARK BOARD

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

ENVIRONMENTAL PROTECTION BRANCH

Environmental Protection Branch conditions are included in Appendix B attached to this report.

BUILDING REVIEW BRANCH

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

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

It is advisable that a Code Consultant is engaged for the building design in the flood plain.

NOTIFICATION

On May 11, 2018, 2554 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. In addition, 2 site signs were install at the site notifying of the application and providing information on where to find further details of the project.

Twenty e-mails were received in opposition of the project. Objections were in response to the loss of views from the buildings on the east side of Quebec street affected by the shift in massing.

Concerns received in opposition expressed concern of the following:

- The proposed form and height is significantly different from what was approved at re-zoning. The current design obscures views from neighboring properties and enhanced shadows onto the future neighborhood park.

Staff response: Staff acknowledges that the proposed building form is significantly different than what was approved at rezoning. At the same time, staff also acknowledges that the proposal is required to achieve a simpler building form in order to achieve the visual legibility required to be a landmark building. Staff have assessed that some upper building mass should be deleted in order for the building to be less imposing on the future park in terms of shadows cast from 10am to 12pm at the equinoxes, while also retaining a partial view of False Creek from the neighbouring property located southeast (Recommended Condition 1.1).

- The West façade of the building is too predominant and feels to be crowding the public realm.


Staff response: Recommended Condition 1.1, once satisfied, will reduce the overall amount of building mass imposed on the public park and seawall. Furthermore, condition 1.2 seeks to vary the architectural expression that is facing these areas, which will also reduce the monolithic appearance that arises from the overly consistent patterning.

• DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

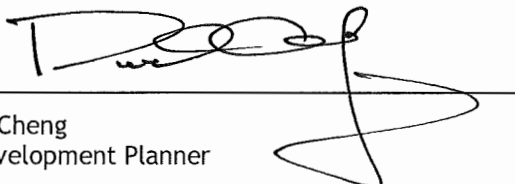
The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by both the Development Permit Board and the Director of Planning.

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.

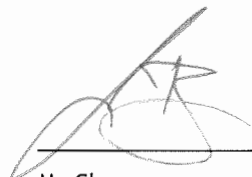
The Staff Committee supports the proposal with the conditions contained in the report.



J. Greer
Chair, Development Permit Staff Committee



P. Cheng
Development Planner



FOR

M. Cheng
Project Coordinator

Project Facilitator: Jaime Lynn 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 Conditions

- A.1.1 the proposed form of development can and does become approved by City Council;
- A.1.2 design development to the proposed ventilation grates that interface with the public realm, through a creative integration with public seating, landscaping, and retaining walls.
- A.1.3 consideration to minimize or delete the proposed water feature located between the Amenity Patio and the main Lobby entrance, to be replaced with features that are more useable space or more welcoming to the public realm;
- A.1.4 demonstration of compliance with Section 10.11.1(b) - General Regulations, of the Zoning and Development By-law that mechanical appurtenances do not, in total, exceed one-third of the width of the building as measured on any elevation drawings and do not, in total, cover more than 10% of the roof area on which they are located as viewed from directly above;

Note to Applicant: Provide dimensions, areas and calculations on the roof plan to demonstrate compliance. If this condition cannot be met, height will be measured to the top of mechanical appurtenances.

- A.1.5 demonstration of compliance with Section 7 - Horizontal Angle of Daylight, of the CD-1 (612) Comprehensive Development District of the Zoning and Development By-law;

Note to Applicant: Show the angle and distance for each habitable room.

- A.1.6 provision of parking spaces in accordance with Section 4 - Off-street Parking Space Regulations of the Parking By-law, to the satisfaction of the General Manager of Engineering Services, as follows:
 - i. provide a minimum of 7 visitor parking space in accordance with Section 4.5A.1; and
 - ii. reduce the total number of proposed parking spaces to no more than 152 spaces in accordance with Section 4.5A.1;
- A.1.7 provision of one electrical receptacle per two bicycle spaces for the charging of electric bicycles;
- A.1.8 provision of an original, sealed copy of a survey plan of the site, verified by a British Columbia Land Surveyor is to be submitted, clearly indicating the site area;
- A.1.9 provision of the following notations on the plans:
 - i. "Construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law."
 - ii. "The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law."
 - iii. "All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The

owner[s] assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits."

Note to Applicant: Delete all references to the proposed signage.

- A.1.10 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.1.11 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.1.12 written confirmation shall be submitted by the applicant that:
- 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 Park Board Conditions

- A.1.13 design development to ensure all paths to ground floor units and amenity spaces are within private property, without reliance on connections from the public park;
- A.1.14 design development to increase solar access and decrease building shadows onto parkland and public realm along the False Creek waterfront, as measured between 10am and 12pm on March 21 and September 21. Solar studies must be shown for these dates separately (with daylight savings), at 30 min intervals, and compared to the building massing previously-approved in Rezoning; (See also Recommended Condition 1.1)

Standard Landscape Conditions

- A.1.15 design development to provide a smooth transition from private landscape to new East Park land, in coordination with the Park Board;

Note to Applicant: This should be confirmed by the provision of a smaller scale landscape plan which partially includes the Park and interface area.

- A.1.16 design development to explore design options to include the retention and protection of Trees #'s 13 and 14;

Note to Applicant: This will require a revised setback from the property line. A revised Arborist Report is required to provide methods of protection for the tree, in coordination with the Park Board. A Letter of Assurance for arborist supervision should also be provided, signed and dated by arborist, owner and contractor, detailing activities that will need to be supervised and the terms for advance notice for arborist attendance.

- A.1.17 design development to improve sustainability and expand programming to include the following:
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1. Urban Agriculture plots, complete with infrastructure needed, per the City's Guidelines for Urban Agriculture;
2. Substantial and diverse amounts of 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.1.18 design development to upper levels terraces to soften the edges and provide visible greenery from the street, by the addition of planting beds with arching habits at the edges of the terraces;

A.1.19 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 condition x.x).

A.1.20 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 (Refer to condition x.x).

A.1.21 coordination of new proposed street trees and any City owned 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.1.22 provision of a high-efficiency automatic irrigation system to be provided for all planters;

A.1.23 provision on the landscape drawings of landscape 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>.)

Crime Prevention Through Environmental Design (CPTED)

- A.1.24 notation on the drawings of those measures provided in response to CPTED principles, having particular regard for reducing opportunities for:
- i. theft in the underground parking;
 - ii. residential break and enter;
 - iii. mail theft; and
 - iv. mischief in alcoves and vandalism, such as graffiti;

Housing Policy & Projects / Social Policy & Projects / Cultural Services

- A.1.25 Design development to the amenity room accessible washroom to equipped it with a baby change table;
- A.1.26 Design development to level 3 planters to enable urban agriculture activity by residents including the provision of a yard waste composter and a potting bench / tool storage chest, and to ensure the planters have an irrigation system, or that a hosebib is provided;

A.2 Standard Engineering Conditions

- A.2.1 provision of a 6.5m wide separated bike and pedestrian path connecting the seawall to the Central Valley Greenway;

Note to Applicant: The bike path should align with the existing Central Valley Greenway.

- A.2.2 update boulevard, bike lane, and sidewalk widths on landscape plan and cross sections to match approved City geometric;

Note to Applicant: The cross sections for Quebec St shown in sections 2, 3 and 4 on drawing L-3.1 do not match the latest approved City geometric (2008-63-E-G-04).

- A.2.3 provision of automatic door openers on the doors providing access to the bicycle room(s) and note on plans;

Note to Applicant: Add note to landscape plans "Installation of parking regulatory signage on Quebec Street and Switchmen Street adjacent the site to the satisfaction of the General Manager of Engineering Services"

- A.2.4 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- i. provision of design elevations on both sides of the parking ramp at all breakpoints and at all entrances;
- ii. provision of a maximum column encroachment of 0.15m (6") into a parking stall;

Note to Applicant: Stalls 86 and 87 show 8" of encroachment into the stalls but this condition exists for multiple stalls. Consider reducing the width of the column or provide additional stall width.

- iii. provision of additional stall length for stalls located in private garages;
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Note to Applicant: The 18' stall length is dimensioned to the outside of the O/H door for the stalls in private garages.

- iv. dimension stalls 33, 142 and 143;
- v. provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside;

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

- vi. provision of a 5' access aisle for the disability stalls as 3'10" is shown;

Note to Applicant: Consider reducing the 9'4" stall widths to achieve this.

Please contact Dave Kim of the Parking Management Branch at 604-871-6279 for more information or refer to the Parking and Loading Design Guidelines at the following link: (<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>)

- A.2.5 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.

- A.2.6 clarification of garbage pick-up operations;

Note to Applicant: Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the street for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the street.

- A.2.7 arrangements are to be made to the satisfaction of the Director of Planning, the General Manager of Parks, the Director of Legal Services and the Approving Officer for the subdivision of Lot 353, False Creek, Group 1 NWD Plan EPP46205 to create the new Park Parcel (to be conveyed to the City) and the development Parcel. The new Park Parcel is also to be consolidated with the adjacent Lot 344 False Creek Group 1 NWD Plan EPP1333 (East Park) to create a single Park Parcel;

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>. The General Manager of Parks is to confirm that the proposed Park area to be dedicated is acceptable.

- A.2.8 confirmation from the CBO that the VBBL special separation requirements for ingress and egress have been met with the development site;

Note to CBO: Flood Plain Covenant CA5593632 is registered on the title.

- A.2.9 arrangements are to be made to the satisfaction of the Director of Legal Services to discharge flood Plain Covenant CA4164767;

Note to Applicant: This covenant has been superseded by Covenant CA5593632 and is to be discharged from the title of Lot 353.

- A.2.10 arrangements are to be made to the satisfaction of the General Manager of Engineering Services for a statutory Right of Way over the Energy Transfer Station (ETS) room and the NEU piping which will run from the building entry point to the ETS room must be granted to the City;
 - A.2.11 provision of a Neighbourhood Energy Utility (NEU) room must be relocated to the northeast portion of the building and must be sized to a minimum of 6m x 3.5m;
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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 (**6 months after DP Board date**), this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 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 Details of swimming pools/hot tubs to be submitted to the Environmental Health Division and Provincial Health Engineer prior to construction;
- B.1.6 Please review the City of Vancouver Bulletin 2002-003-EV Erosion and Sediment Control.
- B.1.7 Erosion Sediment Control plans to be submitted at Building permit stage for Environmental Protection review and comment.
- B.1.8 May require a waste discharge permit for dewatering activities on the Site.

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 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
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B.2.5 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.

B.2.6 The building(s) heating and domestic hot water system shall be designed to be compatible with the SEFC NEU system to supply all heating and domestic hot water requirements. Detailed design of the HVAC and mechanical heating system, including any provisions for waste heat recovery and reuse, must be reviewed and approved by the General Manager of Engineering Services prior to issuance of building permit.

Note to Applicant: The applicant shall refer to the Energy Utility System By-law (9552) and NEU Connection Guideline (2016) for specific design requirements, which include provisions related to the location of the mechanical room(s), centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minim.

B.2.7 Please review the City of Vancouver Bulletin 2002-003-EV Erosion and Sediment. Erosion Sediment Control plans to be submitted at Building permit stage for Environmental Protection review and comment. May require a waste discharge permit for dewatering activities on the Site.

B.2.8 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.2.9 Must comply with all of the obligations outlined in the Remediation Agreement (dated June 16, 2015).

B.2.10 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.2.11 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.
