
1555 Robson St (COMPLETE APPLICATION)
DP-2018-00589 - C-6

BC/VK/AEM/HMc/JF

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

M. So (Acting Chair), Development Services
C. Chant, Engineering Services
M. Halverson, Real Estate Services
J. Rautenberg, Housing Policy and Projects

Also Present:

B. Clark, Urban Design & Development Planning
V. Kopy, Development Services
J. Freeman, Development Services

APPLICANT:

Clement Pun (IBI)
700-1285 West Pender St
Vancouver, BC
V6E 4B1

PROPERTY OWNER:

1135952 BC LTD
c/o Turner Meakin Mgmt Co. Ltd.
108-2590 Granville St
Vancouver, BC
V6H 3H1

EXECUTIVE SUMMARY

- **Proposal:** To construct a 28-storey, mixed use building containing retail on the ground floor, office on levels two and three, 24 Social Housing units on levels 3 and 4, and 153 market dwelling units on levels 4 to 28, all over 5 levels of underground parking with vehicular access from the lane. The proposal also includes a 10% heritage density transfer of approximately 15,000 square feet. The application includes a Heritage letter A, Acoustical report and Arborist report.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations

Appendix D Applicant's Design Rationale

● **Issues:**

1. Confirmation of floor area and Heritage Density Transfer;
2. Balanced expression of the two adjacent residential entries;
3. Architectural treatment of the 3 storey podium;
4. Enhancement of the public realm;

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

THAT the Board APPROVE Development Application DP-2018-00589 submitted, the plans and information forming a part thereof, thereby permitting the development of a 28-storey, mixed use building containing retail on the ground floor, office on levels two and three, 24 Social Housing units on levels 3 and 4, and 153 market dwelling units on levels 4 to 28, all over 5 levels of underground parking with vehicular access from the lane, subject to the following conditions:

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 achieve a balanced expression of the adjacent market and social housing residential entries, with consideration of a shared outdoor play area;

Note to Applicant: This may be achieved as follows:

- i. widen the non-market entry to create a more generous interior lobby;
- ii. extend the entry canopy over both doors;
- iii. develop an entry forecourt unifying the two with a shared paving pattern;
- iv. special architectural treatment of the façade between; and
- v. consideration of shared access to the northwest roof deck at the 3rd floor;

- 1.2. design development to enhance the architectural expression of the podium, including the blank east façade, and better integration of the building and the slope;

Note to Applicant: This may be achieved by further study of:

- i. proportions, detailing, window patterns and placement;
- ii. colour and materials (i.e. lighter pedestrian-friendly colours); and,
- iii. animation of the east façade with pattern, texture, colour and landscaping (Refer to Landscape Condition A.1.14);

- 1.3. design development to animate the public realm, as follows:

- i. incorporate public seating, special paving and landscaping outside the cafe to create a more street-fronting corner feature (see Landscape Condition A1.12);
- ii. provide continuous rainwater canopies along the streets, coordinated with street tree locations and related maintenance issues;
- iii. animate the lane with architectural and landscape treatments (i.e. decorative wall treatment and gates to loading and parkade, trellises, lighting, glazing);
- iv. incorporate special pedestrian-scaled lighting at the corner and near the building entries within the property lines;

- v. coordinate surface paving design inside the property line with the City streetscape standards outside to create a cohesive pedestrian space; and
- vi. consider enhanced boulevard planting along Cardero conforming with City of Vancouver Boulevard Gardening Guidelines and Engineering requirements;

Note to Applicant: The intent is to enhance the public realm, highlight the significant flowering street trees, and coordinate with the adjacent Kengo Kuma development where Triangle West standards apply (Refer to Landscape Condition A1.17 and Standard Condition A.2.6).

- 1.4. design development to significantly reduce or eliminate stairs throughout the commercial corridors;
- 1.5. design development to ensure all residential units are provided with a usable outdoor balcony, including the east-facing junior 1 bedroom units with 'Juliette' balconies on levels 8-26;
- 1.6. design development to screen views from the 3rd floor to 2nd floor roof decks, as well as between the northwest roof deck and adjacent private roof deck at the lane, and address maintenance aspects;

Note to applicant: This can be achieved by detailing of the edge condition, studying guard rail locations, and plant material choices (Refer to Landscape Condition A.1.14).

- 1.7. design development to ensure roof-top service equipment including window washing infrastructure, cell tower and antennae elements do not negatively impact public and private views.

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

- 1.8. consideration of adjusting north-facing junior 1 bedroom units on levels 8-26 to studios to improve livability and usability of space;
- 1.9. consideration to increase tower separation to a minimum of 80 ft. from face of balcony to face of balcony above the 10th floor;

Note to Applicant: This may be achieved by moving the higher balconies from the north to the west façade. (balconies as proposed now extend 6 ft. into the 80 ft. zone.)

- 1.10. provision of any built features intended to create a bird friendly design, including site lighting strategy (Refer to Landscape Condition A.1.18);

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.)

- 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 Analysis												
Technical review for:					1555 Robson Street							
Permitted/Required per C-6 District Sched.:					Proposed:							
¹ Site Size						132'x130.86'						
¹ Site Area	17,273.00 ft ²					17,273.00 ft ²						
Use	Multiple Dwelling/ Retail /Office					Multiple Dwelling / Retail / Office						
² FSR	9.63					9.63						
Floor Area	Permitted floor area (8.75)	151,138.8	ft ²	Market Residential:		113,989.76	ft ²					
	Social Housing (20%)	33,250.60	ft ²	Social Housing (18.5%):		30,678.24	ft ²					
	Min. Comm. Req'd (1.2):	20,727.60	ft ²	Commercial (1.25):		21,585.00	ft ²					
	Heritage Density(.875)	15,113.88										
	Total Permitted Area:	166,252.63	ft²	Total:		166,253.00	ft²					
Exclusions	Max open balcony (12%)	17,360.16	ft ²	Open balcony (11%)		16,562.00	ft ²					
	Amenity	10,764.30	ft ²	Amenity		2,554.00	ft ²					
³ Height	Height (Sect. 5.3)	300	ft	Height		295	ft					
	# of Storeys			# of Storeys		28						
⁴ Parking	Market Resid. Min.	75		Market Resid.: Standard		96						
	Disability	6		Disability		9						
	Max. Small car (25%)	19		Small		21						
	Min. Required:	75		Proposed:		126						
	Social Housing: Min.	12		Social Housing: Standard		6						
	Disability	2		Disability		2						
	Max. Small car (25%)	3		Small		5						
	Min. Required:	12		Proposed:		13						
	Commercial: Min.	14		Commercial: Standard		8						
	Disability	2		Disability		2						
Max. Small car (25%)	3		small		4							
Min. Required:	14		Proposed:		14							
Car Share :	0		Car Share:		0							
Total:	100		Total:		153							
⁵ Bicycle	Class	B	A			Tot.	Class	B	A			Tot.
			Min.	Max.	Min.				Hor.	Vert.	Locker	
			Hor.	Vert.	Locker							
	Market:	6	96	57	38	191	Market:	6	141	51	0	192
	Social:	0	15	9	6	30	Social:	0	21	9	0	30
Comm.:	6	2	1	1	4	Comm.:	6	5	0	0	5	
Total:	12	113	68	45	225	Total:	12	167	60	0	227	
⁶ Loading	Class	A	B		C	Class	A	B		C		
	Market:		1			Market :	0	1		0		
	Social:					Social:	0	0		0		
	Retail:		2			Retail:	1	1		0		
	Office:	1	1			Office:	1	1		0		
Total:	1	4		0	Total	2	3		0			
⁷ Unit Mix	Unit Type		Social		Market							
	Studio		0	0%	0	0%						
	1 bedroom		10	42%	112	73%						
	2 bedroom		8	33%	41	27%						
	3 bedroom +		6	25%	0	0%						
Total:		24		153								

Notes:

¹**Note on Site Size and Site Area:** This site is approximately 132.00 feet x 130.86 feet and is 17,273.0 ft². The site is situated with Robson Street to the South, Cardero Street to the West and Eihu Lane to the North. The site requires a 7' future road widening along Robson Street.

²**Note on FSR and Floor Area:** The floor area is calculated per C-6 District Schedule of the Zoning & Development By-law. The Director of Planning or DP Board may relax the FSR up to 8.75 FSR as permitted by Section 5.2 of the District Schedule. The developer is also seeking to purchase a Heritage Density Transfer to increase the permitted FSR by 10%, which amounts to a total permitted 9.63 FSR. Under the conditions set out in Section 5.2, a minimum of 20% of all floor area included in the calculation of FSR is to be reserved for Social Housing. The proposed Social Housing area of this building is 18.5% of the total 9.63 FSR, and includes area required for bulk storage, normally excluded from FSR. Future changes to the C-6 District Schedule are to clarify that additional 10% FSR for Heritage Density Transfer will not be included in the FSR for calculating the required FSR for Social Housing.

To meet 20% Social Housing for this building, excluding 40 ft² per unit for Bulk Storage, an approximate 3,530.00 ft² of floor area will need to be converted to Social Housing. Standard Condition A.1.4 & A1.23 requires an increase in Social Housing area requires exclusion of Bulk Storage.

As noted above, Bulk Storage is not excluded for calculating the percentage of Social Housing and is required per Section 4.7.6(d) of the C-6 District Schedule. Also, bulk storage rooms are, in some cases, larger than 40 ft² and are required to be reduced. Standard Condition A.1.5 & A.1.6 require compliance with C-6 District Schedule regarding Bulk Storage.

³**Note on Height:** The building height is calculated per C-6 District Schedule of the Zoning & Development By-law. The Director of Planning or DP Board may relax the Building Height up to 91.4 m. as permitted by Section 5.3 of the District Schedule. The height is also regulated by View Cone 3.2.1 (Queen Elizabeth) which is not affected by the proposed building.

⁴**Note on Parking:** Parking is in compliance with Section 4 of the Parking By-law with exception of several Social Housing parking spaces being located behind a security gate for Market dwelling parking. Standard Condition A.1.9 requires relocation of these spaces.

⁵**Note on Bicycles:** Bicycle parking is in compliance with Section 6 of the Parking By-law with exception of a few minor items. Standard Condition A.1.10 requires compliance with Parking By-law.

⁶**Note on Loading:** This development requires 1 "Class A" and 3 "Class B" loading spaces for commercial use and 1 "Class B" for Residential use. A total of 2 "Class A" and 3 "Class B" loading spaces have been provided; thus, relaxation of 1 "Class B" loading space is required.

⁷**Note on Unit Type:** A total of 177 Residential dwelling units are proposed where 153 are Market dwelling units and 24 are Social Housing dwelling units. 58% of the Social Housing units are suitable for Families with Children. These units must meet the "High Density Housing for Families with Children Guidelines".

• **Legal Description**

Lot: H
 Block: 43
 District Lot: 185
 Plan: 12083

• **History of Application:**

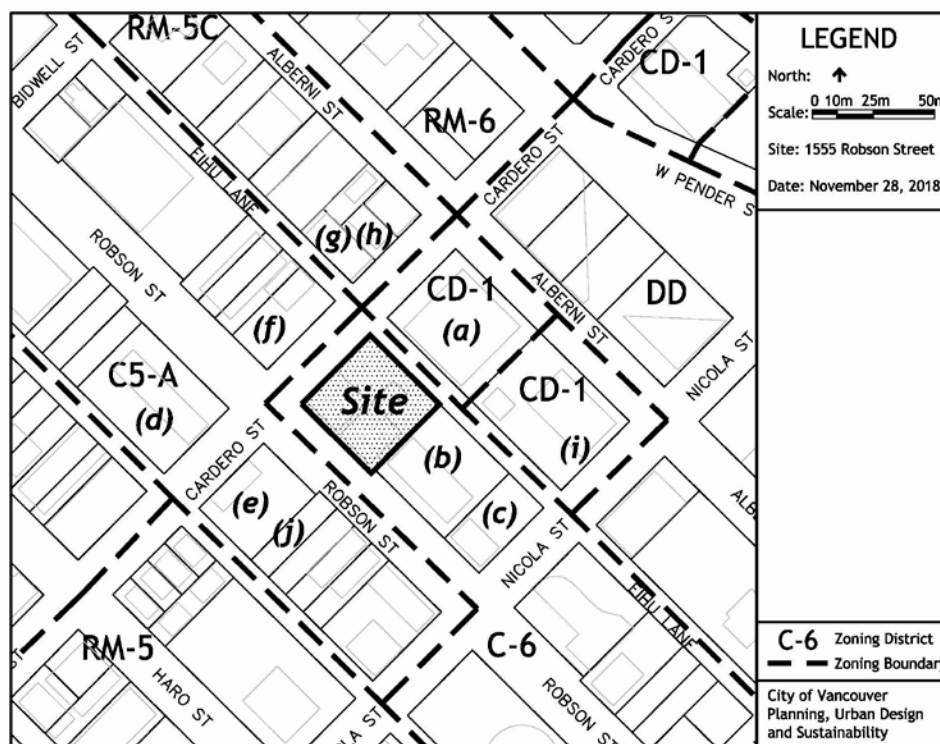
18 07 09 Complete DP submitted
 18 10 31 Urban Design Panel
 18 11 28 Development Permit Staff Committee

• **Site:**

The site is located on the northeast corner of the intersection of Robson Street and Cardero Street. It measures approximately 132 ft. by 131 ft. The Robson Public Market is located on the southwest corner of this intersection. The recently approved 43-storeys Kengo Kuma “Carved” Tower at 1550 Alberni Street is proposed across the lane to the north. A three-storey commercial-medical building is located immediately to the east, with a 22-storey mixed use building across Cardero to the west.

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

- a) 1568 Alberni Street, proposed 43-storey mixed-use building, (under construction);
- b) 1525 Robson Street, three commercial/medical building of 3-storey, 6-storey and 8-storey, (c. 1965);
- c) 767 Nicola Street, 6-storey mixed-use building, (c.2010);
- d) 1610 Robson Street, 2-storey commercial building, (c.1985);
- e) 828 Cardero Street, 5-storey mixed-use building, (c. 2003);
- f) 777 Cardero Street, 22-storey mixed-use building, (c.1970);
- g) 761 Cardero Street, 3-storey mixed-use building, (c. 1975);
- h) 753 Cardero Street, 3-storey office building, (c.1905);
- i) 1500 Alberni Street, 29-storey residential building, (c.1991);
- j) 1542 Robson Street, 1-storey commercial building, (c.1978).



● **Background:**

A development permit was submitted on June 28, 2018, for redevelopment of this site on Robson Street, under the provisions of the West End Community Plan and C-6 zoning. The proposal contains one residential tower (28-storeys) on a three storey podium with underground parking. Retail and office uses are located in the podium, with a mix of market and social housing residential units in the third floor and tower above. The proposal is seeking a 10% heritage density transfer. The proposal was reviewed by the Urban Design Panel on October 31, 2018, and supported with considerations. The application is generally in line with the objectives of the West End Community Plan.

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

- West End Community Plan (WECP)
- West End - Tower Form, Siting and Setbacks (Bulletin)
- High Density Housing Guidelines for Families with Children
- City of Vancouver Housing Design and Technical Guidelines
- Urban Agriculture Guidelines for the Private Realm
- Housing Vancouver Strategy (2017)

West End Community Plan

The West End Community Plan (WECP) calls for more affordable housing options for all household types, including families with children. It encourages new social and rental housing with additional density and rezoning applications in 'Corridors' well-served by transit, services and amenities, to retain a vibrant local workforce. This application is located in Area B of the Lower Robson Corridor, with a mix of building forms and uses, extending three blocks from Denman Street to Jervis Street. The WECP anticipates a mixed use development with active commercial frontages along Robson Street and Cardero Street, with a 3-storey podium. Tower floor plates should be set back above the podium with an area not exceeding 5,500 s.f. (511 s.m.).

New multi-family developments should provide 25% of market housing units and 50% of social housing units with two and three bedroom units on the lower floors, designed to meet the High Density Housing for Families with Children Guidelines.

The WECP Rezoning Policy permits much greater density and height in Georgia Corridor Rezoning Area 'B', across the lane to the north, due to inclusion of a residential component in keeping with the Public Benefits Strategy. Accordingly, the Kengo Kuma "Carved" tower was recently approved at 43-storeys with a FSR of 14.15, and a maximum floorplate of 6,500 s.f. (603.9 s.m.).

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

The intent of this Schedule is to provide retail, services and residential 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 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, with a greater density and scale.

Density bonuses are provided for developments that offer deeper housing affordability. The Schedule supports social housing, as is proposed in this application, through Section 5.2, which allows the Development Permit Board to relax the floor space ratio (FSR) regulation to a maximum of 8.75 FSR plus 10% heritage density transfer for a total of 9.63 FSR for a project in which 20% of the floor area is used as dedicated social housing whose ownership will be transferred to the City of Vancouver. The schedule further allows relaxation of height to a maximum of 91.4 m. (300 f.) through Section 5.3.

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

This bulletin 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” (i.e. shopping streets) should be minimized between 10:00am and 4:00pm at the equinox. Developments on Robson Street must provide a minimum 7 ft. front yard and, for larger sites such as this subject property, the residential tower should be set back a minimum 12 ft. from the podium face on any street frontage. Tower depth is limited to 85 ft., and an 80 ft. separation between towers must be maintained.

High Density Housing Guidelines for Families with Children

These guidelines are intended to be used for higher-density developments designed specifically for families. They provide recommendations for the site selection, building and unit design to provide safe and supported environments for families with children.

City of Vancouver Housing Design and Technical Guidelines for Social Housing

The purpose of these Guidelines is to assist housing partners through the project design and development process, including social housing such as this project, to be delivered turn-key to the city through inclusionary zoning provisions. They outline minimum required standards for livability and inclusivity, as well as materials, finishes, equipment and technical specifications, to meet City policies such as “Housing and Homelessness Strategy”, “Climate Change Adaptation Strategy”, “Greenest City Action Plan: 2020”, and “Healthy City Strategy”.

Urban Agriculture Design Guidelines for 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 “Urban Agriculture Guidelines for the Private Realm” encourage edible landscaping and shared gardening opportunities in private developments.

• Response to Applicable By-laws and Guidelines:

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

The application generally meets the intents and regulations of the C-6 zoning. The following is an evaluation of the application’s response to the regulations on external design, Section 4.17:

<p>4.17.1 All developments shall provide along all abutting streets any one or a combination of display windows, individualized tenancy unit design, building articulation, pedestrian entrance definition via a recess or projecting canopy or any other architectural features which facilitate pedestrian interest to the satisfaction of the Director of Planning.</p>	<p>This condition has generally been met. Staff are seeking further improvements to the design of the public realm (see Recommended Conditions 1.2 and 1.3)</p>
<p>4.17.2 The first storey shall be built to the front and side property lines except as noted in sections 4.4.1 and 4.5.1 while remaining storeys may terrace back from property lines.</p>	<p>This condition has been met (noting that there is 7 ft. building line along Robson). An additional 3 ft. setback on Robson and a corner mini-plaza has been provided.</p>
<p>4.17.3 Direct pedestrian access at the fronting street at or near grade level to each individual commercial occupancy which abuts the fronting street of a development site shall be provided.</p>	<p>This condition has been met. The ground floor slab has been stepped to accommodate at-grade entries to individual commercial units.</p>

4.17.4 Continuous weather protection having a minimum depth of 1.5 m in the form of a retractable fabric awning, a canopy attached to the building face by bolts to facilitate easy removal, or other forms satisfactory to the Director of Planning and City Engineer shall be provided along the fronting street and flanking street where the adjoining site on the flanking street is in a C district.	This condition is generally met. Staff are seeking improvements to the design of the canopies, to provide continuous weather protection (see Recommended Condition 1.3).
4.17.5 That portion of building located at the intersection of a fronting and flanking street where the adjoining site on the flanking street is in a C district shall be rounded with a minimum radius of 1.8 m, indented or truncated with minimum dimensions of 1.8 m by 1.8 m, or architecturally treated by other means to facilitate pedestrian amenity to the satisfaction of the Director of Planning.	The intent of this regulation has been met by provision of a 10 ft. by 39 ft. mini-plaza at the street corner. Staff recommends design development of the corner feature to be more street-friendly (see Recommended Condition 1.3)
4.17.8 All garbage container storage areas shall be screened from view from nearby sidewalks and dwelling units.	This condition has been met. Garbage is located in the parkade.
4.17.9 Mechanical equipment shall be enclosed and set back so as not to be visible from street level or architecturally treated by other means satisfactory to the Director of Planning. Exposed duct work is not permitted.	This condition has been met. (See Recommended Condition 1.7 which seeks to ensure that mechanical equipment does not negatively impact public and private views.)
4.17.10 Dwelling uses shall provide: (a) pedestrian access separate from access to other uses; (b) a minimum of one bicycle rack per four dwelling units in an enclosed storage room.	This condition has been met.

West End Community Plan

The application meets a number of goals under the West End Community Plan, including the delivery of secured non-market rental housing.

Density

According to staff's technical analysis, the proposed density is 9.63 FSR, which achieves the maximum allowable density for developments including secured non-market housing (8.75 FSR, including a 10% transfer of heritage density).

Tower and Podium Heights

The overall tower height of 300 feet (28 storeys) meets the maximum discretionary height under the C-6 District Schedule. The proposal also adheres to the three storey podium height of 30 to 40 feet (9.1-12.2 m.), as recommended in the West End Plan.

Setbacks and Public Realm

The Plan's intent to create a generous, active public realm is positively addressed along Robson Street. A 7 ft. setback is required for road widening, and an additional 3 ft. is provided along Robson, with a corner cut-out measuring approximately 13 by 39 feet for a "spill-out" retail use (i.e. café patio). This cut-out wraps around to Cardero, where it measures approximately 10 ft. by 42 ft., creating space for corner seating and bike racks. The public realm along Cardero Street and the lane are more constricted, with a 3 feet setback to the podium face along Cardero Street. At the intersection, a

recessed portion measuring approximately 10 feet by 42 feet is provided, including the corner seating area and bike racks. The lane frontage is provided a 6 feet setback, with a deeper landscaped area of 8 feet extending 45 feet along the north face of the CRU. The gas meter at the northeast corner is set back 3 feet from the property line.

Sustainability

The application incorporates a variety of green and passive strategies including use of high performance glazing, 45% window-to-wall area (tower), low energy lighting systems, a high efficiency VRF mechanical system, heat recovery ventilators, Electric Vehicle Car Chargers for 20% residential parking with conduit installed on all remaining spaces for future adaptation, low flow lavatories and showers, drought tolerant planting, high efficiency/possible drip irrigation on sensors, and urban agriculture/community gardens on common outdoor amenity space.

Architectural Expression

The proposed development proposes a three storey podium along Robson and Cardero, framed with light-coloured paneling and glazing. The residential lobbies of the proposed development will be located on Cardero Street, while commercial and office entrances will be located on Robson Street. Above the podium, the tower is divided into two distinct volumes, further distinguished by use of contrasting colours and detailing. The architectural expression was inspired from the major tree species of Stanley Park: The tower form is expressed as two contrasting planes rooted in a wider podium; the first, a tall dark rectilinear form, layered with smooth copper paneling referencing Western Red Cedar and Arbutus trees, and the second, a tall light rectilinear form, symbolizing Dogwood flowers and the off-white sap wood hidden by the scaly brown bark of the Yew. Projecting mullions and balconies give visual relief and also provide solar control.

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

The application meets the guideline that towers should be maximum 85 feet deep, with a maximum floorplate of 5,500 s.f. However, the project is compromised by the location of the approved Kengo Kuma “Carved” tower just 2 feet off the lane, requiring this tower to shift southward in order to maintain the required 80 ft separation between towers. This project proposes an 84 foot wide tower, 4 feet in excess of the Bulletin. The tower itself is proposed 5 feet closer to Cardero than stipulated under the Bulletin. Staff support these two variances as a more generous 17 foot tower setback was provided off Robson, exceeding the required setback by 5 feet, and because of the articulation of the tower in two distinct parts.

Staff recommend further design development of the podium to enhance the base for the tower (see Recommended Condition 1.2).

● **Conclusion:**

This application has generally addressed the applicable policies, and will increase the stock of non-market housing and also family-oriented housing in the West End, within a form of development anticipated in the community plan. Staff supports the application, subject to the conditions noted.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on October 8, 2016, and provided the following comments:

EVALUATION: SUPPORT with recommendations

Introduction:

Development Planner, Brenda Clark, presented to the panelist. The project currently proposes a 3 storey podium, with retail at grade and office above, and a mix of non-market (24 units) and market housing (153 units) both accessed off Cardero St. One retail unit is proposed north of the entries, to continue the street pattern from the North side of the lane. The office entry is located on Robson St. Street. There are 5 levels of underground parking accessed off the lane, with proposed FSR of 9.63 including 10% additional heritage density transfer.

Lower Robson St. is a very active pedestrian area, further enhanced by a bike route along Cardero St. to the Sea Wall to the north. Total grade change is about 11 ft. (3.4 m), from the low end at the lane and Cardero St., to the high point near the office lobby on Robson St. There are several significant street trees (Catalpa or 'bean tree') along Cardero St. which give a unique character to the site.

The project area occupies 40% of the block, with two C-6 sites on the remainder. Immediately North across the lane is the proposed Kengo Kuma Tower (CD-1), with an approved height of 43 storeys, at 434 ft (132.35 metres) in height, with 14.15 FSR including 25% family housing (2 BR), wcommercial uses at grade along Cardero St. The "Carved" tower is located in Rezoning Area "C", which permits much greater density and height than at the subject site. The remainder of this block is comprised of two C-6 sites. The site is flanked with a number of C-5A sites across Robson St. and to the Northwest across Cardero St., including the Robson St. Public Market on the Southwest, with RM-5C sites to the Northwest.

The proposed tower at 1555 Robson St. generally complies with City requirements and regulations, most importantly the West End Community Plan, with an expected height of 300' and a three storey podium of 30-40 ft. (9.1-12.2 m). The only non-conforming aspect is tower width, proposed at 88', which is 4' wider than permitted in the West End Tower Form document. This variance has been entertained due site constraints resulting from the location of the Kengo Kuma tower just 2' from its South property line, forcing this building further South as well. To achieve the maximum allowable floor plate, the building is slightly wider, but ameliorated by articulation of the façade into two distinct vertical volumes. This building has been designed to accommodate a similar C-6 tower on the remainder of the block.

Planning has worked with the design team on developing a pedestrian-friendly ground plane, with a corner feature to engage the street, providing a variety of seating opportunities, special paving and lighting. Another key aspect is the location and balance of the market and non-market housing entries, currently proposed as side by side on Cardero St. The project proposes generous indoor and outdoor amenity areas for both market and non-market housing, both South-facing on the roof of the podium level, with a roof deck also proposed at the North for the office component. Some lane animation has been provided, with landscaping and glazing. The tower itself is well articulated and considered well suited to its context. In summary, the project generally meets the majority of planning objectives for the area.

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

1. Please comment on the visibility and sequential experience of the two residential entries.
2. Please comment on the overall architectural expression of the four elevations.
3. Is the public realm sufficiently developed, especially along the streets and at the Southwest corner?

Applicant's Introductory Comments:

The massing on the site is driven by what was approved from the adjacent project. We have worked with Staff to accommodate all the design requirements to create a tower and podium.

There is a 3 storey podium with ground floor commercial facing Robson St. and Cardero St. and the 2nd and 3rd floor for office use. There is a 300 ft tower with the top two floors set back.

The project has 20 % non-market housing with the residential entrances on Cardero St. while the entrances on Robson St. will be commercial in character. We designed two entrances for market and non-market housing based on proportionality. There are two market elevators and one market elevator.

The design of the project is inspired by the surrounding environment of Stanley Park and the waterfront while set in the busy commercial part of Robson St. The tower has a darker element inspired by the trees and bark of the Western Red Cedar. The other building is a lighter element with different flowers. Both buildings are set on a heavier base podium which uses composite panels. Regarding sustainability, passive energy methods are being used as well as all units have heat recovery units in place. For the residential component, we are using triple glazed glass. The balconies and fins and molding projections are all sustainability features. The tower is 45% glass with the overall building is about 40% vision glass.

On Robson St., there is a two-toned light and dark paving pattern to complements the tower's tree bark design. At the corner of Cardero St. and Robson St., the plaza takes advantage of change in grade with planters and benches allowing people to look within and without.

The residential entrances for market and non-market housing are both located on Cardero St. and defined by the paving pattern.

To soften the lane, bike racks, planters and 3 benches are installed to create a social space.

On Level 2 is the amenity deck for the offices featuring a large metal arbor and tables and chairs and trees and view to the North.

There are private residential patios along North edge.

On Level 4 is the non-market outdoor amenities space with a large sheltered outdoor play area for children along with urban agriculture and seating that takes advantage of the sun.

On Level 5 is a large outdoor amenities space for market housing designed with flexibility for a multitude of programming, featuring two large arbors, two barbecues and movable tables and chairs as well as catenary lighting for all hours. There is a large children's play area with various play elements including a play wall, play poles, play structures and a small mounded hill. The patterning is created using an abstracted forest effect.

The top level are private terraces with planters.

All the plants are native and non-invasive for minimal maintenance. Everything is bird friendly. Planting is grouped in natural layers of trees, shrubs, and ground covers mimicking the ideal environment for birds.

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. Avini-Besharat and seconded by Mr. Sharma and was the decision of the Urban Design Panel:

THAT the Panel SUPPORTS the project with the following consideration to be reviewed by City Staff:

- Further design development to the office portion of the building, with the cubic form to be further expressed and celebrated, rather than understated.

Related Commentary:

The Chair summarized that all the panel members expressed strong support for the project which complies with current zoning as well as the West End Community Plan. The design has achieved a strong architectural expression and a clearly expressed 'parti', with two contrasting volumes each having its own expression, one a curtain wall and the other with strong horizontal balconies enhanced by a contrasting colour scheme. Materials and colours are generally well handled.

There was a suggestion to consider adding weather protection on the lane side and on the upper level units without detracting from the architecture.

One panel member commended the incorporation of storage and washrooms on the top floors.

Another member commented that darker colour is exquisitely detailed, and the design direction to create the tree bark was successful, with the curtain wall and metal panels providing a very subtle but effective colour scheme.

Development of two residential entries was supported, with further design development recommended to unify them with a shared "porch" and a forecourt paving treatment. One panel member commented the separation of the affordable housing and condos entries should be left to the operators to determine.

There was strong support of the uses of the building, being a complex mixed use with clear expressions of the uses.

There was some discussion of office portion of the tower, with several comments regarding design development to the architectural expression to distinguish it. Several panel members commented that they would like to see more development of the office portion.

A number of panel members recommended further study of how the building meets grade, due to the significant slope along Robson, and that durable materials be used. One suggested the tower should continue with the same language all the way down to the ground which would simplify the design and make the tower stronger.

One panel member noted to consider a maintenance strategy for deep planting beds. The panel member also commented on the importance of detailing of trellis structures.

Applicant's Response:

The Applicant thanked the panel members for their comments.

ENGINEERING SERVICES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

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

LANDSCAPE

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

HERITAGE PLANNING

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

HOUSING POLICY & PROJECTS

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

High Density Housing Guidelines for Families with Children

The application exceeds the policy recommendations for private open spaces for individual units and indoor and outdoor common amenity spaces. As a minimum, a private balcony with minimum 4 ft. clear depth is provided for every unit. Co-located indoor and outdoor amenity spaces are located on the second and third floor of the podium, both with southern exposure. The non-market amenity is located on the second floor, overlooking Robson Street, with an outdoor child friendly play area as well as a community garden with seating. The market amenity area is located on the third floor, again with southern exposure as well as views north over the lane, with a fitness studio and lounge co-located with a common outdoor space including a children's play area and landscaped roof deck.

City staff recommend incorporating a shared children's play area accessible to residents of both market and non-market housing. Urban agriculture opportunities are also recommended for the market housing rooftop amenity.

West End Community Plan - Family Unit Provision

The West End Community Plan requires that at least 25% of the market housing units be made up of two and three bedroom units for families. The proposal for the market housing component includes 25% two bedroom units, but does not include any three bedroom units.

The West End Community Plan requires that for social housing at least 50% of all units are two- and three- bedroom units for families (except for seniors and supportive housing). The proposal for the social housing component includes 58% family units, exceeding the requirement.

High Density Housing for Families with Children - Family Unit Provision

The proposal includes 41 (27% of total) market units with two bedrooms which may be suitable for families with children. The proposed social housing includes 8 2-bedroom and 6 3-bedroom units (58% of the total) which may be suitable for families with children. The City's Social Housing and Technical Guidelines require that at least 50% of the social housing units be designed to be suitable for families with children.

City of Vancouver Housing Design and Technical Guidelines

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

Plans are generally consistent with the guidelines in relation to the inclusion of a common indoor and outdoor amenity area on the ground level for the market and social housing.

Urban Agriculture Guidelines for Private Realm

Design development is required to include opportunities for edible landscaping in the outdoor amenity space for both the market and social housing units. Design development is needed to include planters with edible landscaping for urban agricultural activity by residents, including the necessary supporting infrastructure. (Refer to Standard Condition A.1.13).

Housing Vancouver Strategy (2017)

In November 2017, Council approved the Housing Vancouver Strategy (2018-2027) and 3-Year Action Plan (2018-2020). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. This application will contribute 24 units towards the targets for social housing units half of which must be suitable for families with children.

ENVIRONMENTAL PROTECTION BRANCH

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

BUILDING REVIEW BRANCH

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

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

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

NOTIFICATION

On August 24th, 2018, two site signs were confirmed to be installed on the site facing Robson and Cardero Streets. In addition, on September 5, 2018, 511 postcards were sent to neighbouring property owners in an approximate 2 block radius advising them of the application and offering additional information on the city's website. The postcard and development application materials were posted on line at vancouver.ca/devapps.

One written response to notification was received for this project. The writer cited significant impact to the existing neighbourhood as a direct result of this development. Additional comments are summarized below:

Setbacks: Potentially not meeting the West End Community Plan.

Staff Response: The project generally meets the objectives of the West End Community Plan, the setback requirements of the District Schedule and the Tower Design Bulletin. The two variances proposed are related to the siting of the Kengo Kuma tower. The first is a reduced tower setback along Cardero Street, from 12 feet to 7 feet, and a 4 foot increase to tower width. Staff supports these variances as the adjacent tower also provides a reduced setback on Cardero, the proposed tower setback along Robson exceeds the required depth by 5 feet, and the architectural expression mitigates the additional width, as the building is split in two parts.

Treatment of Lane: Added traffic volume in the lane may create a less pedestrian friendly situation.

Staff Response: Design development of the lane façade and the public realm is addressed in Recommended Conditions 1.2 and 1.3.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

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

Decisions by the Director of Planning are required with respect to Sections 4.32 and 5.2 of the By-law.

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

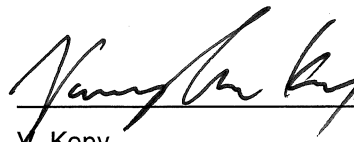
The Staff Committee supports the relaxations proposed.



M. So
Acting Chair,
Development Permit Staff Committee



FOR B. Clark
Development Planner



Y. Kopy
Project Coordinator

Project Facilitator: J. Freeman

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 submission of "Letter B" confirming final purchase of heritage density from a qualified seller in accordance with the intent expressed in the Letter A already submitted as part of the permit application, and confirmation from city staff that the Letter B is to an acceptable standard. Alternatively, in accordance with city policy, to provide a letter confirming that all efforts have been made to find a seller of heritage density, and that in lieu of such a purchase, that the applicant proposes to acquire Heritage Amenity Shares, and city staff acceptance of that letter.

Note to Applicant: Letter B template may be found at <https://vancouver.ca/home-property-development/density-incentives-for-developers.aspx>

A.1.2 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.1.3 provision of 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.1.4 provision of 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;

A.1.5 compliance with Section 5.2(c) & 5.3(b) of the C-6 District Schedule to provide a minimum of 20% floor area for the use of Social Housing;

Note to Applicant: The minimum required FSR (20%) for Social Housing is derived from the total permitted FSR including Heritage Density Transfer (9.63), per the sections noted above.

A.1.6 Provision of kitchen exhaust venting for potential Restaurant use to all Commercial Retail Units;

A.1.7 exclusion of a minimum 5.7 m² bulk storage per dwelling unit for the purpose of calculating the social housing area noted in Standard Condition A.1.4 above and in compliance with Section 4.7.6(d) of the C-6 District Schedule;

A.1.8 provision of bulk storage in compliance with the "Bulk Storage and In-suite Storage" Bulletin;

Note to Applicant: Bulk storage rooms located in Non-market dwelling units are required to meet the bulletin requirements despite being counted in floor area; otherwise, bulk storage is non-compliant. Storage rooms are not to exceed 40 ft².

A.1.9 deletion of all dens not having access to daylight;

Note to Applicant: Internal dens located on levels 2 to 4 require a window.

A.1.10 provision of unit areas in accordance with the requirements set out in Section 10.21 of the Zoning and Development By-law;

Note to Applicant: Internal unit areas are noted for some units on the floor plans. Please provide internal unit areas for all units as measure to the inside of all exterior walls (drywall to drywall) and not including balconies and bulk storage rooms.

A.1.11 relocation of Non-market residential parking spaces located behind the security gate accessing the market residential parking;

A.1.12 compliance with section 6.3 of the Parking By-Law by providing:

- i. typical dimensioning of bicycle spaces and aisle widths;
- ii. electrical outlets at a rate of 1 per 2 bicycle spaces;
- iii. a minimum of 20% bicycle lockers; and
- iv. notation of the 12 class B bicycle spaces located on the site plan, ground floor plan and landscape plans;

Standard Landscape Conditions

A.1.13 design development to improve public realm interface and activate the space at the southwest corner plaza (see Recommended Condition 1.3);

Note to Applicant: This can be achieved by:

- i. providing a transition paving pattern from the private side to the City standard (Standard Condition A.2.1);
- ii. adding other features or public art; and
- iii. adding more seating opportunities, such as wider edges on the raised planters and benches.

A.1.14 design development to add Urban Agriculture to both market and non-market units and ensure that the Urban Agriculture Plots meet the standard dimensions as follows:

- i. be a minimum of 24sf (3ft x 8ft) for maximum growing potential;
- ii. have a maximum reach of 18 inches from the perimeter to the middle of the plot; and
- iii. be a maximum height of 2 feet for easy reaching into planter beds; plots with enhanced universal accessibility features should have a height of - 2.5 feet.

Note to applicant: Refer to the City of Vancouver's Urban Agriculture Guidelines for the Private Realm. (See Standard Condition A.1.31.)

A.1.15 design development to soften the east podium façade by adding planters to the east edge of Level 3 deck, consisting of trailing and/or arching plants;

A.1.16 provision of larger scale (1/4"=1') section details to illustrate all typical proposed landscape elements including planters on structures, benches, fences, gates, arbors and trellises, and other features, indicating dimensions and materials;

A.1.17 provision of maximized 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 CSLA standards. Planter details should confirm this by scaled dimensions.

A.1.18 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. Tree protection barriers are not required and should not be shown for existing street trees in pavement or concrete grates.

A.1.19 provision of landscape features, on the landscape drawings, intended to create 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 landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.)

A.1.20 deletion of standard tree barriers for street trees in concrete grates along Robson Street;

Note to Applicant: Standard tree barriers cannot be installed in concrete grates;

A.1.21 provision of complete information on the plans, including (but not limited to):

- i. plant List should include all trees, including those for upper levels;
- ii. paving Legend should confirm all materials, to replace "tbd" notation; and
- iii. references for Details and Sections;

Crime Prevention Through Environmental Design (CPTED)

A.1.22 Design development to incorporate CPTED principles, as follows:

- i. ensure natural surveillance throughout pedestrian realm including underground parking, with:
 - a. glazing into publicly accessible areas such as elevator lobbies, stairs, and storage rooms;
 - b. pedestrian-scaled lighting to improve safety and security around the building;
 - c. underground parking to have 24 hour lighting and walls painted white;
 - d. deter nuisance behavior by avoiding hidden alcoves and concealed spaces along the streets and underground, and using lighting and natural surveillance where unavoidable;
 - e. reduce opportunities for graffiti around the building, alcoves, use graffiti deterrent paint, and lighten colour of blank facades along base;
 - f. address residential break and enter;
 - g. address mail theft; and, address potential theft in the underground parking.

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. Consultation with the social housing operators is recommended, and should be included in the response to this condition.

Housing Policy & Projects:

A.1.23 make arrangement to the satisfaction of the Director of Legal Services and the General Manager of Arts, Culture and Community Services, to enter into a Housing Agreement for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:

- i. a no separate sales covenant;
- ii. a no stratification covenant;
- iii. a provision that none of such units will be rented for less than one month at a time; and
- iv. a requirement that all units comply with the definition of "social housing" in the applicable DCL By-law;

A.1.24 clarification of compliance with District Schedule Sections 4.7.8 and 5.2;

Note to Applicant: See Standard Condition A.1.4.

A.1.25 grant the City an option to purchase, for a nominal purchase price, the social housing air space parcel, exercisable upon completion of the social housing units and registration of the social housing air space plan;

A.1.26 provision of Letter of Credit to City of Vancouver for equivalent to the project cost for the social housing air space parcel, excluding parking structure;

A.1.27 installation of a sign on the site, throughout construction, acknowledging social housing is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City;

Note to Applicant: Please contact Joyce Rautenberg Joyce.Rautenberg@vancouver.ca

- A.1.28 make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services, the General Manager of Real Estate and Facilities Management, and the Director of Legal Services, at no cost to the City, for the design, construction and delivery of a minimum of 24 social housing units, in no less than 20% of the floor area included in the calculation of floor space ratio, along with required parking, storage and amenity spaces all to be contained within a separate air space parcel, to be designed, constructed and equipped in accordance with the City's Housing Design and Technical Guidelines; at no cost to the City. The agreement or agreements will address, but not be limited to, the following issues:
- i. breakdown of unit types (i.e. 1 bedroom units, 2 bedroom units, 3 bedroom units, etc.), sizes, parking numbers and finish specifications must be as per the City's Housing Design and Technical Guidelines version 9.7 or as described further in these conditions;
 - ii. unit design and associated storage and amenity space must be as per the City's High Density Housing for Families with Children Guidelines;
 - iii. the air space parcel for the social housing must be designed to be as autonomous as possible, with design considerations maximizing the efficiency and minimizing the cost of operations over the life of the project and within the larger development; and
 - iv. an occupancy hold on the market housing subject to the satisfactory completion and transfer of the social housing air space parcel to the City;
- A.1.29 submission of revised drawings for the social housing Air Space Parcel (ASP) to address the following:
- i. indicate location of dedicated non-market housing mechanical / electrical room;
 - ii. indicate the extent of the social housing ASP with a contrasting colour hatch or outline, including all below grade spaces;
 - iii. in the social housing, provide floor-to-floor heights that will not be inferior to the standard 9'2" heights proposed for the market units. In addition, ensure that a minimum of 8'-0" clear ceiling heights, free of obstructions and projections, are provided in all circulation areas, common use spaces, as well as inside the units in living rooms and bedrooms (at a minimum). Coordinate mechanical and sprinkler systems to maintain 9'0" clear ceiling height in amenity room;
 - iv. indoor amenity area and office to be provided with air conditioning in social housing;
 - v. Relocate column in non-market amenity space to edge of space to improve functionality of room;
 - vi. Common laundry room to include two sets of washers and dryers, floor drain, and a minimum 5'0" long accessible sorting table. Add a direct door to non-market outdoor amenity space and provide a seating area adjacent to the laundry room;
 - vii. Flip location of accessible washroom and janitor room so washroom is closer to non-market amenity room;
 - viii. provide storage space for building maintenance and warranty period materials for social housing;
-

- ix. provide mailboxes in the social housing foyer at the main entry;
- x. provide 5% wheelchair accessible units in compliance with City of Vancouver Housing Design and Technical Guidelines; Section 1. 10 Wheelchair Accessible and Adaptable Dwelling Units in both family and single unit types (one 1-bedroom, one 2-bedroom, and one 3-bedroom) in social housing. For these units revise drawings to meet guidelines, including but not limited to the following:
 - a. identify location of entry door for wheelchair accessible social housing units;
 - b. provide floor drain in bathrooms;
 - c. provide clearance on side of toilet
 - d. remove tubs from bathrooms and replace with roll-in showers;
 - e. ensure the minimum finished narrow unit dimension be not less than 3.66m (12ft). Provide furniture layouts to scale accommodating BC Housing requirements for dining room and living and seating capacity, indicating that through-circulation space requirements can be met;
- xi. ensure all doors within accessible units are a 3'0 foot wide leaf, including latch side clearances;
- xii. provide a minimum hallway width of 3'-4" and 3'-6";
- xiii. ensure balconies are accessible for the accessible units. Show the turning radius for the wheelchair on the balcony; and
- xiv. provide accessible equipment and appliances, including laundry appliances;

Note to Applicant: Detailed information for accessible units provided in City of Vancouver Housing Design and Technical Guidelines and BC Housing Design Guidelines and Construction Standards.

- A.1.30 design development to explore feasibility of provision of one 2-bedroom and one 3-bedroom family childcare units (in accordance with the Housing Design and Technical Guidelines) in social housing.

Note to Applicant: Provide a minimum of two licensable family childcare units on the ground floor of the social housing ASP, for home childcare with attached outdoor patio areas to serve as outdoor play space and connection to the common play area.

- A.1.31 design development to outdoor amenity areas for social and market housing to include planters with edible landscaping which would be suitable for urban agriculture by residents, including the necessary supporting infrastructure, such as a high efficiency irrigation and /or hose bib, potting bench, tool storage chest and yard waste. Label supporting infrastructure;

Note to Applicant: Provision of urban agriculture on the roof of the market and social housing is encouraged to allow for an expanded outdoor play area.

- A.1.32 design development to include landscape treatment, grading, finishes and equipment in all outdoor areas, including roof gardens for social and market housing;

- A.1.33 design development of a larger outdoor play area that is shared by both the social and market housing. Provide detailed drawings of outdoor play area, including materials, play elements, and equipment;
-

Note to Applicant: Play equipment is not required, but natural landscapes which encourage imaginative and motor skills developing play are encouraged. Detailed information regarding outdoor play area is provided in the High-Density Housing for Families with Children Guidelines. Provide dimensions and areas on drawings.

- A.1.34 ensure that Social Housing to have dedicated electrical and mechanical rooms with separately metered services. Provide a written overview of building systems, including mechanical and electrical. Subsequently, meet with REFM Operations to review mechanical, electrical, energy, and DDC requirements (City's DDC Technical Guidelines <https://vancouver.ca/files/cov/digital-direct-control-ddc-hvac-technical-guidelines-v1.1.pdf>) prior to issuance of Development Permit;

Note to Applicant: All building components that relate to the social housing must be designed and delivered in compliance with the City's Housing Design and Technical Guidelines, to the satisfaction of the General Manager of Arts, Culture and Community Services. A meeting with City staff to discuss details of design development before prior to response is suggested.

- A.1.35 provision of vehicle parking for social housing ASP should, at a minimum, include 24 spots, as well as 2 visitor spots; an appropriate number of wheelchair-accessible parking spots shall be located in proximity to the elevators serving social housing ASP. Identify the location of these parking spaces with labeling on the plans;

- A.1.36 provision of a feasibility study illustrating the use of baseboard heat, if preferred to Variable Refrigerant Flow (VRF) with regard to cost to install, maintain and operate;

Note to Applicant: Please contact Patrick Enright for further details
Patrick.Enright@vancouver.ca

A.2 Standard Engineering Conditions

- A.2.1 submission of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements;

Note to Applicant: Please submit a copy of the Landscape Plan directly to Engineering for review, noting the following requirements:

- i. provision of a 1.22m (4'-0") exposed aggregate front boulevard and light broom finish saw cut concrete sidewalk to property line on Robson St frontage;
- ii. provision of 2.14 m (7'-0") sod grass Front Boulevard with trees and light broom finish saw cut concrete sidewalk to property line on Cardero St frontage;
- iii. provision of new curb ramps on the northeast corner at the intersection of Cardero St and Robson St as per approved city geometric design;
- iv. consideration of upgraded street lighting adjacent to the site to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required; and
- v. The following statements are to be noted on the plan:
 - a. "All sidewalks between the curb and property line are to be reconstructed fully at the applicant's expense.";
 - b. This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction

proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."

- c. "Installation of parking regulatory signage on Robson Street, Cardero Street, and the lane adjacent the site to the satisfaction of the General Manager of Engineering Services".

A.2.2 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services. Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Vancouver Parking By-law;

- i. add dimensions to the Class B loading spaces. Provide design elevations at the front and back of the Class B loading spaces and show the slope and crossfall for the Class B Loading spaces;
- ii. provide of 'stair-free' internal loading access from the Class B loading space(s) to all site uses. Show/label the internal access route on the drawings. Show all the access route slopes on the drawings; and
- iii. provide a shared use agreement to the satisfaction of the General Manager of Engineering Services for the Class B loading space(s) between the retail and residential uses in the Building. Label the spaces as 'Residential and Commercial Loading' on the drawings.

Note to Applicant: The shared use agreement should specify allocated time periods for shared use by residential vs. commercial units.

- iv. design development to provide functional stair-free loading access from the Class B loading spaces to all site uses. Consider providing a designated lift from the Class B loading spaces that will provide access to the various elevations on Level 1. It appears that stairs are currently located within the required access route(s);
- v. make arrangements to the satisfaction of the General Manager of Engineering Services to provide unrestricted access to the loading area;

Note to Applicant: Utility poles are located in the lane and restrict access to loading. Further design development of the parking and loading areas is required and utility poles must be correctly referenced on plans. Possible pole removal or relocation may be considered by the applicant in consultation with the appropriate utility companies.

- vi. Provide a parking ramp:
 - a. The slope must not exceed 10% for the first 20' from the property line.
 - b. The slope must not exceed 12.5% after the first 20' from the property line.

Note to Applicant: The first 20' of the ramp has a slope of 12.5% on the east side. Consider providing a transition ramp at the bottom of the ramp on level P1 to attain the required slopes for the ramps

- vii. provide design elevations on both sides of the parking ramp at all breakpoints, both sides and front and back of all loading spaces, and at all entrances. Slope and crossfall to be shown on the drawings;
- viii. provide vehicle turning swaths to confirm that there is functional maneuvering for vehicles entering/exiting market residential parking spaces R-REG-001 to R-REG-005 on

P2. This is to ensure that the overhead gate will not conflict with maneuvering and that excessive maneuvering will not be required for these spaces;

Note to Applicant: Relabel parking spaces NM-REG-001 and NM-REG-002 that are located within the market residential parking area. These spaces should be labeled R-REG-001 and R-REG-002.

- ix. provide wheel-stops for parking spaces NM-H/C-010 and NM-H/C-011 on Level P2. Wheel-stops are also required for the parking spaces that are located in this area on levels P3 to P5;
- x. provide wheel-stops for parking space NM-SML-005 on Level P2. Wheel-stops are also required for the parking spaces that are located in this area on levels P3 to P5;
- xi. confirm a minimum of 2.1 m. vertical clearance for parking space R-SML-012. There appears to be a projection into this parking space;
- xii. provide dimensions for the standard column sizes;
- xiii. add dimensions the internal overhead security gate separating the residential and commercial parking spaces;
- xiv. provide a section drawing showing elevations, vertical clearances, and security gates for the main ramp and through the loading bay;
- xv. provide a section drawing that shows the entire length of the parking ramp from the lane down into level P1;
- xvi. provide additional dimensions on the drawings showing vertical clearance. Ensure adequate vertical clearance is provided for mechanical projections, utilities and other services throughout the parking entrance, parking ramp, parking levels and loading spaces. 3.8m of vertical clearance is required for Class B loading spaces. 2.3 m. of vertical clearance is required for access and maneuvering to all disability spaces and must be noted on the drawings;
- xvii. provide mirrors at the top and bottom of all ramps and turns within the parking levels.

Note to Applicant: Mirrors will improve visibility throughout the parking levels;

- xviii. consider adding glazing/view-ports be added into the walls of the parkade ramp where the stairs lead to the elevators on the parking levels. This will improve visibility;

Note to Applicant: Gridlines should be added to the parking levels for reference.

- xix. Add dimensions to the access aisle widths in the bicycle storage rooms;
- xx. provide a plan showing the access route from the Class A bicycle spaces to reach the outside. Show the access route on the drawings;

Note to Applicant: The route must be 'stair-free' and confirm the use of the parking ramp if required. Show the route on the drawings.

- xxi. show the access route for the commercial bike storage to reach the outside;
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xxii. provide alcoves for the bike room access off the parking ramp and maneuvering aisles for the bike rooms on level P1.

Note to Applicant: This will reduce potential conflicts between vehicles and bikes;

xxiii. provide all Class B bike parking located entirely on private property;

Note to Applicant: Consider relocating the bike parking from the lane onto private property on Cardero Street.

xxiv. provide automatic door openers on the doors providing access to the bicycle room(s) and note on drawings.

A.2.3 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 lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane;

A.2.4 make arrangements to the satisfaction of the GMES, the DLS and the Approving Officer for the dedication of the south 7 feet of the site (the building line area) for road purposes. A subdivision is required to effect the dedication. 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>

A.2.5 make arrangements to the satisfaction of the GMES and the DLS for release of Easement & Indemnity Agreement 258976M (commercial crossing) 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.

A.2.6 provision of a canopy application.

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. (VBBL section 1A.9.8).

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

A.3.1 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during subsurface work at the site.

A.3.2 As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

A.3.3 If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants on terms and conditions satisfactory to the Manager of Environmental Series, the

General Manager of Engineering Services, and Director of Legal Services, including a Section 219 covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to the development until separate Certificates of compliance satisfactory to the City for the on-site contamination and any dedications, issued by the BC Ministry of the Environment and Climate Change, have been issued to the City; and

- A.3.4 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during subsurface work at the site.”
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B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Building Review Branch, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated November 28 2018. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **August 7, 2019**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.
- B.2.2 in addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.
- Note to Applicant:** Please ensure that in your consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.
- B.2.3 provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- B.2.4 provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

- B.2.5 provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work. Note: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.
- B.2.6 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 and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- B.2.7 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.2.8 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.2.9 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.2.10 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.
- B.2.11** 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.2.12** This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.
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