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

**DEVELOPMENT PERMIT STAFF COMMITTEE
MEETING
February 16, 2022**

**FOR THE DEVELOPMENT PERMIT BOARD
March 7, 2022**

**1616-1698 W Georgia Street (COMPLETE APPLICATION)
DP-2021-00409 – CD-1 (Pending Enactment)**

HS/KH/LB/ETT

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer, Development Services (Chair)
J. Olinek, Urban Design & Development Planning
D. Lee, Engineering Services

Also Present:

H. Shayan, Urban Design & Development Planning
L. Beaulieu, Urban Design & Development Planning
K. Hsieh, Development Services
E. Tsang-Trinaistich, Development Services

APPLICANT:

Anthem Properties Group Ltd.
1100-1055 Dunsmuir Street
Vancouver, BC
V7X 1K8

PROPERTY OWNER:

1698 Anthem West Georgia Developments Ltd.
1100-1055 Dunsmuir Street
Vancouver, BC
V7X 1K8

EXECUTIVE SUMMARY

● **Proposal:**

To develop this site with a 33-storey multiple dwelling building with 126 dwelling units, all over 7 levels of underground parking, having vehicular access from-Bidwell Street.

See Appendix A Standard Conditions
 Appendix B Standard Notes and Conditions of Development Permit
 Appendix C Plans and Elevations
 Appendix D Landscape Plans
 Appendix E Applicant's Design Rationale
 Appendix F Shadow Study and Perspectives
 Appendix G Shape Your City Report

● **Issues:**

1. Interface of building with public realm
-

• Urban Design Panel: Support with Recommendations (8/0)

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application DP-2020-00409 submitted, the plans and information forming a part thereof, thereby permitting the development of a 33-storey multiple dwelling building with 126 dwelling units, all over 7 levels of underground parking, having vehicular access from Bidwell Street subject to the following conditions and approval of the Enactment and Form of Development by Council.

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 improve the interface of the building with the urban context and provide for an engaging, safe, and accessible pedestrian experience:

Note to Applicant: refer to Urban Design Panel's commentary at DP and also Engineering condition A.2.1.v this could be achieved by:

- i. Improve visual access between the interior of the building and the public realm at street level along all facades, with particular attention given to W. Georgia Street and mid-block connector,
- ii. prioritize transparency at the street level, particularly at entry and amenity area, to achieve greater porosity and legibility and review the expression of the column at the entry to support the overall concept;
- iii. provision of more accessible public seating to provide a welcoming contribution to the neighbourhood

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:

1616-1698 W Georgia	DP-2021-00409			CD-1		
	REQUIRED/ PERMITTED			PROPOSED		
Site Area ¹				1,761.30 m ²		
Uses				Multiple Dwelling		
Height + View Cone ²	99.3 m 3.2.1, 20.2, B1 & C1			98.81 m TO BE VERIFIED		
Floor Area & Density ³	9.39 FSR 16,535.8 m ²			9.45 FSR 16,641.2 m ²		
Floor Area Exclusions ³	<u>Maximum</u>					
	Amenity	465.0 m ²		2.0%	328.7 m ²	
	Balcony 12%	1,984.3 m ²		7.3%	1,206.2 m ²	
	Storage 3.7 m ² /DU	466.2 m ²			91.2 m ²	
Dwelling Unit Type + Size ⁴	<u>Strata Type</u> <u>Minimum % No.</u>			<u>% No.</u>		
	Studio			1%	1	
	One Bedroom			18%	23	
	Two Bedrooms	25% 32		59%	74	
	Three + Bedrooms	10% 13		22% 28		
	Total:	35% 44		100%	126	
	Studio Amenity guest suite			1		
Horizontal Angle of Daylight ⁵	1 angle of 50° or 2 angles with sum of 70° DOP discretion - minimum 3.7 m			compliance required		
Parking ⁶	Residential Minimum: 118 sp. Visitor: 6 sp. Total: 124 sp.			180 sp. 6 sp. 186 sp.		
	<u>Size Type</u> <u>Minimum</u>					
	Standard:	89 sp.		160 sp.		
	Small Car <u>Maximum</u> :	25% 31 sp.		21 sp.		
	Accessible:	5 sp.		5 sp.		
Loading ⁷	<u>Class:</u>	<u>A</u> 0	<u>B</u> 1	<u>C</u> 0	<u>A</u> 0	<u>B</u> 1
Bicycle ⁸	<u>Class:</u>	<u>A</u> 352	<u>B</u> 8	<u>A</u> 352	<u>B</u> 8	
	<u>Class A Type</u> <u>Maximum</u>					
	Vertical	30% 106		10%	36	
	Vertical + Stacked	60% 211		8%	28	
	<u>Minimum</u>					
	Oversized	5% 18		5%	18	
	Lockers	10% 35		69%	244	
Passenger ⁹	<u>Class</u>	<u>A</u> 1	<u>B</u> 0	<u>C</u> 0	<u>A</u> 1	<u>B</u> 0

NOTES

1. **Note on Site Area:** Site Area is based on the provided site survey prior to any consolidations or dedications.
2. **Note on Height and View Cones:** Height was measured to the top of the mechanical room parapet at 98.81 m and meets the required maximum height of 99.3 m as per Section 5 of the CD-1 By-Law. This application is also located within View Protection Zones 3.2.1, 20.2, B1, and C1, (Views of Mount Strachanm, Hollyburn Mountain, the Lions, and Capilano Valley (East)). The proposed geodetic elevation of the highest portion of the development at 108.1 m, falls below the maximum 135.0 m permitted for development within these view cones, however drawings illustrating compliance is required. Standard condition A.1.10 seeks illustration of development below view cones.
3. **Note on Density and Floor Area:** The proposed floor space ratio (FSR) exceed the maximum 9.39 FSR permitted in Section 5.1 of the pending CD-1 By-Law. The applicant has excluded floor areas under trellises, mechanical spaces and rooms on Levels 28 to 33, cladding and architectural features surrounding the building, which are not excludable in floor area. Inconsistencies between the architectural plans, project data and FSR sheets, particularly on Level 21 and Level 30, also add to the inaccuracy of the FSR data. Standard condition A.1.8 seeks compliance with FSR maximums permitted.
4. **Note on Dwelling Units:** A total of 126 Strata dwelling units and 1 studio “guest suite” unit is proposed. The application proposes this “guest suite” unit as an amenity space and excludes this in floor area calculations. Standard condition A.1.14 seeks clarification of operation of this “guest suite” unit and provision of a non-strata covenant.
5. **Note on Horizontal Angle of Daylight (HAD):** As per Section 7 of the CD-1 By-Law, each habitable room must have at least one window on an exterior wall of a building. The “dens” in suite 302 and suite 603 do not contain any windows and do not meet HAD requirements. Standard Condition A.1.9 seeks confirmation of compliance of Horizontal Angle of Daylight requirements.
- 6-8. **Notes on Parking, Loading, Bicycle and Passenger Spaces:** Parking loading, bicycle and passenger spaces were calculated per Sections 4.3 and 4.8.4, 5.2.1, 6.2.1.2, and 7.2.1. The proposed vehicular and passenger parking and loading spaces meet the minimum and maximum requirements, however, the location of Passenger Class A space on Level P3 and Class B bicycles spaces is not supported. Refer to Engineering Condition A.2.2 and A.2.3i.ix.

• **Legal Description**

Lot: M
 Block: 55
 Plan: LMP18253
 District Lot: 185

• **History of Application:**

April 13, 2021
 June 18, 2021
 August 4, 2021
 February 16, 2022

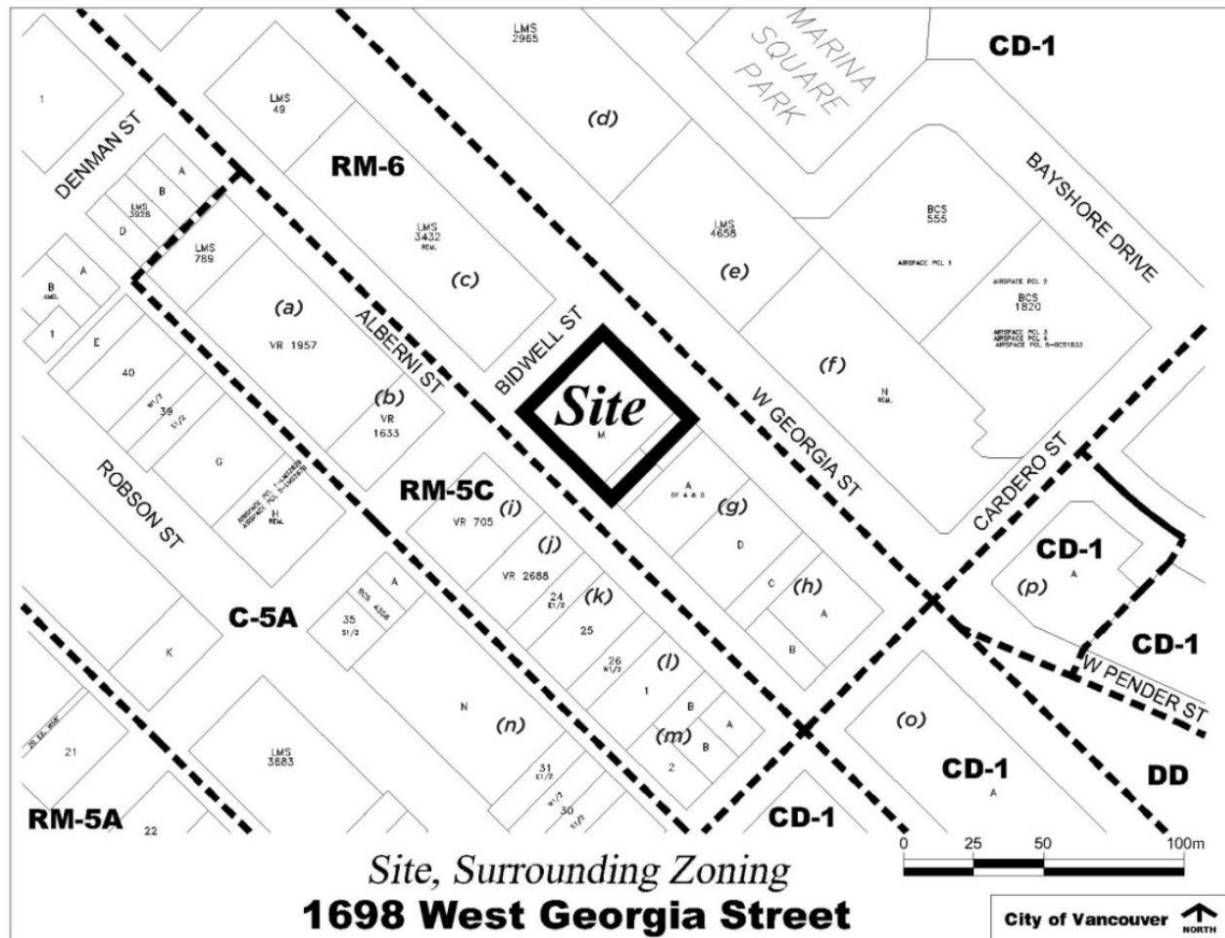
Rezoning Approval
 Complete DP Submission
 Urban Design Panel
 Development Permit Staff Committee

• **Site:** site is located on the south side of W. Georgia Street, between Bidwell and Cardero Streets. The site is comprised of the entire lot located at 1698 West Georgia Street and the westerly half of two small lots adjacent to the east, addressed as 1616 and 1670 West Georgia Street. The site is located in Area A of the Georgia Corridor in the West End Plan. The grade of the lot slopes down from Alberni Street to W. Georgia Street by approximately 2.27 m. along Bidwell Street and approximately 2.8 m. along the mid-block connector.

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

- | | |
|--|---|
| a) 1738 Alberni Street, | 4-storey residential building |
| b) 735 Bidwell Street, | 9-storey residential building |
| c) 1723 Alberni Street (The Park), | 23-storey residential tower with townhouses |
| d) 1710 Bayshore Drive (Bayshore Tower 2), | 22-storey residential tower |
| e) 1680 Bayshore Drive (Bayshore Tower 1), | 22-storey residential tower |
| f) 699 Cardero Street (Bayshore Lookout), | 26-storey residential tower |
| g) 1616 W Georgia Street (former White Spot), | proposed two 38-storey residential buildings |
| h) 1608 W Georgia Street, | Vacant |
| i,j) 1684-1688 Alberni Street, | proposed 39-storey residential building |
| k) 1650 Alberni Street, | proposed 42-storey residential buildings |
| l) 1630 Alberni Street, | 2-storey retail building |
| m) 1614 Alberni Street and 753-747 Cardero Street, | 2-storey and 3-storey office and retail buildings |
| n) 777 Cardero Street (Robson Place), | 22-storey residential tower with parking lot |
| o) 1500 West Georgia Street, | 20-storey office tower |
| p) 1575 West Georgia Street, | 26-storey residential tower with retail at grade |

Figure 1: Context Map



• **Background:**

A development permit application was submitted on May 05, 2021 for the development of the subject site under an approved CD-1 (Pending). The proposal is located in a lot of 1,761.30 square meters at the corner of W. Georgia Street and Bidwell Street and includes a landscape feature located at half of the adjacent lot. This proposal comprises a 33-storey residential building with townhouse at podium level all over 7 levels of underground parking providing 186 parking stalls accessed from Bidwell Street. The proposal includes 126 dwelling units.

The site is located in Area “A” of the Georgia Corridor in the *West End Community Plan* and complies with the *Rezoning Policy for the West End*. Having been determined to meet the objects of all City policies and plans, Council approved an application to rezone the site from RM-6 (Residential) to CD-1 (Comprehensive District) on April 13, 2021.

Staff have determined that this development is compliant with the provisions of the Council-approved CD-1, responds to all Rezoning Conditions of Approval and reflects important policy directions related to form of development, housing, transportation and public spaces, arts and culture, and environmental sustainability. Staff recommend support of the proposal subject to Development Permit Conditions of Approval outlined in this report.

The proposal was reviewed by the Urban Design Panel on August 04, 2021 and was supported with recommendations (8/0).

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

- *CD-1(Pending) By-Law* approved by council on April 13, 2021
- *West End Community Plan (including West End Public Benefit Strategy)* (2013)
- *Rezoning Policy for the West End* (2013)
- *West End – Tower Form, Siting and Setbacks Administrative Bulletin* (2017, last amended 2020)
- *Green Buildings Policy for Rezonings* (2009, amended up to 2017)
- *Housing Vancouver Strategy* (2017)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Public Art Policy and Procedures for Rezoned Developments* (2008, last amended 2014)

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

Introduction

Located at prominent and strategic point on W. Georgia Street, this development has the potential to stand as a recognizable landmark on the approach to downtown Vancouver from Stanley Park. It, along with other adjacent developments, supports the City of Vancouver in its objectives for a broader neighbourhood vision for the city while contributing to the evolving character of the neighbourhood.

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

- architecturally responding to the significance of W. Georgia Street;
- presenting a compatible interface with the West End residential character along Alberni Street;
- activating the public realm along W. Georgia Street, including the provision of a large water feature, seating, and distinctive landscaping;
- providing an accessible mid-block connection linking W. Georgia Street with Alberni Street;
- contributing to housing diversity for a variety of household types and needs.

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

CD-1(Pending) By-Law

Use, Density, and Height: The proposed uses and height conform to the provisions of the CD-1 By-Law, and Council adopted Rezoning Conditions of Approval.

The proposed density exceed the permitted density in the by-law, as noted in the Technical Analysis. Staff seeks compliance by CD-1 By-Law through noted standard conditions A.1.8.

At Rezoning public hearing, speakers generally supported the use, density, height and form and massing, however some concerns were raised about the allocation of community amenity contributions, units' affordability, and lack of retail at grade. Staff concluded that the proposal complied with the intent of all Council-approved policies in terms of public benefits, housing and unit mix. In addition, staff supported an all-residential building at this location. (Refer to response to Rezoning Conditions table for detailed commentary on how this proposal responds to the Rezoning Conditions of Approval.)

West End Community Plan and the Rezoning Policy for the West End (2013)

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

The *Plan* focuses on neighbourhood character, housing, the local economy, heritage, transportation and the public realm, among other priorities for the community. Staff conclude that the proposal's use, density, heights, landscape and public realm treatments, and form of development, established at Rezoning and further developed with this application, are substantially consistent with the *West End Community Plan and the Rezoning Policy for the West End*, detailed as follows:

Section 2: "Plan Principles"

- Achieve a green, environmentally sustainable urban pattern

Applicant response:

Sophisticated sustainability strategies are integrated for both the architecture and landscape, aiming for significant reduction in consumption of energy and water.

- Support a range of affordable housing options to meet diverse needs of the community

Applicant response:

A portion of the Community Amenity Contribution paid by the applicant would be allocated by the City to the provisions of affordable housing.

- Foster a robust, resilient economy

Applicant response:

The addition of 127 homes will grow the West End neighbourhood and support local shops and services throughout the Downtown core.

- Enhance culture, heritage and creativity in the city

Applicant response:

The form of massing, inspired by the local mountains, to become an iconic focal point along the Georgia Street corridor and overall skyline. In addition, the applicant has provided a preliminary public art at the corner plaza, which contribute to the quality and creativity of the city's urban spaces.

- Foster resilient, sustainable, safe and healthy communities

Applicant response:

The proposal will activate the W. Georgia streetscape and provide the minimum 35% of family sized homes required by the Council approved policies

Section 6: "Built Form Guidelines" –Seven Built Form Principles

The *Plan* uses a principled approach to shape how and where growth and development occurs and the appropriate built form. Staff conclude that the proposal is aligned with the intent of the following citywide contextual design principles:

- The form and scale of the proposed building will adhere to the prevailing view corridors, recognize transitional role, and reinforce the Downtown dome-shaped skyline.
- The form and massing of the proposed building will intensify the Georgia-Alberni corridor as the Urban Frame towards greater clarity, and contrast with the established neighbourhoods.
- The shadowing of the proposed building will have minimal impact on Marina Square Park.
- The stepped form of the building is responsive to adjacent and nearby private views and perceives as a distinct architectural identity.
- The proposed at grade open space and integral landscape features will contribute active uses towards pedestrian interest as well as thoughtful building, tenancy and related public realm design quality.

Section 7: "Places" – Georgia Corridor

The Georgia Corridor is generally identified as the newer area of the community, well served by transit, services and amenities. The area provides opportunities to accommodate denser development close to transit, job space, and housing.

Considered the transition areas between the neighbourhood and the downtown, the majority of newer buildings in the Georgia Corridor have a character similar to downtown with predominantly high-rise office, hotel, institutional and residential buildings.

Staff have concluded that the proposal appropriately meet the urban design objectives in this area including:

- The tower form has been tapered and stepped to maximize sunlight on the sidewalks. Additionally, it maintains W. Georgia Street-end views to Stanley Park.
- The proposed residential lobby area has been set back from W. Georgia Street to maximize public uses along the street frontage. However, for the project to more closely respond to the *Plan's* objectives, condition 1.1 further design development to provide an active interface with the public realm.

West End Tower Form, Siting and Setbacks Administrative Bulletin

The *Bulletin* recommends a minimum 24.4 m (80.0 ft.) between the proposed tower and existing and future towers on adjacent sites, be achieved by the proposed form of development to ensure resident livability and privacy.

The proposed tower siting provides a clear 10.7 m (35.0 ft.) of spacing between the eastern building face and the shared eastern property line. Staff have analyzed the adjacent site's dimensions and have determined that a 24.4 m (80.0 ft.) clear distance between the proposed and future tower development on the adjacent site will be achievable without unduly impacting the development potential of the neighbouring property, thereby securing compliance with the *Bulletin*.

High-Density Housing for Families with Children Guidelines

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

Staff have determined that this proposal generally complies with the *Guidelines* achieving to a high standard of livability, and providing units large enough to accommodate households with children. Noting opportunities for some improvements, staff have prepared a design consideration to provide indoor amenity space adjacent to outdoor amenity to be more functional for family activities.

Public Art Policy and procedures for Rezoned Developments (2008, last amended 2014)

The City of Vancouver Public Art Program commissions artworks and supports critical artistic explorations that reflect on the complexities of place, publics, and culture. The program prioritizes artist-centred approaches and respectful relations in pursuit of the vision of a city where the work of artists is integrated into daily life. Artworks are commissioned by the program for public sites and through private development rezoning requirements.

Provisions for public art are a requirement of the Rezoning of the subject site and the applicant has proposed an installation on the northwest corner property adjacent the W. Georgia Street and Bidwell Street intersection. Refer to Public Art condition A.1.20.

In keeping with the Rezoning Conditions of Approval, the applicant will be required to engage the services of a Public Art Consultant and prepare a Public Art Plan to the satisfaction of the Managing Director of Cultural Services.

Response to Rezoning Conditions of Approval:

Following public hearing and Council support of the Rezoning application in April 2021, staff have continued to work closely with the applicant to respond successfully to the Rezoning Conditions, with particular focus on the following:

- Improvements to the mid-block pedestrian connection achieve a higher level of accessibility, privacy for at grade dwelling units oriented toward the walkway, and integration with the future development directly to the east;
- Enhancing visual porosity of all facades, particular those oriented toward W. Georgia Street;
- Revisions to landscaping to strengthen the interface of the site with the public realm, and improve the prominence of the main residential entrance.

Only conditions with significant remaining issues are included below.

Rezoning Condition 1.1: Design development to the proposed mid-block pedestrian pathway, to achieve an amenable and safe environment including:

- (a) An overall design that will fully integrate with the future design of the anticipated complementary pathway achieved through future redevelopment of the site located immediately due east; and,*
- (b) A pedestrian pathway that does not impede the use of wheelchairs, carts and baby strollers.*

Applicant Response:

- (a) The pathway design and grading across both developments have been coordinated with an integrated design.
- (b) Mid-block path has been designed as a series of ADA compliant ramps allowing for universal accessibility.

Staff Assessment:

This condition has been successfully met through the proposal. Staff requested confirmation that the overall design of the proposed mid-block pedestrian pathway will be coordinated with the adjacent property, refer to condition A.1.2

Rezoning Condition 1.2: Design development to the landscaping and the building's direct interface with the public realm facing West Georgia Street, including:

- (a) Increasing the visual porosity of the building's lobby and amenity areas to create a strong sense of welcoming as seen from the Georgia Street sidewalk;*
- (b) Design development to the exterior landscaping to include outdoor seating opportunities; and*
- (c) Design development to a rain canopy located in front of the main building entrance.*

Applicant Response:

- (a) The addition of more vertical vision glass slots along the frontage of West Georgia have been incorporated
- (b) Outdoor seating along West Georgia frontage has been incorporated and enhanced on the mews side of West Georgia.
- (c) A suspended planter canopy and roof overhang is currently proposed over the main building entrance to align with the overall design direction of the terraced planters on the building façade.

Staff Assessment:

This condition has been generally met through the proposal. However, staff requested further design development to improve visual porosity along W. Georgia Street, increase transparency at main entry, lobby area, and provide more accessible public seating along building frontage. Refer to condition 1.0

Form of Development, Public Realm, and Landscape

The proposed development is comprised of a slender point tower and an accompanying podium. Along the internal side yard, the building is set back to provide an accessible pedestrian mid-block connection between W. Georgia Street and Alberni Street, secured for public access by way of an agreement. The top portion of the tower tapers to form a visually legible finish to the building's composition.

The main residential lobby is accessed off of W. Georgia Street to the north and Bidwell Street to the west. Two common indoor residential amenity spaces are proposed: one on the northeast corner of Level 1 with a contiguous outdoor children's amenity, and the other at Level 6 with a contiguous common roof deck. A guest suite is proposed on the southwest corner of Level 2.

The proposed site and landscape design provides generous additions to the public realm, including a wider sidewalk along W. Georgia Street and the aforementioned mid-block pedestrian connection. Lush plantings and a waterfall adjacent the main entrance further enhance the building's contribution to the character of the neighbourhood.

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

Urban design standard condition A.1.6 seeks confirmation that the high degree of architectural detail, variety, and quality as proposed, will be maintained through future stages of design development. Condition 1.1 seeks further design development to the ground level interface of the building with the public realm, including the provision of architectural lighting, consideration for more public seating, and a more welcoming and visually porous building façade.

Applicant key responses to Rezoning (April 2021)

1. Improvement to mid-block connector to be an accessible pedestrian walkway
2. Enhancing the visual porosity of facades facing W. Georgia Street
3. Revisions to landscaping at public realm interface

Figure 2: Rezoning Submission (Nov 2018)



Figure 3: DP Submission (May 2021)

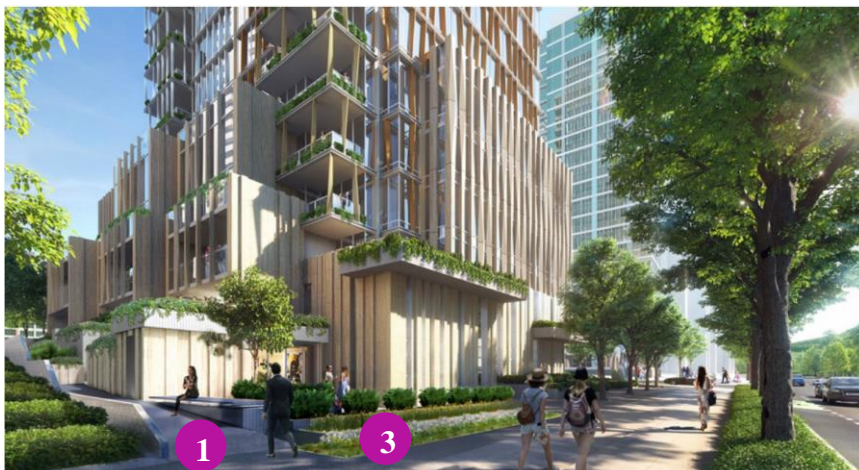


Figure 4: Rezoning Submission (Nov 2018)



Figure 5: DP Submission (May 2021)



Response to UDP Commentary:

On August 04, 2021, the UDP reviewed and supported the application (8/0) with the following recommendation:

- Improve porosity and pedestrian interface with the base of the building along W. Georgia Street, with particular attention to W. Georgia at the mid-block connector.
- Design development to the entry, to achieve greater porosity, legibility and to review the expression of the column at the entry to support the overall concept.
- Ensure rezoning conditions for planting species and edible plants are met.
- To review the location and overlook of the amenity deck locations to support an equitable approach and broader appeal.

Staff concluded that the first 2 recommendations can be integrated to the main body of up-front condition 1.1. In this condition, staff requested more design development to improve building interface with the public realm with particular attention to the porosity at the mid-block connector, main entry, and entire frontage facing W. Georgia St.

In regards to item 3, staff generally seeks confirmation with landscape rezoning condition as part of their review process. Staff also concluded that while the existing location of outdoor and indoor amenity improves the access to daylight it also shifted the tower massing to the Bidwell Street in order to comply with tower separation requirement for residential building in West End. However, standard condition A.1.4 seeks more consideration on minimizing overlook from outdoor amenity on adjacent building and accommodation of greater variety of activities appropriate for large gathering.

• **Conclusion:**

The application generally meets the intent of the applicable policies and bylaws and offers a new plane of public realm for circulation and place making. The proposed design represents a high quality of architectural and landscape design that is consistent with the intents of *West End Community Plan* and other policies and guidelines, and is commensurate with the visibility and uniqueness of this location.

This development proposal will provide more family-size dwelling units and related amenities, near a major city corridor. Staff consider the proposed building, to be a positive contribution to the urban streetscape emerging along W. Georgia Street. Therefore, staff recommend support of the proposed application subject to the conditions contained in the report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on August 04, 2021, and provided the following comments:

EVALUATION: Support with Recommendations: (8/0 Support)

• Introduction:

Development planner, Hamid Shayan, began by noting this is a proposed DP application after rezoning to develop a 33-storey residential building with 127 strata units, all above 6 storey underground parking, located on the south side of Georgia Street, between Bidwell and Cardero Streets. The residential lobby access is off both W. Georgia Street and Bidwell Street, with vehicular access off Bidwell Street. The proposed landscaping on the ground plane provides a publicly accessible midblock pedestrian access from W. Georgia Street to Alberni Street.

This is the second panel and the first one as DP. This presentation is aiming to highlight design modifications from rezoning to DP subject of addressing the panel's previous recommendations and Urban Design Rezoning conditions

The proposed application has been approved at public hearing on March 9 2021 to rezone from RM_6 (residential) to CD-1 under West End Community Plan at Georgia Corridor, Area A. The proposed CD-1 Bylaw allows for a maximum height of 99.3 m (326 ft.) and a maximum density of 9.39 FSR. Adheres to the max. Tower floorplate size of 511 sq. m. (5,500 sq. ft.)

The proposal at rezoning was reviewed and supported by the Urban Design Panel on April 17, 2019. The Panel suggested design development of the mews, landscape, and scale along W. Georgia Street and provision of more refinements of the horizontal planters near the base. Additionally, the Panel sought inclusion of trees on the tower, and along W. Georgia Street.

The proposal responded to the comments and feedbacks from panel and community at rezoning as follows:

- Refinement at mid-block access, since rezoning the applicant has replaced the stairs with accessible ramps. To meet the required slope, the circulation is split between the two properties. They also have revised how the townhouse connect to the mews and Increase the privacy by landscape screening
- Provision of more sitting area at W. Georgia Street,
- Planting More trees at the street to enhance public interest
- The planter's and landscape re arrangements to increase the visibility and welcoming of the main entrance
- the refinement at access path to the entrance and also integrating public arts with the public realm functions
- increasing the depth of vestibule and adding vertical feature at main entrance,
- remove the stairs from the lobby and provide more transparency.
- Increasing the opening area at W. Georgia Street elevation
- The proportion and the materiality of the horizontal planters near the base have been revised.
- Following the mid-block access updates, some revisions have been implemented at the south-east corner facing Alberni Street.
- With all the design refinements there is no change of shadowing on Marina Square Park from Rezoning
- more materiality and details refinements have been proposed in DP application

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

Public Realm

1. Please provide feedback on the overall evolution between rezoning and development permit on the following:
2. The quality of the public realm, building interface, and landscape design at full perimeter particularly at the mid-block connector & W. Georgia St; (refer to Rezoning conditions 1.1, 1.2, 1.4, and 1.5)

Overall Design Development and Materiality

3. Please comment on the overall evolution of the proposed building design between rezoning and development permit, with special attention to the podium level
4. Does the proposed materiality serve to enhance the overall design concept demonstrated at the time of the rezoning application?

Applicant's Introductory Comments:

- Applicant began by presenting on the inspiration for the design.
- Designed is inspired by the balance between boldness and subtlety of the mountains, aiming to bring a sense of nature to the convenient urban living.

• **Design Concept:**

- Stepped Massing
- Interlocking and stepping, expressive volumetric composition, cascade terraces
- Green terracotta
- Softening of the edges, trees and tall plants on terrace, integrated greens on façade
- Organic Texture
- Breaks away from typical glass boxes, add warmth and human scale
- Presented the top tower view, podium landscape and perspective from the southwest corner.
- The height of the planters have been lowered but the amount of green space has been not been reduced but increase the transparency. The amount of solid had been reduced to give an appearance, openness, accessibility and permeability to the building, along with the fountain artwork in other textures of green that find themselves at the base.
- W. Georgia St front: lobby façade
- Lobby façade glazed area increased to 50% of W Georgia Front for higher transparency
- Lower ground level planter height from improved visibility

• **Landscape concept:**

- The planters in front of the building have been quite a bit more subdued as there is very slight grade difference between Georgia sidewalk and the building floor elevation
- Looking at metal planters to minimize the appearance of walls, and try to maximize the green, as much as possible.
- Working with the subtlety of the grades in order to create a layered landscape in keeping with the architectural language of the building that talks about layering of green over a more solid and robust ground.
- Working with the artist who has proposed the public art in the north east corner and worked with them to create a hospitable environment for the art and make it really interactive.
- At Alberni, the frontage is generously planted on lower level and the higher level to provide some privacy and to maintain the green nature of the street.

- On Georgia St, we have managed to come up with a way of providing an accessible road while distributing the planting on both sides of the mews to allow for some feeling of green from the bottom to the top. Some seating has been added at the mouth of the mews
- On the upper levels, incorporating more substantial planting and maximizing the flexible space for the residents as they can program the generous patios; this language of green is carried through those balcony edge planters that climb down the facade.
- Regarding the mews, as opposed to a relentless set of stairs climbing up, they have been turned them into a ramp, allowing the green to jump from one side to the other to make it equitable between the two properties but also provide a continuous sense of tree canopy with as much as possible green at grade.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **MS. LONG** and seconded by **MR. DAVIES** and was the decision of the Urban Design Panel:

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

- Improve porosity and pedestrian interface with the base of the building along Georgia Street, with particular attention to Georgia at the mid-block connector.
- Design development to the entry, to achieve greater porosity, legibility and to review the expression of the column at the entry to support the overall concept.
- Ensure rezoning conditions for planting species and edible plants are met.
- To review the location and overlook of the amenity deck locations to support an equitable approach and broader appeal.

Related Commentary:

- Panel noted the vast improvement of the pedestrian mews over what was proposed at the rezoning stage.
- Panel noted the seating improvements are sufficient along the pedestrian mews.
- Panel noted the planting is successful. Regarding the integration of the accurate planting and planting above, Panel noted the first move back in the rezoning stage was more ambitious or more faithful to the part and now it's being chipped away to make a safe inactive public realm. It feels a bit manicured as it comes down to the ground.
- Panel noted the materiality feels a little thin with the switch to the corten steel when there is all this stone available; stone does not really play out well in the public realm in Vancouver and there's an opportunity here for that; these kinds of substantial stone moves can ground the project, more fully and more wholesomely.
- Panel noted the massing and the detailing and architectural expression are well articulated and will significantly contribute to the streetscape.
- Panel noted the materiality and delicate nature on the façade of a residential building giving it a very committed kind of attempt to articulate the architecture on the public realm.
- Panel noted support for the two level townhomes providing a great public realm response along Alberni St at the side of the building.
- Panel suggest lowering the landscape wall at the north edge could be lowered down to mitigate issues.
- Panel noted the attempt to widen planters on Alberni St is successful, providing a good division between the semi-public spaces and private spaces.
- Panel suggest the parkade exhaust at north east corner to be relocated.

- Panel encourage the applicant to give legibility to entrance and to amplify its prominence perhaps by adding more glazing. Currently, it seems hidden from the street and feels closed off as the doors are tucked around the corner.
- The entry plaza at Georgia and Bidwell needs to be opened up more or possibly move to the corner, it feels like a maze to find the entrance.
- Panel noted the lobby needs to be more visible. Panel suggest fine tuning the façade treatment to make the lobby more visibility and identity.
- Panel noted it would be good to see how the final selected public art for this project can be contributed to the coherence of the project's beautiful architecture expression.
- Panel noted the stone material and natural elements on this corner are a strong addition to the public realm.
- Panel encourage applicant to review the entry and expression of the column.
- Panel encourages the applicant team to look at the amount of materials, different types of stone concrete, with the concept of the natural drivers and connection to the to the mountains, and seeing how much of that concept can be achieved with just changes in texture with just a few different materials which could simplify the experience from the public realm. It would be more clear if there was less materials and few more rules with how those materials are used in terms of the kind of porosity and the different rhythms.
- Panel noted it was disappointing not to see any edible landscape on any roof decks and amenities.
- Panel noted the amenity on the east side is a lost opportunity; if it was on the west side, it would connect to Bidwell, it would reinforce the parte of having a stronger planting on the mountain side, and it would have a stronger connection to a park across the street.
- Panel noted more planting would reinforce the parte.
- Panel appreciates the passive shading elements reflect the local landscape; In addition, the textured concrete planters and how they reflect other local architecture and precedents in Vancouver's urban landscape, while fitting into a very modern project that is on a prominent ceremonial street.
- Panel encourage opportunity for more family oriented outdoor space; suggestion around the fitness studio deck opportunity for children's play area.
- Panel encourages gathering spaces along the exterior that are public facing amenities open to all users and age groups.
- Panel encourage further development of the column at the entrance.
- Panel appreciates seeing sustainability targets being met.
- Panel noted a ramp at the mid-block connector was 100% required. There is concern with the way it is developed primarily about the recognition of it as a connector from Alberni to Georgia St; from Georgia there is path way but it appears as a dead end and therefore not serving its function. Panel ask to review and address this issue and look into a strategy.
- Panel noted concern with entrance to the parkade; Panel suggest to pay attention to what the interior building envelope looks like as the opening is about a third of the building elevation along that street and this space has not paid attention to a loading space and garbage days. In addition, there are security concerns within that space and Panel suggest to address these security concerns through the architecture or through technology means.
- Panel appreciates the concept of the base of the mountain coming down to grade. Panel suggest if there are locations within the project where it can break away from the concept and have one off for unique situations.

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)

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

ENVIRONMENTAL PROTECTION BRANCH

The recommendations of Environmental Protection 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, fire fighting access and energy utilization requirements.

NOTIFICATION

On July 16, 2021, 1,290 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the Shape Your City website. Three site signs were installed on July 21, 2021, one on each street frontage, W. Georgia Street, Bidwell Street, and Alberni Street.

Summary of Public Comments

Throughout the notification period, the City received 16 survey comments, 5 in support of the application, 8 mixed and 3 opposed noting concerns/objections with the proposal.

Of the supportive responses, neighbours indicated that the building has high quality urban design features that are attractive, distinctive, and unique. In addition, the waterfall, and the amount of greenspace received positive feedback from respondents.

Of the opposing responses, comments received included concerns on affordability of higher-end strata units which make them out of reach for Vancouver's future generation. In addition, respondents indicated that the operation and maintenance of waterfall would be a significant concern due to the climate change and water shortage.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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

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

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



J. Greer
Chair, Development Permit Staff Committee



H. Shayan
Development Planner



K. Hsieh
Project Coordinator

Project Facilitator: Erica Tsang-Trinaistich

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

Urban Design Conditions

- A.1.1 the pending CD-1 By-Law can and does become enacted by City council;

Note to Applicant: Due to the 2022 Municipal election, no Council meetings will be held from September 9 to October 15, 2022.

- A.1.2 the proposed form of development can and does become approved by City Council;

Note to Applicant: Due to the 2022 Municipal election, no Council meetings will be held from September 9 to October 15, 2022.

- A.1.3 confirmation that the proposed amount of shadowing on Marina Square Park will remain as demonstrated in the rezoning application, through future stages of design development and project approvals.

Note to Applicant: updated shadow studies should be provided in all stage of approval process;

- A.1.4 consideration to improve overlook from indoor to outdoor amenities areas and continued exploration accommodations for a greater variety of outdoor activities such as large family gatherings, games, etc.

Note to Applicant: provision of appropriate and functional furniture such as large dining table, movable seating and planters, flexible children play areas, etc. is strongly encouraged.

- A.1.5 confirmation that the overall design of the proposed mid-block pedestrian pathway will fully integrate with the future design of the anticipated complementary pathway achieved through future redevelopment of the site located immediately due east;

Note to Applicant: Refer to upfront condition 1.1. To provide updated landscape drawings of the area in between 2 properties, showing the design strategy.

- A.1.6 confirmation of intent to maintain the high-quality material palette and high level of detailing implied in the application materials and necessary to accomplish the proposed design aesthetic;

Note to Applicant: particular attention should be given to ensuring that the building and landscape detailing presents as highly resolved when viewed from W. Georgia Street, Bidwell Street, and Alberni Street public realms, and wherever pedestrians are in close proximity to the building face;

- A.1.7 provision of built features intended to create a bird friendly design;

Note to Applicant: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable, and provide a rationale of strategies for the features noted.

Development Review Branch Conditions

A.1.8 compliance with Section 5 (Floor Area and Density) of the pending CD-1 By-Law as follows:

- i. provision of updated FSR verification sheets to include all roofed mechanical spaces having a minimum of 1.2 m height;
- ii. provision of coordinated and matching data on FSR verification sheets, architectural floor plans and project summary data;

Note to Applicant: Removing trellises proposed on Level 6, and 31, will help resolve some of the FSR overages.

A.1.9 compliance with Section 7 Horizontal Angle of Daylight (HAD) of the pending CD-1 By-Law:

Note to Applicant: Provide HAD illustrations with required angles and dimensions to illustrate compliance. Removing the den room door in suite 302 will help resolve this issue. Suite 603 will require floor layout reconfiguration or den room to be converted to a non-habitable use to meet these requirements.

A.1.10 illustration of compliance of View Protection Zones 3.2.1, 0.2, B1, and C1;

Note to Applicant: Provide illustrations showing development is below view cones. Provide geodetic heights on all corners of the development.

A.1.11 design development to locate, integrate and full screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meter in a manner that minimizes their impact on the building's open space and the public realm;

A.1.12 provision of revised drawings and project data summary as follows:

- i. number all parking, loading, passenger and bicycle stalls;
- ii. provide data in parking technical table for required and proposed energized outlet;

A.1.13 provision of the following notations on the submitted plans:

- i. "The acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations";
- ii. "All building dimensions, setbacks and yards are to the outside of cladding";
- iii. "Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555"; and
- iv. "Public art illustration and notation is for reference only and a separate permit required";
- v. "Provision of energized outlets in accordance with Section 4.14 - Electric Vehicle Charging Infrastructure Requirements, of the Parking By-law"

A.1.14 arrangements to be made to the satisfaction of the Director of Planning and Director of Legal Services for a Non-Stratification Covenant pursuant to Section 219 of the Land Title Act to be registered, ensuring the use and access of the amenity "guest suite" unit on Level 2 shall be shared and made available to all residential occupants and/or tenants of the building. Further,

that the amenity space approved as part of this development shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.

Note to Applicant: Provide clarification of “guest suite” operation and residential unit type (dwelling, sleeping, or housekeeping unit). Refer also to Section 2 of the Zoning and Development By-Law.

Landscape Conditions

- A.1.15 provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.;

Note to Applicant: refer to Landscape rezoning condition 1.15. The landscape plans have an irrigation plan (sheet L6.01) but there does not appear to be any irrigation information or symbols on that plan.

- A.1.16 design development to the onsite water feature to explore opportunities to reduce potable water consumption and to ensure year round visual interest;

Note to Applicant: Potable water consumption may be reduced through low volume water basin solutions, mechanical design efficiencies and maintenance specifications. Ensure the design and materials have visual interest at times when the water supply may be shut off. Provide large scale detailed sections/ elevations to illustrate the overall design, including dimensions and materials.

- A.1.17 application of the principles of the City of Vancouver, Bird-Friendly Design Guidelines for the protection, enhancement and creation of bird habitat and to reduce potential threats to birds in the City;

Note to Applicant: refer to <http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

- A.1.18 provision of new street trees adjacent to the development site, where applicable;

Note to Applicant: refer to Rezoning condition 1.14. New street trees to be shown on the development permit plans and confirmed prior to the issuance of the building permit. Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

Crime Prevention Through Environmental Design (CPTED)

- A.1.19 design development to incorporate CPTED measures including the following:

- vi. ensure clear view lines and good lighting around building access points including elevator and entry entries and fire exits;
 - vii. provide white walls in parking areas;
-

- viii. avoid deep alcoves and concealed spaces; and
- ix. reduce opportunities for intentional damage around the building with deterrent paint, planting, murals or artworks on blank walls;

Note to Applicant: Measures should reflect the specific risks in the area.

Public Art Conditions

A.1.20 delivery on the following to Public Art:

- a. provide the approved Detailed Public Art Plan and the 10% Option A Payment; or
- b. provide notice that the Owner intends to satisfy the Public Art Requirements through Option B.

Note to Applicant: If the Owner elects to satisfy the Public Art Requirement by way of Option A, then the Owner will be responsible at its sole cost and expense to commission an artist to conceive, create, design, manufacture and install the Public Art at a cost to the Owner of not less than ninety percent (90%) of the Public Art Cost;

For greater certainty, in the case of Option A, the Detailed Public Art Plan must be approved by the Public Art Program and the Managing Director of Cultural Services prior to issuance of a Development Permit.

A.2 Standard Engineering Services Conditions

A.2.1 provision of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this development permit, and shall include the following items and notes:

- i. pedestrian SRW along Bidwell and Alberni Streets clearly shown and labelled on the landscape plans;
- ii. pedestrian SRW along Alberni Street dimensioned from the back of the existing curb, not the curb face, and all at-grade building elements removed from the SRW area accordingly;

Note to Applicant: Sheet A101 shows the SRW incorrectly dimensioned from the curb face, not the back of curb as required by the rezoning condition.

- iii. deletion of the “line of 1.0m SRW encroachment” shown along Bidwell and Alberni Streets;
- iv. removal where possible, or revision of all permanent at-grade structure to minimize encroachment into the pedestrian SRW along Bidwell and Alberni Streets, including, but not limited to the patio stairs, raised planter, wood top bench, and parkade air intake grates;

Note to Applicant: The rezoning requirement for the pedestrian SRW along both streets is intended to allow for a widened, accessible, public sidewalk. Based on conversations with staff and understanding the challenges related to the parkade ramp design, the raised planter and wood top bench shown on Alberni Street are acceptable if they cannot be removed from the SRW or further reduced as they still provide for an acceptable width sidewalk in this location. The parkade air intake grates shown at the corner of Alberni and Bidwell Streets must be relocated from the corner (and minimized or removed completely from the SRW, if possible) as they do not provide a comfortable and accessible walking surface, particularly within the “bypass zone” immediately behind the future curb ramps at this location.

- v. site and landscape plans updated with the latest City issued geometric design to ensure coordination between the geometric changes to the streets, the public realm adjacent to the site, and the interface with the building;

Note to Applicant: Contact Darren Lee, Major Projects Engineering (Darren.Lee@vancouver.ca) to request the latest geometric design.

- vi. relocation of the patio gates along Alberni Street so as to not swing more than 0.3 m (1.0 ft) into the pedestrian SRW;
- vii. provision of note on the site and landscape plans stating “final design of future street improvements on W Georgia Street is to be coordinated with Engineering”;
- viii. deletion of the six street trees proposed in the front boulevard (between the curb and the sidewalk) on W Georgia Street and the proposed softscape front boulevard replaced with City standard hardscape;

Note to Applicant: This is a bus zone which is required to be kept clear of street trees in the front boulevard to accommodate transit operations. The front boulevard within the bus

zone must be hardscape (not grass) to accommodate passengers boarding, alighting, and waiting for buses.

- ix. notations on the landscape and site plans of the following street improvements on Bidwell Street:

- a. 1.53m (5') wide front boulevard (measured from the back of the future curb) with street trees where space permits;

Note to Applicant: Bidwell Street is planned to be widened with the curb adjacent to this site being shifted closer to the site's property line to provide an 11.5m distance between the face of the existing curb on the west side of the street and the face of the new curb adjacent to the site. Refer to the conceptual geometric design which can be requested from Engineering.

- b. minimum 2.44m (8') wide broom finish saw-cut concrete sidewalk; and
- c. if landscaping is proposed next to the sidewalk in any space remaining in the SRW then the first 0.45m next to the sidewalk must be sod grass.

- x. notations on the landscape and site plans of the following street improvements on Alberni Street:

- a. 1.53m (5') wide front boulevard (measured from the back of the existing curb) with street trees where space permits;
- b. minimum 2.44m (8') wide broom finish saw-cut concrete sidewalk; and
- c. if landscaping is proposed next to the sidewalk in any space remaining in the SRW then the first 0.45m next to the sidewalk must be sod grass.

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the DP application are preliminary, and that a final off-site geometric design will be provided by the City of Vancouver through the DP process. Where a design or detail is not available, make note of the improvement on the site and landscape plans. Refer to condition 1.1.

- A.2.2 provision of all passenger loading spaces to be publicly accessible at-grade/or Level P1;

Note to Applicant: The passenger loading space on Level P3 is located behind the residential overhead gate and is not publicly accessible.

- A.2.3 provision of improved access and design of bicycle parking and compliance with the Bicycle Parking Design Supplement, including provision of the following:

- i. a dedicated bicycle elevator for all bicycle spaces located below the first underground level;

Note to Applicant: The elevator is to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator shall be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 1.7 m (5.5 ft) x 2.0 m (6.7 ft), and 1.1 m (3.5 ft) wide doors. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements.

Consider designating Residential Elevator CAB#3 as a designated bicycle elevator with a designated call button that goes to all the underground levels that have bicycle parking. Elevator to have durable finishes, and show the bicycle routes on the drawings that confirm that the elevator will be easily accessible from all bicycle rooms, and that the elevator will comfortably accommodate two people with two bicycles.

The rezoning drawings showed all Class A bicycle parking on Level 1 and P1, so a bicycle elevator was not required as per the rezoning drawings.

- ii. automatic door openers for all doors providing access to Class A bicycle storage;
- iii. **Note to Applicant:** In addition to the Class A bicycle parking on the parking levels, also show locations of automatic door openers for the Class A bicycle parking on Level 1 and the doors on the access route to reach the outside.
- iv. indication of the stair-free access route from the Class A bicycle spaces to reach the outside, show and label the access routes to reach the outside on the drawings;
- v. an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle;
- vi. clearly labelled and dimensioned Class B bicycle spaces on the landscape and architectural drawings;
- vii. manufacturers design specifications for the stacked bicycle racks including dimensions, vertical and aisle clearances;

Note to Applicant: Racks must be usable for all ages and abilities. Stacked bicycle racks may require additional clearances, additional rack lengths, and additional aisle widths as per the manufacturer's requirements for installation and operation of the stacked bicycle racks. Aisle widths and clearances must be accommodated and maintained while the stacked bicycle racks are on the ground in the open position.

- viii. dimension aisle widths in all the bicycle storage rooms;
- ix. relocation of Class B bicycle parking to eliminate encroachments on public property and right-of-ways; and

Note to Applicant: Ensure all bicycle spaces are entirely on private property.

- x. a minimum of 1.8m length and 0.6m width for each Class B bicycle space. Dimension the length and width of the Class B bicycle spaces.

A.2.4 provision of improved access and design of loading spaces and compliance with the Parking and Loading Design Supplement, including provision of the following:

- i. 3.8 m (12.5 ft) of vertical clearance is required for access and maneuvering to Class B loading spaces.

Note to Applicant: Label the minimum vertical clearance on the drawings.

A.2.5 provision of improved access and design of the parkade layout and compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including provision of the following:

- i. provision of 2.7m (8' 10") stall width for visitor space 004 on Level P1
- A.2.6 provision of the following information as part of the drawing submission to facilitate a complete Transportation review and may result in additional conditions:
- i. provision of east-west and north-south section drawings of the Class B loading space, and the access route to reach the Class B loading space;

Note to Applicant: Ensure that 3.8 m (12.5 ft) of vertical clearance is provided for access and maneuvering to the Class B loading space, and ensure that any portion of the parkade ramp that will be used for maneuvering into/out of the Class B loading space provides 3.8 m (12.5 ft) of vertical clearance. Provide vertical clearance dimensions and notes, all clearances must consider mechanical projections and built obstructions.
 - ii. provision of an updated section drawing that shows the ramp slopes for the various ramp sections of the parking levels;

Note to Applicant: Refer to Building Sections Drawing A401 Section 2/A101 Parkade Section along Grid-L and add the ramp slopes to this section drawing.
 - iii. provision of updated plan drawings that shows design elevations on both sides of the main parking ramp at all breakpoints, and through both sides of the curved sections of the parking ramp;

Note to Applicant: Show the length and the slopes of the various ramped sections and design elevations. Refer to Level 1 Plan Drawing A207 and Level P1 Drawing A206 for reference and add the information noted above.
- A.2.7 provision of correctly labeled interpolated building grades, including at the property line adjacent all entrances;
- A.2.8 provision of crossing design to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Submission of a crossing application is required. Please review the City's Streets Design 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. The final crossing design is to be clearly noted on the plans prior to development permit issuance.
- A.2.9 provision of clarification of garbage pick-up operations by providing written confirmation that a waste hauler can access and pick up from the location shown without reliance of the street for extended bin storage;

Note to Applicant: If this cannot be confirmed then an on-site garbage bin staging area is to be provided.
- A.2.10 provision of a draft final Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the following:
- i. Volume Reduction;
 - a. use appropriate runoff coefficients for different surface types for all relevant calculations;
-

Note to Applicant: Runoff coefficients for landscaping on slab should be increased to reflect the increased runoff potential for these areas compared to landscaping over native soil. Currently the runoff coefficient for post-development landscaped areas on slab is assumed to be the same as pre-development landscaping over native soil.

- b. confirm the assumed soil depth for tree planters in the RWMP report; and

Note to Applicant: Section 4.3 of the RWMP report indicates minimum tree planter soil depths of 910mm, however Landscape Drawing L9.01 indicates minimum tree planter soil depths of 750mm depth.

- c. provide a soil depth plan in the Landscape drawing set clearly indicating the location of all landscape planters and the proposed soil depth in each location with colour coding or hatching to indicate different soil depths.

Note to Applicant: Ensure the landscaping layout shown in the RWMP figures matches the Landscape drawing set. It appears that there may be some areas where the planter configuration is slightly different on Drawing RWM-02 compared to the landscape set.

ii. General Requirements; and

- a. confirm that access to various components of the rainwater management system for maintenance purposes is considered the overall design. Placement of rainwater management system components that would require occupancy of the public ROW to perform routine maintenance tasks should be avoided;
- b. provide further information related to the proposed detention tank system and water quality unit on the RWM drawings such as the location, geometric properties (footprint, volume, depth) and relevant specifications for these features; and

Note to Applicant: Indicate the location of the proposed detention tank, Water Quality unit and control structure and connectivity to the City sewer on the RWMP report drawings.

Provide preliminary cross-sections and preliminary inverts for the proposed detention tank system, Water Quality unit, control structure and storm sewer outlet as applicable from available information.

- c. indicate the location of the control structure (if outside of the detention tank) and Water Quality System on the architectural drawings to demonstrate that sufficient space is available for these features.

Note to Applicant: It is recommended that the Water Quality System be located upstream of the orifice control given that the proposed orifice size is below 75mm.

iii. Release Rate.

- a. confirm how the groundwater inflow column was calculated in the Storage Volume Required table on Drawing RWM-03 and confirm if the units indicated (cms) are correct.
-

Note to Applicant: As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final RWMP will include all relevant details.

Please contact the City of Vancouver's Rainwater Management Review group for any questions or concerns related to the conditions or comments prior to resubmission with the DP application. A meeting may be scheduled upon request by contacting rainwater@vancouver.ca.

- A.2.11 registration of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services prior to the issuance of the Development Permit;

Note to Applicant: The legal agreement restricts the issuance of a building permit until the final Rainwater Management Plan (RWMP) and Operations & Maintenance (O&M) Manual have been accepted by the City. The approved documents shall be attached to the Agreement as schedules and be registered on the property's title. The rainwater management system shall be inspected as necessary during and after construction. A Registered Professional is to inform the City by letter bearing their professional seal whether the system has been so constructed as per the accepted rainwater management plan and if not, sealed final design drawings showing the details of the modified system must be provided.

- A.2.12 provision of a final RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services and the City Engineer **prior to the issuance of any building permit;**

- A.2.13 provision of a final standalone Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services and the City Engineer **prior to the issuance of any building permit;**

Note to Applicant: Based on our preliminary review of the Operations & Maintenance Manual, the O&M Manual shall include, but not be limited to the following additional information at the BP stage:

- i. proposed conditions Site Plan;
- ii. checklists to assist non-technical persons in assessing operation and maintenance performance and requirements;
- iii. how access by maintenance vehicles to each of the proposed rainwater management features will be completed; and
- iv. we request that the Operation and Maintenance Manual be stamped by the design engineer for components related to the recommended maintenance procedures understanding that some of the supplemental information included in the report is provided by product suppliers.

The O&M Manual will be reviewed in more detail for acceptance at the Building Permit stage and is not required to be finalized at the DP stage.

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

- A.3.1 Submit a Site Disclosure Statement to Environmental Services;
- 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 Section 85.1(2)(g) of the Land Title Act, if applicable;
- 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 which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental 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 this development, until a Certificate of Compliance for each of the on-site contamination and the dedicated lands, if any, have been issued by the Ministry of Environment and Climate Change Strategy and provided to the City.

Note to Applicant: A Site Disclosure Statement has been received. Based on current information, a remediation agreement will not be required.

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 March 7, 2022. 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 addressed on or before **(September 7, 2022)**, 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 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 and any TDM Plan and agreement 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 dwelling units must be suitable for family housing;
- B.2.3 All unenclosed outdoor areas at grade underneath tower building overhangs excluded under floor area calculations must remain unenclosed for the life of the building.
- B.2.4 The use of the floor areas excluded under Sections 5.4 or 5.5 of the CD-1 By-Law must not include any use other than that which justified the exclusion.
- B.2.5 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended May 2, 2018), including all requirements for either Low Emissions or Near Zero Emissions Buildings. These requirements are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of the permit process. For more detail on what must be submitted at the building permit stage for Low Emissions Green Buildings, refer to section B.2) of the most recent bulletin titled *Green Buildings Policy for Rezoning*s – *Process and Requirements* (amended June 14, 2019 or later).

- B.2.6 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
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development not requiring an occupancy permit and thereafter permanently maintained in good condition.

- B.2.7 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.2.8 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.2.9 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.2.10 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.2.11 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.**
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