
CITY OF VANCOUVER
PLANNING & DEVELOPMENT SERVICES

DEVELOPMENT PERMIT STAFF COMMITTEE
MEETING
May 29, 2019

FOR THE DEVELOPMENT PERMIT BOARD
June 24, 2019

1717 Lorne Street (COMPLETE APPLICATION)
DP-2019-00133 – FC-2

JTP/MC/DY/AW

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
C. Chant, Engineering Services

Also Present:

J. Park, Urban Design & Development Planning
A. Wroblewski, Development Services
M. Cheng, Development Services

APPLICANT:

Andrew Emmerson
GBL Architects
139 E 1st Avenue
Vancouver, BC
V5T 1R8

PROPERTY OWNER:

220 East 1st Holdings Ltd
C/O Quadreal Property Group
Park Place
800-666 Burrard St
Vancouver BC V6C 2X8

EXECUTIVE SUMMARY

- **Proposal:** to develop this site with a mixed use development consisting of an industrial and office building (10 storeys) and a residential rental building (13 storeys) containing 216 secured market rental dwelling units; all over 3 levels of underground parking having access from the lane.

See Appendix A Standard Conditions
Appendix B Standard Notes and Conditions of Development Permit
Appendix C Building Review Branch comments
Appendix D Plans and Elevations
Appendix E Landscape Plans
Appendix F Applicant's Design Rationale
Appendix G SRW Requirements

- **Issues:**

1. Livability of dwelling units.
2. Reflect the existing unique industrial heritage of the area and create pedestrian interest.
3. Pedestrian scale of proposed pedestrian pathway.
4. Design development of public realm, including the Arts Walk.

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

THAT the Board APPROVE Development Application No. DP-2019-00133 submitted, the plans and information forming a part thereof, thereby permitting a mixed use development consisting of an industrial and office building (10 storeys) and a residential rental building (13 storeys) containing 216 secured market rental dwelling units; all over 3 levels of underground parking having 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 improve the livability of dwelling units as follows:

i. ensure all dwelling units meet or exceed the minimum unit size;

Note to Applicant: It is strongly encouraged to reconfigure the floor layout to provide more family units by combining the floor area of units that do not currently meet the minimum unit size requirement with adjacent units. In any case, number of family units should not decrease from what's currently proposed. (Also see Standard Condition A.1.12.)

ii. ensure all dwelling units meet Horizontal Angle of Daylight regulation; and

iii. improve the solar access for dwelling units on Level 2 through 7, between Gridlines P & Q, facing North;

Note to Applicant: This could be achieved by either reducing the depth of the overhang and recess, or significantly widening the recess.

1.2 design development to the architectural expression to be more compatible with the False Creek Flats historic industrial character, as follows:

i. further refinement of proposed materiality; and

ii. simplify architectural expression on residential building;

1.3 design development to improve the visually prominent corner of Main Street, E 1st Ave., and Lane by:

i. provision one Class B loading to be relocated from office building to residential building and wrap the storefront around the corner of Main St. and Lane;

Note to Applicant: The intent is to ensure the pedestrian interest around this very visually prominent corner. Three commercial Class B loading should be located together at residential building in order to provide a central loading for commercial use. Also see Standard Engineering Condition A.2.9.

ii. design development of the parkade & loading access at lane; and

Note to Applicant: The proposed location of the back-of-house functions for the Office building is at a visually prominent corner as viewed from Main Street. Design development is required to significantly improve this very prominent rear façade, by enclosing all loading and parkade access. Finishes should be in keeping with overall high quality development and historic industrial character of the Flats area.

- iii. design consideration to improve the flat iron façade at Main St. & E 1st. Ave;
- 1.4 design development to the pedestrian scale in the new pedestrian pathway by:
- i. provide a green screen to mitigate the blank walls; and
- Note to Applicant:** Green screen shown in the UDP package is supportable. A large scale detail and/or section should be provided.
- ii. provide a lighting plan, including but not limited to overhead catenary lighting & other building and site lighting;
- Note to Applicant:** Also see Standard Condition A.1.30.
- 1.5 design development to explore to increase the prominence of universal access at the pedestrian connection;
- Note to Applicant:** Proposal indicates a single 5' width ramp providing an accessible route. Intent is to prioritize access for all users. Explore feasibility of increasing the width of stair-free access, or eliminating the steps by providing stair-free access only.
- 1.6 design development to maintain the high quality materials indicated (including but not limited to relocatable mezzanines structure, laser cut metal screens at balconies, ceramic printed glazing), and to maintain the level of detailing implied and necessary to accomplish and construct the proposed design aesthetic with exceptional detailing;
- 1.7 provision of Public Realm Plan, including but not limited to:
- i. hard and soft landscaping elements,
 - ii. sidewalk and paving design;
 - iii. street / site furniture;
 - iv. continuous weather protection;
 - v. site lighting plan; and
 - vi. CPTED plan, (also see Standard Condition A.1.30)
- 1.8 arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all dwelling units as market rental housing units for the longer of 60 years and the life of the building, subject to the following additional conditions:
- i. no separate sales covenant;
 - ii. no stratification covenant;
 - iii. that none of such units will be rented for less than one month at a time; and
 - iv. such other terms and conditions as the General Manager of Art, Culture and Community Services and the Director of Legal Services may in their sole discretion require.
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Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enactment pursuant to section 565.2 of the Vancouver Charter.

- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• **Technical Analysis:**

Technical Review for: 1717 Lorne Street		Zone: FC-2, Sub-area E		DP-2019-00133
PERMITTED / REQUIRED		PROPOSED		
Site Size and Area ¹		Per Survey Plan Irregular lot 3,761.00 m ² = 40,483.07 ft ²		
Uses	Manufacturing / Wholesale: choice of uses per FC-2 Office: General Office Dwelling: Dwelling Units in conjunction with any of the uses per FC-2	Manufacturing / Wholesale General Office Dwelling Uses as secured market rental housing		
Setback	Front yard - East 1st Avenue 1.97 ft	Front yard - East 1st Avenue 2.00 ft		
	Side (exterior) yard	Side (exterior) yard		
	Main Street 1.97 ft	Main Street 6.58 ft		
	Lorne Street 1.97 ft	Lorne Street 2.00 ft		
	Rear yard 1.97 ft	Rear yard 2.00 ft		
Height ²	Maximum in sub-area E 60.04 ft			
	View cone 3.2.4 - QE Park to Downtown skyline and North Shore mountains 22 - Main Street to North Shore	Applicant to demonstrate compliance with view cone building height limits		
	Discretionary height increase per DPB in sub-area E 140.09 ft	Top of guard 138.29 ft		
FSR ³	Discretionary maximum FSR per DPB			
	Manufacturing / Wholesale 1.00 FSR	Manufacturing / Wholesale 1.00 FSR		
	General Office 2.00 FSR	General Office 2.00 FSR		
	Dwelling Uses 3.50 FSR	Dwelling Uses 3.52 FSR		
	Total 6.50 FSR	Total 6.52 FSR		
Floor Area ³	Discretionary maximum floor area per DPB			
	Manufacturing / Wholesale 40,483.07 ft ²	Manufacturing / Wholesale 40,370.23 ft ²		
	General Office 80,966.13 ft ²	General Office 81,075.23 ft ²		
	Dwelling Uses 141,690.73 ft ²	Dwelling Uses 142,323.46 ft ²		
	Total 263,139.94 ft ²	Total 263,768.92 ft ²		
Balcony	Maximum exclusion 12% 31,576.79 ft ²	Open residential balcony 6.01% 8,548.00 ft ²		
Amenity		Level 8 - residential amenity 2,793.22 ft ²		
	Maximum exclusion 10,763.91 ft ²	Level 10 - office amenity 1,943.00 ft ² Total 4,736.22 ft ²		
Dwelling Unit Type	No requirements	Studio 30% 65 units		
		One bedroom 47% 101 units		
		Two bedroom 19% 40 units		
		Three bedroom 5% 10 units		
		Total 100% 216 units		
Horizontal Angle of Daylight ⁴	Requirement of one angle of 50 degrees, or two angles with a sum of 70 degrees over a distance of unobstructed view at 78.74 ft Minimum distance may be relaxed to 12.14 ft	Applicant to demonstrate compliance		

continue with Parking, Loading, Bicycle, Passenger on the next page

Technical Review for: 1717 Lorne Street				Zone: FC-2, Sub-area E				DP-2019-00133			
PERMITTED / REQUIRED				PROPOSED							
Parking ⁵	Non-Residential Uses			Non-Residential Uses							
	Small (max 25%)	47		Standard	135						
	Disability	5		Small	31						
	Total non-residential uses		188	Disability	6						
				Total non-residential uses		172					
	Residential Uses			Residential Uses							
	Residential			Residential							
	Small (max 25%)	26		Standard	50						
	Disability	8		Small	5						
	Residential minimum		106	Disability	4						
	Residential maximum		214	Total residential		59					
	Visitor			Visitor							
	Small (max 25%)	3		Standard	1						
Visitor minimum		11	Small	0							
Visitor maximum		22	Disability	5							
Total residential uses - minimum		117	Total visitor		6						
Total residential uses - maximum		235	Total residential uses		65						
All Uses - minimum		305	All Uses - total		237						
All Uses - maximum		423									
Loading ⁶		Class A	Class B	Class C		Class A	Class B	Class C			
	Non-Residential Uses	2	5	1	Non-Residential Uses	0	4	0			
	Residential Uses	0	1	0	Residential Uses	0	1	0			
	All Uses	2	6	1	All Uses	0	5	0			
Bicycle ⁷		Class A	Class B			Class A	Class B				
	Non-Residential Uses	48	6		Non-Residential Uses	50	8				
	Residential Uses	367	12		Residential Uses	423	12				
	All Uses	415	18		All Uses	473	20				
Passenger ⁸		Class A	Class B	Class C		Class A	Class B	Class C			
	Non-Residential Uses	1	0	0	All Uses	0	0	0			
	Residential Uses	2	0	0							
	All Uses	2	0	0							

Notes:

¹ Note on Site Size and Area:

Standard Condition A.1.20 seeks provision of an updated survey plan indicating the site area.

² Note on Height:

Standard Condition A.1.10 seeks confirmation of compliance with view cone building height limits. The proposed development maybe protruding into view cones 3.2.4 and 22.

³ Note on FSR and Floor Area:

Standard Condition A.1.9 seeks compliance with floor area and density.

⁴ Note on Horizontal Angle of Daylight:

Standard Condition A.1.11 seeks demonstration of compliance at Unit D1.

⁵ Note on Parking:

Standard Condition A.1.14 seeks compliance with Off-Street Parking Space Regulations and Transportation Demand Management Plan.

⁶ Note on Loading:

Standard Condition A.1.15 seeks compliance with Off-Street Loading Space Regulations. Staff supports relaxation to the location of one Class C loading space.

⁷ Note on Bicycle Spaces:

Standard Condition A.1.16 seeks compliance with Off-Street Bicycle Space Regulations and Transportation Demand Management Plan.

⁸ Note on Passenger Spaces:

Standard Condition A.1.17 seeks compliance with Off-Street Passenger Space Regulations.

• **Legal Description**

Lots: 1 to 8
 Block: 6
 District Lot: 200A
 Plan: 197

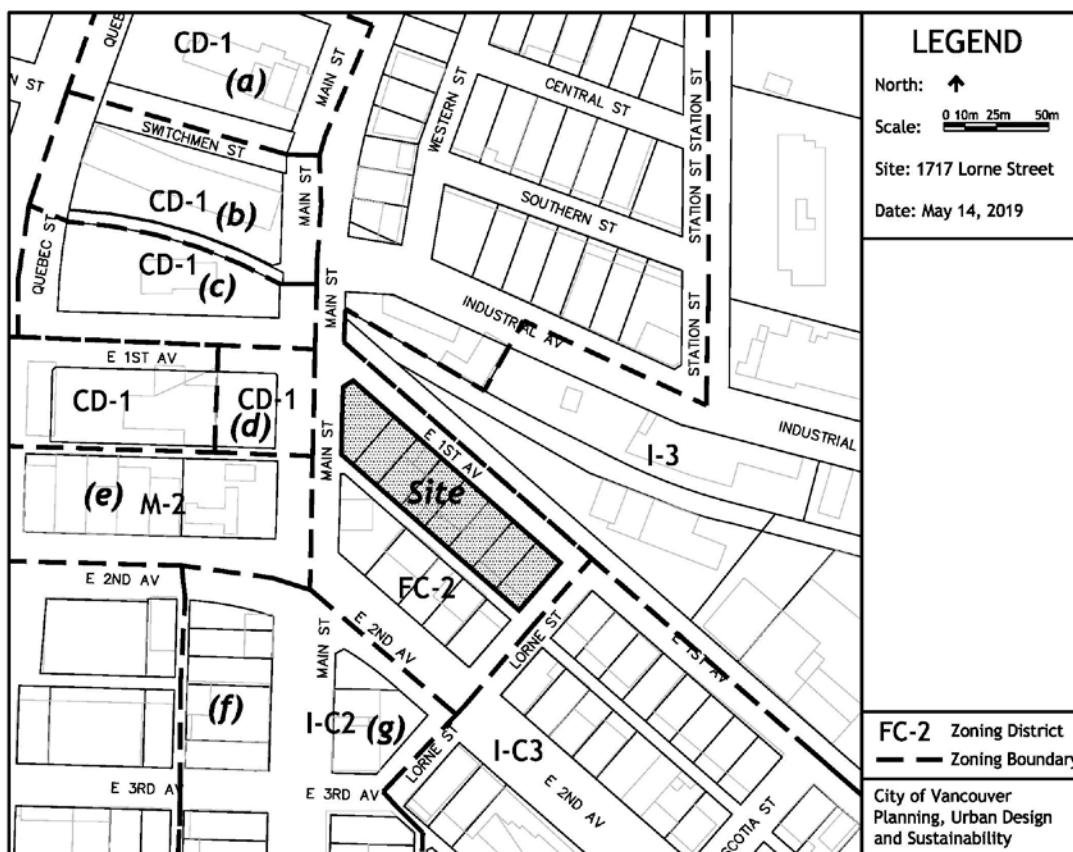
• **History of Application:**

19 02 22 Complete DP submitted
 19 05 01 Urban Design Panel
 19 05 29 Development Permit Staff Committee

• **Site:** The site is located between Main Street and Lorne Street, along E 1st Ave. The zoning is FC-2 Subarea 'E'. The site is an irregular shape, and approximately 100 ft. deep by 432 ft. wide along E 1st Ave. and 370 ft. along the lane. The site is located within the floodplain.

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

- a) 1618 Quebec Street, 18-storey mixed-use building, (c.2014);
- b) 110 Switchmen Street, 19-storey residential building, (c.2014);
- c) 1691 Main Street, 9-storey mixed-use building, (c.2015);
- d) 188 E 1st Avenue, 12-storey mixed-use building, (c. 2010);
- e) 111 E 2nd Avenue, 3-storey commercial building, (c. 2017);
- f) 180 E 2nd Avenue, proposed 12-storey mixed-use building, (under construction);
- g) 1880-1898 Main Street, 1851 Lorne Street & 202 E 2nd Avenue, proposed 11-storey mixed-use building (approved rezoning).



• **Background:**

A development permit application was submitted on February 22, 2019 for the development of this site in False Creek Flats, under the existing FC-2 zoning. The proposal spans eight lots (consolidated), and comprises a ten story office building, and a 13 story residential tower with 7 story podium; all over three levels of underground parking. Industrial uses and residential and office lobby are provided at grade, while the upper storys of the residential building contain 216 secured market rental residential units. Two buildings are separated by 25.0' wide pedestrian connection that provides open pedestrian access between E 1st Ave. and the Lane. The proposal was reviewed by the Urban Design Panel on May 1st, 2019. The proposal was supported by the advisory panel, with recommendations.

The application is generally in line with the objectives of the False Creek Flats Plan and FC-2 zone.

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

- Greenest City 2020 Action Plan
- False Creek Flats Plan (Subarea – Creative Campus)
- FC-2 District Schedule (False Creek Flats Innovation District);
- False Creek Flats Urban Design and Development Policies and Guidelines for FC-2 – The Innovation Hub;
- View Protection Guidelines (View Cone)
- Flood Plain Standards And Requirements;
- High-Density Housing for Families with Children Guidelines;
- Urban Agriculture Guidelines for the Private Realm:
- Secured Market Rental Housing Policy (2012)

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

Greenest City 2020 Action Plan

The Greenest City 2020 Action Plan targets the False Creek Flats area to be “the greenest place to work in the world” and a decidedly healthier place to work that is fueled by innovation economy as well as continued place for the “back-of-house” industrial functions essential to a sustainable and complete city. Proposed development generally meets this plan’s intent by providing innovative light industrial and office spaces, and a residential building that is designed and targeting Fitwel certification. Recommended Condition 1.1 seeks to further improve the unit livability.

False Creek Flats Plan (Subarea – Creative Campus)

False Creek Flats Plan seeks to modernize the district to support an innovative economy by intensifying job capacity with a focus on diverse sectors, while maintaining the core and back-of-house functions by building off the existing unique industrial heritage of the area.

The plan also seeks to improve the connections and mobility to and throughout the Flats area, and support new models of housing to support the economic initiatives and innovation. Subarea “Creative Campus” is located along the southern edge of the Flats area, and anchored by the emerging institutional campus (Emily Carr University of Art + Design(ECUAD) & Centre for Digital Media (CMD)), providing an opportunity for mixed-employment intensification to drive the economic growth opportunities. This area will be a critical driver of the innovation economy, while supporting the introduction of compatible and synergistic industrial uses at the ground floor. Along the western periphery of this sub-area, limited rental housing opportunities for the people working in the area is recommended.

The lane between the 1st Ave. and 2nd Ave. has a unique character and potential to contribute to the public space network and to animate a walking link to tie the creative activity of the area to the Emily Carr Institutional anchor.

Proposed development generally meets the intent of the plan by providing a mixed-use, with innovative light-industrial space at grade, with office space and market rental residential units above. It provides active ground floor uses that break up the frontage of the building at grade. These functions continue along the lane as well as the E 1st Ave., creating opportunity for active lane use while maintaining the back-of-house functions.

In addition, the proposed pedestrian connection will help to improve the connections and mobility in the area by providing a new public walkway to the Arts Walk as envisioned by the Plan.

Recommended Condition 1.3 seeks further design development to improve the treatment of the new public walkway, and Recommended Condition 1.7 also seeks a Public Realm Plan, including site lighting plan and CPTED plan to improve the Arts Walk (lane) by ensuring a safe and lively pedestrian zone around the site, including along the lane.

FC-2 District Schedule (False Creek Flats Innovation District)

This site is located in the False Creek Flats neighbourhood, zoned FC-2, subarea 'E'. The intent of the FC-2 zone is to permit and encourage the development of a high-density mixed-use neighbourhood, including some residential and compatible industrial uses, together with job space to support a wide spectrum of economic uses, representing the broader False Creek Flats economy, including the creative, cultural and food economy, industrial production, research and development, and employment intensification.

The schedule supports industrial uses at grade and office and residential uses, as well as proposed increase of building height (60 ft. up to 138 ft.; limited by view cone), and proposed additional density (additional 3.5 FSR to total of 6.5 FSR) at the discretion of the Development Permit Board.

In general, staff are supportive of proposed increase in height and additional density, as the proposed development generally meets the requirements for the discretionary increases, and is consistent with the intent of False Creek Flats Plan. Nonetheless, staff seeks further confirmation of building height and density through noted standard conditions.

False Creek Flats Urban Design And Development Policies And Guidelines For FC-2 – The Innovation Hub

Light and Ventilation: All residential units meet the Horizontal Angle of Daylight (HAD) regulations, and any mechanical ventilation of commercial and service spaces should be pre-ducted for exhaust through the roof at the highest level, or at a location having the least impact on the residential livability. Standard Condition A.1.8 seeks design development to locate such mechanical exhaust for potential future use.

Uses: Active and engaging uses should be provided at grade, utilizing visually permeable frontages, operable window walls, setbacks and weather protection. Mezzanines should function in continuity with primary use or space, located away from the front or flanking facades, with minimum floor-to-floor height of 10 ft. In general, proposed development meets the intent of the guidelines, and Standard Condition A.1.1 seeks to further ensure active and engaging street frontage.

Built Form & Massing: Design Guidelines identify principals guiding the building massing including, but not limited to:

- Breaking up long frontages with significant facade articulation, setbacks or building separations to maintain quality open space and pedestrian interest.
- Separation of Tower elements.
- Respect the importance of sunlight on the Network of Public Space.

Proposed development is broken up into three main massing elements; Residential tower, Office tower, and residential podium, and meets the intended form of massing as outlined in the Guidelines.

Architectural Components: The intent of architectural components and materials is to recognize the areas unique industrial heritage as well as other urban design considerations, such as high quality materials and detailing that enforces active public realm interface. Recommended Condition 1.2 seeks further design development to improve project's prominence in the unique industrial character of the context.

Livability: A good standard of livability is achieved for most units. However, some of the small studio units do not meet the minimum unit size requirement, and some units have challenging conditions meeting the Horizontal Angle of Daylight requirements. Staff recommends that that the units be reconfigured, resulting in a slight reduction in the number of units, while providing more family units. See Recommended Condition 1.1.

While most units are provided with a private balcony, juliette balconies are provided for some studio units. Significant common amenities are provided, including a fitness room, a multi-purpose room and large roof terrace at Level 8.

View Protection Guidelines (View Cone)

The site is impacted by two view cones; View Cone 3.2.4A from Queen Elizabeth Park, and View Cone 22 from the intersection of Main Street and E 6th Ave. looking north. These view cones restrict the overall building height for both buildings. Standard Condition A.1.10 seeks to confirm the compliance of the maximum building height, including all appurtenances such as mechanical penthouses, decorative roofs and elevator over-runs.

Flood Plain Standards and Requirements;

The False Creek Flats area is in general a low lying neighbourhood close to False Creek. Consequently the site is within a high flood plain level of 15 ft. which sets the geodetic ground floor slab elevations. Standard Condition A.1.6 requires a Flood Plain covenant prior to building permit issuance, and Standard Condition A.1.7 seeks further confirmation of the ground floor slab elevation compliance with this requirement.

High-Density Housing for Families with Children Guidelines;

The proposed residential building contains a total of 50 units (23% of total) with 2 or more bedrooms (comprised of forty 2-bedroom units and ten 3-bedroom units) which may be suitable for families with children. Staff have identified that separate indoor amenity rooms with a kitchenette, storage closet and accessible washrooms have been provided adjacent to a common outdoor amenity on Level 8. In addition, an amenity gym is also provided on the same level. Standard Condition A.1.24 seeks further design development of the outdoor amenity area to include an improved children's play area. Standard Condition A.1.2 seeks to ensure a convenient universal access route for all common amenity spaces and functions is provided.

Urban Agriculture Guidelines for the Private Realm:

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The Guidelines encourage edible landscaping and shared gardening opportunities in private developments.

Secured Market Rental Housing Policy (2012)

The 216 units of secured rental housing will help achieve our City-wide rental housing target. The False Creek Flats plan seeks to create a mix of housing types and allows for relaxations to minimum targets for family units to deliver more units. The proposed provision of family housing within this project is

considered to be in accordance with the objectives of the Plan. The number of family units should be maintained or increased if changes are required to the floor plan. See Recommended Condition 1.1.

• **Conclusion:**

This application generally meets the intent of the applicable policies, district schedule, and design guidelines, and will increase the stock of rental housing, in addition to high quality office space and 40,370 sq. ft. of light industrial spaces, providing opportunity for higher employment density. The proposed pedestrian connection and proposed industrial spaces along the lane provides an opportunity for an activated lane frontage, as part of new Art Walk as envisioned in False Creek Flats plan. Staff support the application, subject to the conditions as noted.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on May 1st, 2019, and provided the following comments:

EVALUATION: Support with Recommendations (6/0)

• **Introduction:**

Development planner, Ji-Taek Park, began by noting this is a proposed DP application to develop a mixed use development under the existing FC-2 district schedule, consisting of an office building (10 storeys) and a residential rental building (13 storeys) with 7 storey podium containing 216 secured market rental dwelling units; all over 3 levels of underground parking having access from the lane, and industrial use at grade. The proposed development is also subject to a view cone.

The design guideline for False Creek Flats identifies principals guiding the Building Massing including, but not limited to:

- Breaking up long frontages with significant facade articulation, setbacks or building separations to maintain quality open space and pedestrian interest.
- Separation of Tower elements (as identified by the Design Guidelines to be any portion of a building over 22.0 m (72 ft.) in height;
- Respect the importance of sunlight on the Network of Public Space.

In addition, design guideline also outlines the intent of architectural components and materials as to recognize the areas unique industrial heritage as well as other urban design considerations, such as high quality materials and detailing that enforces active public realm interface.

Existing FC-2 district schedule allows DP Board to relax the height and density for the site, with support of any advisory panel, among other conditions to be met.

The planning team then took questions from the panel.

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

1. Does the panel support the proposed relaxation of building height and density as outlined in district schedule?
2. Does the proposed form of development meet the intent of the building massing outlined in the "False Creek Flats Urban Design and Development Policies and Guidelines for FC-2 – The Innovation Hub"?
3. Does the proposed 25' separation of the 2 buildings successful in creating the quality open space with animated pedestrian interest and connection as part of new 'Art Walk'?
4. Is the proposed architectural expression, building materials and character successful in responding to the area's industrial nature while emphasizing the pedestrian scale and creating animated streetscape?

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

This is an interesting site with two different city grids; which created unique site geometry. What adds to the uniqueness was the ability to develop half a city block.

Aside from the view cone, a challenge as the height is a limiting factor; the site is very long and is only 99 feet in depth.

The main design drivers for this massing are the integration of the art walk. The laneway became a very active frontage.

Terms of massing concept consists of dissecting the art walk. Since this will be a busier more commercial street feel, found it to be appropriate to place for the commercial massing.

To the west there is more commercial uses, then there is a residential building across the road. Along east 1 avenue, the massing is broken up from East to West.

There will be an introduction of industrial uses at grade. The project has kept a diverse mixed uses at grade. There will be a single level of industrial use above the grade level in the office building.

There are large facades to extenuate the verticality and create series of vertical fins. The first stepping occurs at the private amenity space. Stepped the upper levels reinforce the massing and distribute that street wall massing.

Along east 1st Ave there are modular pieces, industrial units, and versatile mezzanine locations.

At the back, the grading is higher, could not have mezzanines but there is a 16ft in clearance, however, and an opportunity to open the rear frontages, activate lane with transparency.

There is a public bike amenity and a small shared lobby in the pedestrian connection. Having the lobby perpendicular to Long Street creates distinctions. The intent is to retain the industrial feel to both entryways.

Landscape consists of the public realm and art walk.

The adjacent uses are quite important regarding how edge conditions are activated.

Looking to create a luminescence ceiling especially for the evening to mitigate the scale.

This project responds to prescient streetscape guidelines.

The applicant team then took questions from the panel.

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

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

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

- Design development of the loading dock area;
- Refinement of materials and articulation on the residential tower (Look at simplifying some of the residential detailing);
- Further introduction of an industrial theme at the lower level;
- Develop of industrial language at grade.
- Design development of the flat iron corner

- **Related Commentary:**

There was general support by the panel.
The massing appear to fit the context.
The height is supportable.
The 25 ft separation is adequate.

A challenge with the office tower is where the podium butts up against the towers, the tower feels heavy due to the height restriction.

The building designs are off to a good start, and handsomely designed.
There is a lot to go on, consider toning down the residential tower, consider materials. Relation of materials to the brick to the office is important. A panelist suggested with different colors of the metal screens. Pick up on the industrial vibe.

The verticality of the office buildings doesn't need to repeat on the blank walls of the residential buildings. Do not fully understand the change of the façade on the south corner.

A panelist noted transparent and industrial characters is preferable at the residential buildings more so than at the office.

A concern was the high end industrial spaces; it is important for the applicant to consider who will pay these rents while designing.

The industrial use at grade is positive.
The industrial lane elements are nice.
The lane elevation is good and the selection of use.

The panel supported the idea of the Art walk and pedestrian connection. Concerns were at the side of the office buildings facing east; one will have to look up to see detailing. It may be more successful to incorporate an active piece every year, so that something different is seen.
Animation on the ground needs more thought, the trees will not be in a happy position.
Suggest more access doors to this area, concerned this will result in left over space; the idea is to have eyes on the street.
The setback at the lane is not enough for people to walk on with anticipated vehicle traffic.

Consider having a kid's play area, this is an important element.
It is unfortunate the roof top area is not taken fully advantage of due to height restriction by View Cone.
The new generations of workplace amenities are more all-inclusive.

Panel noted it was important for the applicant to consider further design development with the loading dock as presently there are issues and not working. The parking and loading off the office buildings will be highly visible from Main Street.

The panel noted to the applicant to speak with the client to ensure the bike amenity will be designated as a public bike amenity

- **Applicant's Response:** The applicant team thanked the panel for their comments, and confirmed the proposed bike amenity space at pedestrian connection is part of the proposed TDM measures.

ENGINEERING SERVICES

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report. Given the challenges on-site of accommodating even the required Class B loading spaces, Transportation has supported the relaxation of one dedicated Class C loading space, provided a Loading Management Plan is submitted, and that a Class C loading space can be accommodated across the length of the proposed Class B loading spaces on the east side of the site.

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

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

This application proposes 216 secured market rental dwelling units. The site is located in Area B1 of the False Creek Flats Plan (2017) and the principle of providing secured market rental housing on this site is supported by the Plan.

The provision of secured market rental housing is consistent with Housing Vancouver which aims to enable 20,000 new purpose-built market rental units over the next 10 years. There is a strong need for secured rental housing in Vancouver; The City has one of the lowest rental vacancy rates in Canada. In 2018, the purpose-built apartment vacancy rate was 0.8% in Vancouver, which was equivalent to approximately 463 units. A vacancy rate of three per cent is considered to be a balanced rental market. The table below shows the City’s progress towards the secured market rental housing set out in Housing Vancouver.

Table – Progress towards the 10-Year Housing Vancouver Targets for Secured Market Rental Housing (as of March 31, 2019)

	10 Year Target (2018-2027)	Approved Projects
		Units Approved towards targets
Secured Market Rental Housing Units	20,000	2017¹

¹Unit numbers exclude the units in this proposal. Approved units as reported in Annual Progress Report and Data Book 2019

The rental units must be secured for a term of 60 years or life of the building, whichever is greater, through a legal agreement, (e.g. Housing Agreement pursuant to section 565.2 of the Vancouver Charter including no stratification and no separate sales covenants)

Unit mix

This application proposes a unit mix which includes 23% family sized units (units with 2 or more bedrooms).

The False Creek Flats Plan does not contain specific targets for family housing but does have a policy to encourage a mix of housing types and the addition of family housing where appropriate under section 9.2 of the Plan.

Within Housing Vancouver 40% of new housing is targeted for families. The City's Secured Market Rental Housing Policy (2012) targets 25% family housing units for rental housing involving a development permit only.

The proposed provision is lower than both set of targets for family housing, however, the False Creek Flats plan allows for discretion to deliver more units and therefore this derogation is considered acceptable for this project. The number of family units should be maintained or increased if changes are required to the floor plan.

ENVIRONMENTAL PROTECTION BRANCH

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

BUILDING REVIEW BRANCH

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

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

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

NOTIFICATION

On May 23, 2019, 1,516 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. In addition, 4 site signs were installed on site providing information on the application and directing the public to the city's website for more detailed information.

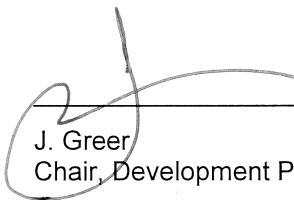
At the time of the writing of this report, two comments were received, both in support.

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.

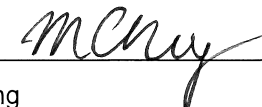
With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of the location of one Class C loading space. The Staff Committee supports the relaxations proposed.



J. Greer
Chair, Development Permit Staff Committee



J. Park
Development Planner



M. Cheng
Project Coordinator

Project Facilitator: A. Wroblewski

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 provision of all mezzanine space to be hung towards the rear of each industrial space to meet the intent of False Creek Flats Design Guidelines.

Note to Applicant: Revisions to the mezzanine location in the future will require a separate Development Permit to ensure pedestrian street activation is not compromised.

- A.1.2 confirmation of all building amenities are universally accessible;

- A.1.3 provision of additional enlarged details of the following conditions:

- i. steel deflection rod & cable suspension system for exterior hung balcony;
- ii. structural hanging system for proposed movable mezzanine; and
- iii. typical window jambs, header, and sill detail at all different finished, including but not limited to punched brick façade, corrugated metal façade, etc.;

- A.1.4 design development to locate mechanical exhaust from potential future restaurant/café spaces to areas that would least cause the least impact to pedestrians;

Note to Applicant: Also see Standard Condition A.1.8.

- A.1.5 identification on the architectural and landscape drawings of any 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 design rationale for the features noted:
<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Development Review Branch Conditions

- A.1.6 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, Director of legal Services, and Chief Building Official for a Flood Plain Covenant prior-to Building Permit issuance;

Note to Applicant: The site is located in a designated flood plain.

- A.1.7 provision of slab elevations to confirm compliance with current Flood Construction Levels;

- A.1.8 provision of a vertical vent space to accommodate future proposed restaurant exhaust from the commercial level;

Note to Applicant: Intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building. Terminations should be adequately screened if located on a roof deck.

A.1.9 compliance with Section 4.7 - Floor Area and Density, of FC-2 District Schedule of the Zoning and Development By-law:

- i. reduce the floor area of general office by approximately 109 sq. ft.;
- ii. reduce the floor area of dwelling uses by approximately 630 sq. ft.;
- iii. include the manager's office at Level 2 (approximately 400 sq. ft.) as floor area instead of amenity floor area; and
- iv. ensure the proposed total floor area does not exceed the maximum permitted floor area of 263,140 sq. ft.;

A.1.10 confirmation of compliance with view cone building height limits;

Note to Applicant: Based on a preliminary review, the elevator overruns, popup roof access, roof screens and guards maybe protruding into view cones 3.2.4 and 22. Additional details are required to demonstrate compliance. Further review is required. Applicant may contact views@vancouver.ca for more information.

A.1.11 compliance with Section 4.10 - Horizontal Angle of Daylight, of FC-2 District Schedule of the Zoning and Development By-law, demonstrating compliance at each habitable room at Unit D1;

A.1.12 confirmation of compliance with Section 10.21 - Dwelling Units, of General Regulations of the Zoning and Development By-law:

- i. provide a summary table indicating the net area of each dwelling unit;

Note to Applicant: Net area of a dwelling unit is measured from the inside of all outer walls, excluding in-suite storage and balcony.

- ii. verify the net area of each dwelling unit to be at least 37 sq. m (398.26 sq. ft.);

Note to Applicant: Verify all studio units. The net area may be no less than 29.7 sq. m (319.67 sq. ft.) if the design and location of the unit provides satisfactory living accommodation. Further review is required. Also refer to Recommended Condition 1.1.

A.1.13 compliance with Bulk Storage and In-Suite Storage - Multiple Family Residential Developments bulletin, as follows:

- i. reduce the in-suite storage room at Unit C3 to a maximum of 3.7 sq. m (40 sq. ft.);

A.1.14 compliance with Section 4 - Off-Street Parking Space Regulations, of the Parking By-law, as follows:

- i. provide the minimum parking spaces in accordance with Sections 4.2.5.1, 4.2.6.1, and 4.5B1 or as required per Transportation Demand Management Plan;
- ii. provide a minimum of 8 disability spaces for residential uses in accordance with Section 4.8.4.a;

Note to Applicant: All required disability spaces should be designated for residents, not for visitors.

- iii. provide a minimum of 11 visitor parking spaces in accordance with Section 4.1.16;
-

Note to Applicant: Disability spaces are not required for visitors, and therefore, they cannot be double-counted to meet the minimum visitor parking requirement if proposed.

A.1.15 compliance with Section 5 - Off-Street Loading Space Regulations, of the Parking By-law, as follows:

- i. provide a minimum of 2 Class A loading spaces in accordance with Section 5.2.7;
- ii. provide one additional Class B loading space in accordance with Section 5.2.7;

Note to Applicant: A total of 5 Class B loading spaces are required in accordance with Sections 5.2.5 and 5.2.7. Four Class B loading spaces are proposed.

- iii. provision of one Class C loading space to be located within the Class B loading area on the east portion of the site;

Note to Applicant: See Recommended Condition 1.3 & Standard Condition A.2.8 .

- iv. provision of a section drawing confirming the vertical clearance of the loading areas;

A.1.16 compliance with Section 6 - Off-Street Bicycle Space Regulations, of the Parking By-law, as follows:

- i. provide an electrical outlet for each 2 Class A bicycle spaces in accordance with Section 6.3.21;
- ii. provide additional Class A bicycle spaces as required per Transportation Demand Management Plan;
- iii. provide end of trip facilities in accordance with Section 6.5;

Note to Applicant: Additional end of trip facilities are required as a result of an increase in required Class A bicycle spaces per Transportation Demand Management Plan.

A.1.17 compliance with Section 7 - Off-Street Passenger Space Regulations, of the Parking By-law, by providing a minimum of 3 Class A passenger spaces in accordance with Sections 7.2.1 and 7.2.4.1;

A.1.18 clarification of the following items:

- i. specify parking stalls O-132 and O-55 as "small";
- ii. clarify if there is a column in the middle of stalls O-102 and O-13;

Note to Applicant: If these small parking spaces do not meet the minimum stall size, they cannot be counted as a parking space.

- iii. verify the proposed number of bicycle spaces at Level P2 near gridlines Q5, and at Level P1 near gridlines Q5 and R5;
- iv. clarify the proposed number of Class B bicycle spaces;

Note to Applicant: Level 1 is showing a total of 20 Class B bicycle spaces: 12 exterior spaces at grade plus 8 interior spaces near gridlines E4. The statistics indicated 18.

- v. verify the net floor area at Levels 7 and 10 on overlays; and
 - vi. label and color-code all open residential balconies at Level 7 on overlays;
- A.1.19 deletion of all references to the proposed signage, or notation on plans confirming that: "All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner[s] assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits";
- Note to Applicant:** The Sign By-law Coordinator can be contacted at sign.permits@vancouver.ca for further information.
- A.1.20 provision of an original, sealed copy of a survey plan of the site, verified by a British Columbia Land Surveyor is to be submitted, clearly indicating the site area;
- A.1.21 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.1.22 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.1.23 written confirmation shall be submitted by the applicant that:
- the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
 - adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
 - 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;

Landscape Conditions

- A.1.24 design development to the children's play area on level 8, to be consistent with the High-Density Housing for Families with Children Guidelines;
- Note to Applicant:** This can be achieved by providing a variety of natural landscape features in the open lawn area, to allow for a range of creative and motor-skills developing play activities.
- A.1.25 design development to confirm all plant species in the linear plaza are suitable for their micro environments (sun / shade, wind, soil volume etc.);
- A.1.26 verification of adequate soil volume for proposed planting, by providing detailed dimensions for rootballs, depths of soil, widths etc. on the landscape sections and applicable architectural sections;
- Note to Applicant:** Soil depths should exceed Canadian Landscape Standards, specifically, a minimum of 3 feet of growing medium depth should be provided for all tree plantings.
- A.1.27 provision of landscape features 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:
<https://guidelines.vancouver.ca/B021.pdf>

A.1.28 provision of a high-efficiency automatic irrigation system for all planted areas;

Note to Applicant: Provide an irrigation plan or notations to confirm.

A.1.29 provision of new street trees adjacent to the development site, where applicable, in coordination with Engineering and Park board'

Note to Applicant: Street trees to be shown on the plan and plant list with species and quantities, 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 deep. 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.1.30 incorporation of CPTED principles as follows:

- i. lighting plan, incorporating pedestrian-scaled lighting to improve safety and security around the building, including but not limited to along the Lane;
- ii. underground parking to have 24 hour lighting and walls painted preferably in a light colour;
- iii. avoid hidden alcoves and concealed spaces along the streets and underground;
- iv. reduce opportunities for graffiti around the building, use graffiti deterrent paint, and lighten colour of blank facades along base; and
- v. reduce opportunities for residential break and enter, and mail theft.

A.2 Standard Engineering Conditions

A.2.1 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lot 1, Except Part in Reference Plan 7215, and Lots 2 to 8, all of Block 6, District Lot 200A, Plan 197 to create a single parcel;

A.2.2 Provision of building setbacks and surface statutory rights of way (SRW) for public pedestrian use over a portions of the site, and to provide a future protected intersection as follows:

- i. a 3.0 metre offset distance measured from the property line for widened sidewalks at the corner of Main Street and E 1st Avenue;

Note to Applicant: This 3.0 metre offset distance is intended to provide additional space for pedestrians on this corner and must be clear of all encumbrances.

- ii. a 5.5 metre offset distance measured from the back of the existing curb for widened sidewalks along Main Street and along E 1st Avenue;

Note to Applicant: This 5.5 metre offset distance is intended to provide the following, measured from the back of the existing curb: 1.22m (4') wide front boulevard and 3.05m (10') wide sidewalk (clear of all encumbrances), with the remaining portion for "public life". Uses such as small patio without railing, bicycle parking, etc., will be considered in this portion of the setback/SRW subject to review and approval by the appropriate City departments.

- iii. a 1.3m x 6.6m corner cut surface Statutory Right of Way (SRW) at E 1st Avenue and Lorne Street. The SRW will measure 1.3m along the SRW line adjacent E 1st Avenue from the intersection of the SRW line adjacent E 1st Avenue and the SRW line adjacent Lorne Street and 6.6m along the SRW line adjacent Lorne Street from the intersection of the SRW line adjacent E 1st Avenue and the SRW line adjacent Lorne Street.

Note to Applicant: This corner cut SRW is required to allow for a future protected intersection design at this corner.

Note to Applicant: The SRWs will be free of any permanent encumbrance such as structure, mechanical vents, stairs, and planter walls (and is to accommodate the underground parking structure within the SRW agreement (see Appendix G for SRW requirements)

- A.2.3 prior to issuance of development permit, applicant must provide the following with regards to the Neighbourhood Energy Utility Room located on P1 (A-2.03), as follows:

- i. relocate the Neighbourhood Energy Utility Room to the eastern corner of P1, currently designated as the "Mechanical Room";
- ii. NEU room must maintain minimum dimensions of 6 m x 4 m.
- iii. demonstrate a continuous and unobstructed access pathway at a minimum width of 1.83 m from the building exterior to the NEU room, including double door entry for any access doorways and the NEU room, in order to facilitate installation of skid-mounted ETS

Note to Applicant: The NEU building penetration location is in the eastern-most corner (1st and Lorne). If the NEU room cannot be relocated, NEU pipe will have to be run along the building interior to access the room in its current location, at the Owner's cost.

- A.2.4 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a Statutory Right of Way over the Neighbourhood Energy Utility room and the NEU piping which will run from the building entry point to the ETS room must be granted to the City.

- A.2.5 provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.

- i. provision of street re-construction on Lorne Street and East 1st Avenue adjacent to the site to generally include the following; new curb and gutter, protected bike lanes, protected intersection corner, concrete sidewalk, curb ramps, and adjustment to all

existing infrastructure to accommodate the proposed street improvements. The City will provide an approved geometric design for construction;

- ii. provision of a 1.22m (4') wide exposed aggregate front boulevard and 3.05m (10') wide light broom finish saw cut concrete sidewalk on the Main St frontage;
- iii. provision of standard concrete lane crossings including new curb returns and curb ramps on both sides of the lane entries on Main Street and Lorne Street;
- iv. provision of street trees adjacent the site as space permits;
- v. provision of upgraded street lighting (roadway and sidewalk) adjacent to the site, Main/E1st intersection lighting to current COV standards and IESNA recommendation;
- vi. provision of new duct banks adjacent to the development site that meets current City standards. Ducts bank is to consist of electrical and communication ducts sized to meet City needs.
- vii. provision of lane lighting on standalone poles with underground ducts.
- viii. provision of new service kiosk.
- ix. provision of 100% funding for signal modifications at Main and 1st Avenue to include an accessible pedestrian signal (APS). Work to include relocation and adjustment of all utilities and infrastructure necessary to allow for the installation of the APS. The cost estimate for this signal work is \$150,000.

A.2.6 provision of a finalized A finalized (Transportation Demand Management (TDM) Plan and updated worksheets to the satisfaction of the General Manager of Engineering Services with complete information on TDM measures proposed and including the following clarifications:

Note to Applicant: A TDM Plan totaling 14 points is required to achieve proposed reductions. The proposed plan provides 9 points. An additional 5 points are required. Detailed submission requirements for development review of each TDM measure can be referenced in Schedule B of the Transportation Demand Management for Development in Vancouver Administrative Bulletin.

- i. ACT – 01 Additional Class A Bike Parking.

Note to Applicant: 366 spaces required 426 proposed, 16% additional space. This measure is eligible for 3 points.

- ii. ACT – 02 Improved Access to Class A Bicycle Parking – Provide information/concept designs for improved Class A bicycle parking design.

Note to Applicant: Provision of a dedicated bike elevator is a By-Law requirement and is not eligible for TDM points. ACT – 02 is eligible for a total of 2 pts.

- iii. ACT - 03 Enhanced Class B Bicycle Facilities – Provide indicative design details of proposed Class B bicycle facilities.
 - iv. ACT – 05 Bike Maintenance Facilities – Provide information as to the type of facilities that will be provided. Locate facilities for convenient access to/from Class A bicycle spaces and identify on plans.
 - v. ACT – 09 Walking Improvements.
-

Note to Applicant: Not accepted. Pedestrian connection proposed provides link to building frontage and rear lane. ACT – 09 eligible for 0 points

A.2.7 subject to the acceptance of the finalized TDM Plan, entry into a TDM agreement to the satisfaction of the GMES which:

- i. secures provision of funding towards long-term TDM monitoring fund in the amount of \$280 per parking space waived;
- ii. secures the provision of accepted TDM measures on the site;
- iii. permits the City to undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed on site; and
- iv. agrees to make reasonable adjustments to the TDM measures as requested by the City based on the TDM monitoring results.

A.2.8 design development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement, as follows:

- i. provision of improved maneuvering for the west Class B loading spaces;

Note to Applicant: The current design requires trucks to maneuver across lane entrance. Refer to Appendix C1.1 of the Bunt Report.

- ii. updated Autoturn Analysis will be required for the reconfigured Class B loading spaces showing functional entering/exiting maneuvering;
- iii. provision of additional loading bay width for the second and subsequent loading spaces;
- iv. provision of Class C loading space can be accommodated across the length of the proposed Class B loading spaces on the east side of the site.

Note to Applicant: Some design development may be required to accommodate this. (see also Recommended Condition 1.3)

- v. provision of 3.8m width for the residential Class B loading space;
- vi. remove column encroaching into Commercial Class B loading bay. Refer to gridline P/6 on drawing A-3.01;
- vii. provision of goods loading/unloading that is independent of the commercial garbage room;
- viii. provision of convenient internal stair-free loading access to/from all site uses; and

Note to Applicant: Confirm the on-site loading route for Unit 7. It appears that access to Unit 7 would need to be through the residential lobby.

- ix. provide design elevations throughout the loading bays. Show slope and crossfall within the loading bays.
-

A.2.9 provision of improved parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:

- i. provision of MC parking spaces to be labelled as small car spaces;

Note to Applicant: Parking spaces shown as MC (Medium car spaces) do not meet the By-Law requirements.

- ii. dimension of column encroachments into parking stalls;
- iii. dimension the length and width of columns;
- iv. dimensions of additional setbacks and widths for parking spaces due to columns and walls;
- v. remove column encroachment from parking space 0-13 on Level P2 and 0-102 on Level P3;
- vi. provision of parabolic mirrors at all 90 degree turns throughout the parking levels to improve sightlines and visibility;
- vii. provision of secure residential parking on Level P3;

Note to Applicant: Show overhead gates on drawings.

- viii. provision of section drawings through the Class B loading spaces;

Note to Applicant: Show overhead gate on drawings to confirm 3.8m vertical clearance under gates;

- ix. provision of additional information on the section drawings showing minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions;
 - x. areas of minimum vertical clearances labelled on parking levels;
 - xi. provision of additional design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances;
 - xii. indicate the stair-free access route from the Class A bicycle spaces to reach the outside;
 - xiii. confirm the slope of the access ramp on Level P2 between elevations -11.50 and -5.50;
 - xiv. provision of the required Class A passenger loading space(s) to be publicly accessible and provided at grade or Level P1 on the drawings;
 - xv. provision of improved access to vehicle parking spaces with limited maneuverability; and
- Note to Applicant:** This is as recommended in the transportation report provided by Bunt, dated April 12, 2019. Refer to Appendix C1.11 and C1.13. This may require adjustments to parking stall spacing and dimensions.

- xvi. provide information confirming that the O/H gate leading to the residential accessibility spaces on Level P2 will remain open during ingress/egress of vehicles; confirm that a

sensor will be provided for the O/H gate. Dimension the O/H gate and note the vertical clearance on drawings;

- A.2.10 provision of all Class B bike parking to be located on private property and should not encroach in any way on public property;
- A.2.11 clarification of residential garbage pick-up operations. 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.2.12 the General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. 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. The applicant shall provide written confirmation from BC Hydro that all required electrical plant is provided for on-site.

The applicant shall submit a surveyed clearance drawing to BC Hydro showing all BC Hydro plant and dimensioned clearances from the plant to the development. The applicant shall provide written confirmation from BC Hydro that all required clearances from BC Hydro plant have been satisfied. Undergrounding of utility lines shall be required if safety clearances are not satisfied.

- A.2.13 provision of a more detailed response toward the Citywide Integrated Rainwater Management Plan (IRMP) requirements outlined in the '*Green Buildings Policy for Rezoning*' and detailed fully in the '[Rainwater Management Bulletin](#)'. The applicant should take into account the following:
 - i. DWG No. 18-1195-SWMP1 - Pre-Development
 - a. Provide topographic survey with spot elevations and/or contours on the subject property;
 - b. Delineate existing drainage areas and site outlets;
 - c. Show existing overland flow paths;
 - d. Identify any external lands that may drain onto subject property;
 - e. Show existing service connections to municipal infrastructure including existing invert elevations;
 - ii. DWG. No. 18-1195-SWMP2 - Post-Development
 - a. Provide approximate finished grades and pertinent elevations;
 - b. Delineate proposed drainage areas and site outlets;
 - c. Show proposed overland flow paths;
 - d. Show proposed storm drainage network with approximate design inverts and proposed service connection locations to the existing municipal sewer;
 - e. Indicate location of treatment manhole and underground storage tanks;
 - iii. Further to the above, staff have the following comments:
 - a. It is noted that the proposed storm sewer connection will be to the existing 200mm diameter storm sewer in the lane to the south of the subject property.
 - b. It is unclear where the existing storm system discharges to, whether that be a single connection, or multiple connections.
 - c. To compare post-to-pre development peak flow rates, the comparison must be in relation to the same outlet/receiving sewer. The current analysis, provided in the application documents, considers the subject site as a single catchment.
 - d. Allowable release rates must be outlet-specific.

- e. Proposed release rates must be outlet-specific, and the requisite on-site storage and flow controls must follow the same principal.
 - f. More detailed analysis of the existing drainage system and storm sewer outlets is required in order to evaluate post development peak flow release rates and storage requirements.
 - g. It is strongly encouraged that the applicant's civil / mechanical engineering team meet with a representative of the Integrated Water Management Branch to discuss the above comments prior to moving forward with detailed design of the on-site rainwater management system.
- iv. As per the Rainwater Management Bulletin, Runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained or reused on site. The method of capture must be prioritized according to three Tiers outlined in the Bulletin and justification must be provided for using Tier 2 and 3.
- a. Provide justifications for not prioritizing Tier 1 Volume Reduction methods including Green Roofs, & Rainwater Harvesting & Reuse. This is a large mixed use site with lots of potential for either. As well, based on Architectural Drawings there appears to be flat unoccupied roof space on the office tower and next to the penthouse decks on top of the residential tower that could be appropriate for a Green Roof system.
 - b. If Absorbent Landscaping (Tier 2) is proposed to provide rainwater retention for the first 24 mm, please note that only water falling directly onto the landscaping can be claimed unless it can be demonstrated that rainwater from other surfaces is being directed into it. Clarify whether any rainwater will be directed into landscaping as the landscape drawings indicate that all planting including the lawn areas are raised relative to surrounding surfaces.
 - c. Provide a site map detailing the different surface types and how rainwater will be directed or retained in each area. The information provided on the current site map is insufficient to make a full assessment. Include the following:
 - i. Buildings, patios and walkway locations
 - ii. Underground parking extents
 - iii. Location of any proposed detention tank, water quality treatment and flow control system with connections to the sewer system
 - iv. All routing of water throughout the site
 - v. Area and depth of landscaping
 - vi. Any proposed rainwater management features; raingardens, bio-retention planters, etc.
- v. The rainwater management system for the building(s) and site shall be designed such that the peak flow rate discharged to the sewer under post-development conditions is not greater than the peak pre-development flow rate for the return period specified in the City of Vancouver's Intensity-Duration-Frequency curve (IDF curve). The City of Vancouver's 2014 IDF curve shall be utilized for pre-development design flow calculations, and the City's 2100 IDF curve, which takes into account the effects of climate change, shall be utilized for post-development design flow calculations.
- a. Refer to Comment 3 - all rainwater calculations will need to be revised.
 - b. Additional comments may be provided upon receipt of updated calculations.
- vi. As per the Water quality requirements, the volume of water (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like driveways) that leaves the site must be treated to a standard of 80% TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard.
Staff note that a mechanical treatment manhole is listed to meet this requirement. Clarify what will be used and for proprietary treatment devices:
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- a. Provide product information for all treatment practices.
 - b. Products need to meet either the Washington State Department of Ecology's Technology Assessment Protocol (TAPE) or ISO 14034 ETV certification. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard.
- vii. Legal arrangements may be required to ensure on-going operations of certain rainwater storage, rainwater management and green infrastructure systems.
- A.2.14 Provision of a separate application for all public property improvements is required; please submit a copy of an updated landscape plan that reflects the off-site improvements sought for this application.

The following note is to be placed on the landscape plan;

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

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

- A.3.1 make arrangements to enter into a remediation agreement to the satisfaction of the Manager of Environmental Protection and Director of Legal Services, for the remediation of the site and any contaminants which have migrated there on terms and conditions, 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 or an "Instrument of Approval" satisfactory to the City for the on-site contamination, issued by the Ministry of Environment, has been provided to the City.
 - A.3.2 provision of Ministry of Environment and Climate Change Strategy response and/or release for the permit application(s) requested.
 - A.3.3 the property owner shall, as required by the Manager of Environmental Protection 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.
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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 May 29th, 2019. 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 **January 6, 2020**, 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.1.6 The building(s) heating and domestic hot water system shall be designed to be compatible with the SEFC NEU system to supply all heating and domestic hot water requirements. Detailed design of the HVAC and mechanical heating system, including any provisions for waste heat recovery and reuse, must be reviewed and approved by the General Manager of Engineering Services prior to issuance of building permit.

Note to Applicant: The development will be required to make use of the City-Owned NEU, unless connection is deemed not feasible by the General Manager of Engineering Services. The applicant shall refer to the Energy Utility System By-law (9552) and NEU Connection Guideline (2016) for specific design requirements, which include provisions related to the location of the mechanical room(s), centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements. The applicant is encouraged to work closely with Staff to ensure adequate provisions for NEU compatibility are provided for in the mechanical design, including completion of a peer review of the design.

- B.1.7 Submission of an NEU application for thermal energy service specifying service request date prior to issuance of building permit.
- B.1.8 Provision of a dedicated room in a location suitable for connecting to the NEU distribution piping for each Energy Transfer Station that is required for servicing the development as to the satisfaction of the General Manager of Engineering Services prior to issuance of building permit.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
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- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.4 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.5 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation 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. No tower crane permitted on street.
- 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 & 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.2.7 Certificate of Compliance or Final Negative Determination from the Ministry of Environment and Climate Change Strategy, and compliance with the conditions of the Remediation Agreement prior to issuance of the occupancy permit is required.
- B.2.8 Waste Discharge Permit may be required for dewatering activities on the site.
- B.2.9 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.
- B.2.10 Must comply with all relevant provincial Acts and Regulations (e.g. Environmental Management Act, Contaminated Sites Regulation, Hazardous Waste Regulation) and municipal By-laws (e.g. Fire By-law 8191, Sewer and Watercourse By-law 8093).
- B.2.11 The applicant shall submit a Utility Coordination Plan (UCP) to the Utilities Management Branch showing all third party utilities (BC Hydro, Telus, Shaw, FortisBC, etc.) and City utility services to the development. The UCP shall show all servicing lines dimensioned off of the property line. The UCP shall show clearance between all utilities meeting the requirements of the City of Vancouver Design Criteria Manual. The review of third party utility service drawings will not be initiated until the UCP is finalized.
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- B.2.12 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.2.13 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.2.14 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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Building Review Branch

The following comments are based on the preliminary drawings prepared by GBL Architects on Feb 2019, for the proposed development permit application. This is a preliminary review in order to identify major issues which do not comply with Vancouver Building Bylaw #10908 as amended (VBBL).

* Please note that building permit applications must conform to Vancouver Building Bylaw #10908 (2014) as may be amended from time to time. Please see the following page:
<http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>.

Work Description:

To develop this site with a mixed use development consisting of an industrial and office building (10 storeys) and a residential rental building (13 storeys) containing 216 secured market rental dwelling units; all over 3 levels of underground parking having access from the lane.

The following information should be included at Building Permit Application Stage:

1. Alteration shall not increase the non-conformity of the existing building or create non-conformity with respect to VBBL 2014. All new work shall conform to VBBL 2014.
 2. *This project requires the services of a registered architect. Architectural Schedule B and sealed drawings should be submitted.
 3. Per 3.1.3.2.(2) not more than one suite of residential occupancy shall be contained within a building classified as a Group F, Division 2 major occupancy, unless the building conforms with 3.1.3.6.
 4. Architect shall identify firefighter's entrance. Some lobbies do not provide access to storeys above and/or below the firefighter's entrance. Consultation with VFRS and BRB is recommended.
 5. Industrial spaces facing lane shall provide paths of travel from street per 3.8.3.2.
 6. West tower office lobby is an exit lobby, shall conform to 3.4.4.2. provisions.
 7. Storage garage with more than 19 parking spaces shall conform to 3.3.7.7. Stair shaft serving a storage garage which is connected to a storey containing an occupancy other than a storage garage shall terminate at the storey.
 8. The corridor between the industrial spaces in the east building shall be designed as exit corridor.
 9. Mezzanines shown on Level 1a did not conform to 3.2.1.1.(4). It is considered as a storey.
 10. Office floor plates shall provide proposed demising wall layouts for addressing purposes and exiting.
 11. *Building shall be designed to Division C Section 2.2.9. if it is located within the flood plain area as identified in Division A Appendix A Figure A-1.4.1.2.(1)-A to C.
 12. All new architectural, mechanical and electrical components are required to comply with the Energy Utilization requirements of the Vancouver Building By-law No.10908 and ASHRAE standard 90.1-2010. Please add to your drawings the Energy Statements per the "Energy Statements on Drawings" requirements found within the City of Vancouver energy webpage (<http://vancouver.ca/building-energy-requirements>).
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*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues. New Energy and Bylaw requirements may be in effect depending on the date of complete Building Permit submission.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response.