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1810 Alberni Street (COMPLETE APPLICATION)  
DP-2017-01157 - C-5A

PO'S/BB/AEM/CS

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

J. Greer (Chair), Development Services  
N. Peacocke, Engineering Services  
J. Turecki, Engineering Services  
D. Naundorf, Housing Policy and Projects

**Also Present:**

P. O'Sullivan, Urban Design & Development Planning  
B. Balantzyan, Development Services  
C. Stanford, Development Services

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**APPLICANT:**

Rafii Architect Inc,  
1600 Howe Street,  
Vancouver, BC,  
V6Z 2L9

**PROPERTY OWNER:**

Landa Global Properties  
1550- 200 Burrard Street  
Vancouver, BC  
V6C 3L6

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**EXECUTIVE SUMMARY**

- **Proposal:** To develop on this site a 21-storey mixed use building containing retail (first floor), social housing (second & third floor), and market residential (third to twenty first floor) all over three levels of underground parking with vehicular access from the lane and a heritage density transfer of 9278 sq.ft.

See Appendix A  
Appendix B  
Appendix C  
Appendix D

Standard Conditions  
Standard Notes and Conditions of Development Permit  
Plans and Elevations  
Applicant's Design Rationale

● **Issues:**

1. Ground level setbacks and commercial frontage
2. Laneway interface

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

THAT the Board APPROVE Development Application No. DP-2017-01157 submitted, the plans and information forming a part thereof, thereby permitting the development of a 21-storey mixed use building containing retail (first floor), social housing (second & third floor), and market residential (third to twenty first floor) all over three levels of underground parking with vehicle access from the lane and a heritage density transfer of 9278 sq.ft 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 the configuration and location of exterior walls at grade level to:**

- i. reduce commercial frontage setbacks at grade to a maximum of 2 ft. from the Alberni Street property line and to zero ft. from the Denman Street SRW;
- ii. reduce the number and depth of jogs and alcoves to improve CPTED performance.

**Note to Applicant:** The intent is to improve street definition and maintain strong shopping continuity while maximizing commercial unit depths. Entry recesses should not be deeper than 2 ft. deep in order to discourage off-hours mischief.

The above requirements may increase the floor area of commercial use, so a commensurate reduction in residential floor area may be required.

**1.2 Compliance with section 4.2.1. of the C-5A District Schedule to limit the frontage of any individual tenancy to 7.7m (25.25 ft.);**

**Note to Applicant:** Indicate individual tenancy demising walls on the main floor plan.

**1.3 Design development to more clearly identify entries at grade though use of lighting, materiality, colour, texture, projecting canopies, entry recesses or wayfinding cues;**

**1.4 Design development to improve the exterior cladding materials on the south and west podium walls;**

**Note to Applicant:** these large wall surfaces are exposed to view and should be of high quality.

**1.5 Design development to significantly reduce the height and prominence of the cooling tower;**

**Note to Applicant:** Provide enlarged sections and elevations with dimensions indicating height of the cooling tower.

**1.6 Design development to ensure service equipment including window washing infrastructure, cell tower and antennae elements do not incur into the public view.**

**Note to Applicant:** These elements should be enclosed and/or integrated into the architecture. Indicate on the Roof Plan and elevations the location of any and all mechanical spaces, rooftop window-washing enclosures, and the location of any future telecommunications equipment. Enlarged sections and elevations of the roof level would assist in the understanding of how equipment is concealed.

**1.7 Design development to enhance the laneway interface as much as possible through wall surface treatment, the addition of glazing, lighting, colour, and landscaping other elements;**

**Note to Applicant:** Explore opportunities to improve and activate the laneway with active land uses. Consider pedestrian lighting, landscaping and gardens, seating, and other public realm improvements (see also Condition 1.7).

- 1.8 Design development to enhance the exterior of the southeast corner of the building by:
- i. Locating a commercial unit at this corner;
  - ii. Relocating the exit stair away from the exterior south wall;
  - iii. Introducing glazing into South elevation that permits sightlines into the corner commercial unit from passersby on the sidewalk;
  - iv. Providing potential for outdoor seating in the adjacent lane relating to the commercial use;

**Note to Applicant:** The lane elevation will be highly visible along this active stretch of Denman Street. The extent of blank wall should be significantly reduced and replaced with display windows. This treatment will be consistent with the development to the south of the lane and the existing building on the subject site.

- 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:

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size <sup>1</sup>	-	-	132.01 ft. x 130.99 ft.
Site Area <sup>1</sup>	-	-	17,292.0 ft. <sup>2</sup>
Floor Area <sup>2</sup>	Per C-5A  Conditional 121,044.0 ft. <sup>2</sup> Density Transfer 12,104.0 ft. <sup>2</sup> Total 133,148.0 ft. <sup>2</sup>	Social Housing 26,064.0 ft. <sup>2</sup>	Social Housing 26,018.0 ft. <sup>2</sup> Market Housing 100,398.0 ft. <sup>2</sup> Sub-total 126,416.0 ft. <sup>2</sup> Commercial 3,906.0 ft. <sup>2</sup> Total floor area 130,322.0 ft. <sup>2</sup>
FSR <sup>2</sup>	Per C-5A  Conditional 7.0 Density Transfer 0.7 Total 7.7	-	Social Housing 1.50 Market Housing 5.81 Sub-total 7.31 Commercial 0.23 Total 7.54
Balconies <sup>3</sup>	Open 15,170.0 ft. <sup>2</sup> (max. 12% of residential area)	-	Open 7,985.0 ft. <sup>2</sup> (6.3% of residential area)
Residential Amenity <sup>4</sup>	Maximum 10,764.0 ft. <sup>2</sup>	-	Social Housing 530.0 ft. <sup>2</sup> Market Housing 3,497.0 ft. <sup>2</sup> Total 4,027.0 ft. <sup>2</sup>
Height <sup>5</sup>	Overall (conditional) 210.0 ft. View Cone Max. ht. 328.0 ft.	-	Top of roof slab 205.58 ft. Top of cooling tower 231.23 ft.
Yards <sup>6</sup>	-	Front Yard (North) 0.00 ft. West Side 0.00 ft. East Side 0.00 ft. Rear Yard (lane) 8.50 ft.	Front Yard 0.00 ft. West Side 0.00 ft. East Side 0.00 ft. Rear Yard (lane) 0.00 ft.
Parking <sup>7</sup>	Commercial Max. 3  Small Car (25% of 56) Max. 14	Social Housing Min. 17 Market Housing 36 Commercial 3 Visitor 0 Total 56  Disability 3	Social Housing 15 Market Housing 82 Commercial 4 Visitor 4 Total 105  Small Car 31 Disability 5
Loading <sup>8</sup>	-	Class B Commercial 1	Class B Commercial 1
Bicycle Parking <sup>9</sup>	-	Class A Class B Social Hsg. 30 } 6 Market Hsg. 45 } Commercial 1 0 Total 76 6	Class A Class B Social Housing 30 } 10 Market Housing 45 } Commercial 2 0 Total 77 10
Dwelling Unit Area <sup>10</sup>	-	Min. 400.0 ft. <sup>2</sup>	Min. 467.0 ft. <sup>2</sup> - 531.0 ft. <sup>2</sup> (Studio units)
Horizontal Angle of Daylight <sup>11</sup>	-	Min. 50°	Min. 0° (inward-facing rooms)
Dwelling Units	-	-	Rental Market Studio 4 0 1-Bedroom 10 0 2-Bedroom 5 28 3-Bedroom 5 8 Totals 24 36 Total no. of dwelling units 60

<sup>1</sup> **Note on Site Size and Site Area:** Site dimensions and area are from the submitted survey.

<sup>2</sup> **Note on FSR and Floor Area:** Conditional FSR is subject to 20% of total floor area dedicated to social housing, in accordance with Section 5.2 - Relaxation of Regulations, of the C-5A District Schedule. Proposed social housing area is deficient, and Standard Condition A.1.5 seeks compliance. The maximum permitted floor area and FSR also include a 10% transfer of heritage floor space pursuant to Section 4.7.8 of the C-5A District Schedule. Standard Condition A. 1.1 seeks a "Letter B" in order to confirm the transfer of heritage density to the site, and the balance of density remaining on the donor site.

<sup>3</sup> **Note on Balconies:** Balcony portions of some roof decks have not been included in proposed balcony area, and Standard Condition A.1.6 seeks their inclusion.

<sup>4</sup> **Note on Residential Amenity:** Social housing amenity area is not included in social housing floor area.

<sup>5</sup> **Note on Height:** Staff support proposed building height (see commentary on page 7). The proposal is seeking increased height for access to a rooftop green roof, and Standard Condition A.1.3 refers to Planning - By-law Administration Bulletin entitled, "Roof-mounted Energy Technologies and Green Roofs - Discretionary Height Increases", for compliance. The proposal is also seeking increased height for a rooftop cooling tower, and Standard Condition A.1.4 refers to Section 10.11 - Relaxation of Limitations on Building Height, of the General Regulations of the Zoning and Development By-law, for compliance. Building height is well below View Cones affecting the site.

<sup>6</sup> **Note on Yards:** Staff support proposed yards which represent setbacks from property line to face of podium (social housing portion) of the tower. Setbacks are proposed for the upper portion of the tower, including a setback of approximately 30.0 ft. from the rear lane.

<sup>7</sup> **Note on Parking:** Compliance for the social housing component is achieved by double-counting 2 of the required disability parking spaces. The proposal exceeds permitted small car ratio, and Standard Condition A.1.12 seeks compliance. Commercial parking spaces also exceed the permitted maximum, and Standard Condition A.1.13 seeks compliance.

<sup>8</sup> **Note on Loading:** As combined total number of dwelling units is less than 100, there is no loading requirement for the residential component of the proposed development. However, Standard Condition A.2.4 seeks a shared use agreement between residential and commercial uses to ensure proper loading for all uses.

<sup>9</sup> **Note on Bicycle Parking:** Proposed number of Class B bicycle spaces is unclear on the Landscape Plans, and Standard Condition A.1.16 seeks clarification, and matching numbers on both Landscape and Architectural Plans.

<sup>10</sup> **Note on Dwelling Unit Area:** Dwelling unit areas represent 4 studio units in the social housing component of the proposed development.

<sup>11</sup> **Note on Horizontal Angle of Daylight:** Several dens and sleeping areas in the social housing units do not have access to a window on an exterior wall, and Standard Condition A. 1.10 seeks compliance.

• **Legal Description**

Lot: C  
Block: 65  
District Lot: 185  
Plan: 4795

• **History of Application:**

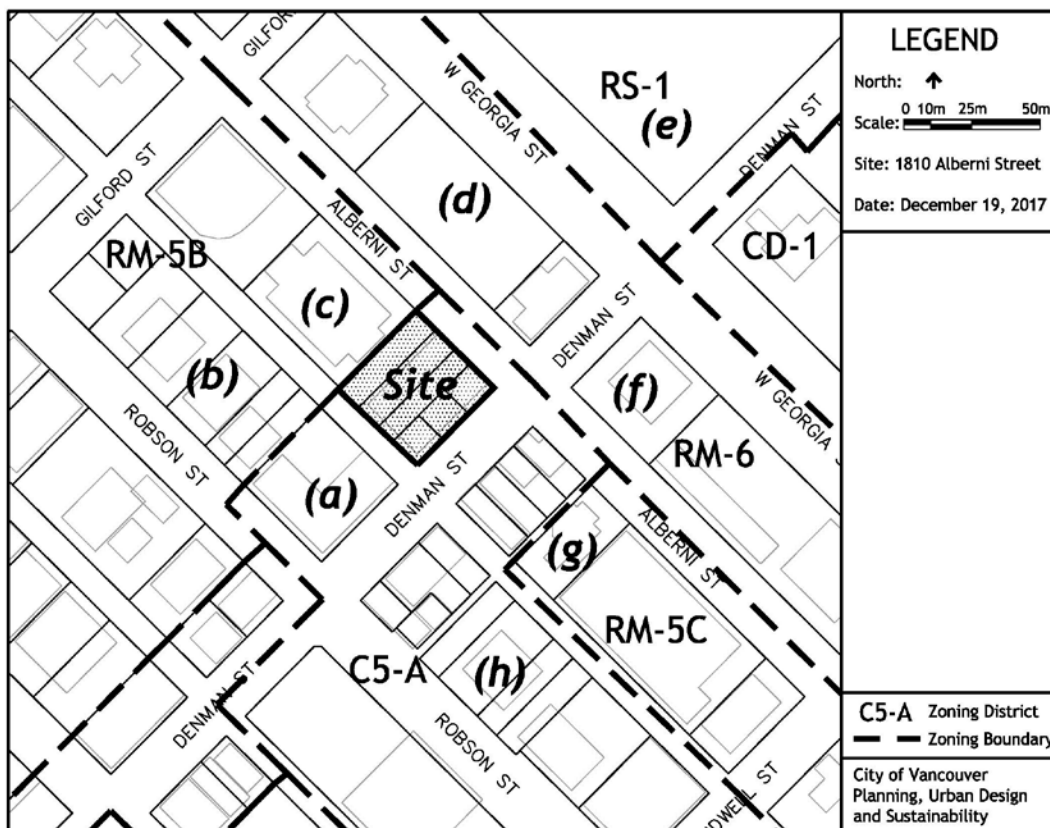
17 11 10 Complete DE submitted  
18 02 07 Urban Design Panel  
18 03 07 Development Permit Staff Committee

• **Site:** The site is located at the south end of Alberni Street at the intersection with Denman Street. It is a compact lot with a size of 122 ft. x 130 ft. (17,292 sq.ft area) and has a 5 ft. cross slope from the southwest corner to northeast.

The site is zoned C-5A (with RM-5B to the West, RM-6 to the north, and RM-5C to the East), providing a mix of commercial, and residential towers with a maximum height of 210' as prescribed under the West End Community Plan.

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

- a) 1821 Robson Street, 4-storey mixed-use building;
- b) 1831-1875 Robson Street, 9 to 12-storey residential buildings.
- c) 1830 Alberni Street, 4-storey multiple dwelling building;
- d) Lumière, 1863 Alberni Street, residential development consisting of an 18-storey residential building and townhouses;
- e) Devonian Harbour Park, 1929 W Georgia Street, 4 hectares park;
- f) 1788 W Georgia Street, 13-storey mixed- use multiple dwelling building;
- g) 1778 Alberni Street, 8-storey multiple dwelling building;
- h) 1749 Robson Street, 8-storey mixed-use building.



● **Background:**

Staff worked closely with the applicant throughout the pre-application process. A complete development permit application was submitted on November 20, 2017. The proposal appeared before the Urban Design Panel on February 13, 2018 and it was unanimously supported with recommendations.

These proposed uses afford well with the intent of the C-5A zone to provide for a range of activities while preserving the character and general amenity of the area and its immediate surroundings. Staff are bringing this application to the Development Permit Board seeking the approval of the recommended Standard Conditions in Appendix A and B, and also Conditions 1.1 to 1.8 to improve the public realm, appearance, and livability of the proposed building.

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

- 1) C-5A District Schedule
- 2) West End Community Plan (WECP)
- 3) The West End - Tower Form, Siting and Setbacks Bulletin
- 4) High Density Housing Guidelines for Families with Children
- 5) City of Vancouver Housing Design and Technical Guidelines
- 6) Urban Agriculture Guidelines for the Private Realm
- 7) Housing Vancouver Strategy (2017)
- 8) Roof-mounted Energy Technologies and Green Roofs - Discretionary Height Increases
- 9) DD (Except Downtown South)C-5, C-6, HA-1 and HA-2 Character Area Descriptions

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

**1.) C-5A District Schedule:**

**Use and Density:**

The proposed uses and density conform to the C-5A District Schedule. The proposed density includes 7.0 FSR plus a transfer of heritage density of 0.54 For a total of 7.54 FSR.

**Height:**

The proposed height conforms. The application proposes a particularly high and prominent cooling tower. Condition 1.5 seeks to reduce the height of this element.

**Commercial Frontage and Depth:**

The proposal does not indicate demising walls between commercial units at ground level. Staff are seeking conformance with the maximum individual tenancy frontage of 25 ft., which is not relaxable.

**Rear yard Setback:**

The proposed rear setback at the residential levels of the podium is zero (8.5 ft. is required). Staff recommend that rear yard relaxation can be earned through improvements to the lane interface as described in Conditions 1.4, 1.7 and 1.8.

**2 to 3.) West End Community Plan & the West End Tower Form, Siting and Setbacks Bulletin**

**Podium Height:**

The West End Community Plan (WECP) suggests a maximum podium height of two storeys. The application proposes three storeys of podium containing commercial and social housing uses. Considering that the buildings to the immediate south and west are both four storeys, staff are supportive of a three storey podium on this site. The Urban Design Panel unanimously supported a three storey podium observing that it is better proportioned to the tower than would be a two storey podium.

**Tower Separation:**

The shortest dimension between the proposed tower and the interior property line to the west is 29'10". The site to the west, 1830 Alberni Street, zoned RM-5B, does not fall in the Lower Robson area of the WECP, and is limited to 2.75 FSR and 190 ft. in height. If 1830 Alberni were to redevelop with a tower form, the tower location proposed in this application would not limit or preclude tower development. 1830 Alberni Street has a frontage of 165 ft. and could accommodate a single tower which could comfortably achieve 80 ft. of separation between the proposed tower on its east and the existing tower at 1888 Alberni Street to its west.

**Tower Dimensions and Floor Plate:**

The proposed tower form features projections and recesses such that the floor plates and outer floorplan dimensions vary from floor to floor. However, no portion of the proposed tower extends beyond a bounding box with dimensions in plan of 88 ft. deep x 90 ft. wide. These proportions exceed suggested maximums of the West End - Tower Form, Siting and Setbacks Bulletin (Maximum depth of 85 ft. and width of 80 ft.). Staff are recommending support for the proposed tower proportions given the project's dynamic expression.

The West End Community Plan sets a maximum floor plate of 5,500 sq. ft. for towers in this portion of the Lower Robson area. The proposal's largest floorplate is 5,738 sq. ft. and its smallest is 5,124 sq. ft. The average floor plate over the 18 tower storeys is 5,489 sq. ft. Standard Condition A.1.20 seeks the provision of a spreadsheet breakdown indicating the floor plates for each floor and the total average floorplate for tower floors.

**Architectural Treatment:**

A highly sophisticated architectural expression helps to break down the scale of the tower components of this 130,322 sq. ft. building. Staff believes that the intent of the zoning has been met or exceeded.

**4.) High Density Housing Guidelines for Families with Children**

**Family Unit Provision** The proposal includes 36 (100% of total) market units with two bedrooms which may be suitable for families with Children. The proposed Social housing includes Five 2-bedroom and five 3-bedroom units (42% of the total) which may be suitable for families with Children.

The City's Social Housing and Technical Guidelines require that at least 50% of the Social Housing units be designed to be suitable for families with children. Design development is needed to achieve 50% of the units as family units with 2 or more bedrooms (refer to Standard Condition A.1.39).

**5.) City of Vancouver Housing Design and Technical Guidelines**

The intent of the guidelines is to address the key issues of site, building and unit design which relate to residential livability for families with children. The guidelines provide both quantitative measures and qualitative guidance on designing family-friendly housing touching on outdoor and indoor amenity and play areas, safety and supervision of children, and provision of storage space appropriate for families. Plans are generally consistent with the guidelines and include a common indoor and outdoor amenity area on level 2 for the market housing and a common multi-purpose amenity room and outdoor amenity area on level 3 for the social housing.

Consistent with the guidelines, level 3 provides an outdoor children's play area for the social housing which provides a range of motor skills developing and creative play opportunities. Design development is needed to indoor and outdoor common amenity areas to improve their configuration and functionality (refer to Standard Condition A.1.37, A.1.40, A.1.41 & A.1.42).



## **6.) 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. Design development is needed to include planters with edible landscaping or which would be suitable for urban agricultural activity by residents, including the necessary supporting infrastructure to support such activity by residents. Design development to include planters on level 2 and 3 and to include supporting infrastructure such as a yard waste composter and a potting bench / tool storage chest, and to ensure the planters have an irrigation system, or that a hosebib is provided (refer to Standard Condition A.1.42).

## **7.) Housing Vancouver Strategy (2017)**

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

## **8.) DD (Except Downtown South)C-5, C-6, HA-1 and HA-2 Character Area Descriptions**

The Character Descriptions for this area of the West End set out development objectives to provide a sense of visual interest and street definition to existing or new developments, particularly at the lower levels. The proposed setback at grade varies from 3 ft. to 8 ft. from the 5.5m surface statutory right of way (SRW) adjacent to Denman Street. Recommended Condition 1.1 intends to strengthen the proposal's definition at street level and maintain shopping continuity by reducing the east setback and bringing the commercial facade to the plane of the edge of the SRW. This design change will also increase the depths of Commercial units fronting Denman Street, which as proposed, vary from 22 ft. to 28 ft. Depths closer to 35 ft. should provide more options for tenancy types.

The Character Descriptions for this area also set an objective to ensure the appropriate treatment of service areas and loading/unloading facilities to complement visual interest objectives. Recommended Conditions 1.4, 1.7 and 1.8 seek enhancements to the building's rear elevation at podium level including, most substantially, replacing the blank wall at the east edge with commercial use storefront glazing.

### **• Conclusion:**

This development proposal will provide 24 social housing units, residences and desired job space near major transit routes. The proposal is consistent with the intents of the existing zoning and Staff consider the proposed building will be a positive contribution to the urban streetscape emerging in the West End.

Staff recommend approval of this proposal subject to further design development, particularly to the interface between certain grade level building frontages and the Public Realm.

## **URBAN DESIGN PANEL**

The Urban Design Panel reviewed this application on February 7, 2018, and provided the following comments:

**EVALUATION: SUPPORT with Recommendations**

### Introduction:

Patrick O'Sullivan, Development Planner, introduced the project as Development Permit Application under existing zoning C-5A. As part of the West End Community Plan (WECP), existing zones in the Robson and Davie Corridors were updated to consider additional height and density if proposals include either 20% of the residential floor area as social housing or 100% of the residential as rental. In C-5A heights are allowable up to 210 feet and density up to 7.0. The zone also considers the transfer of heritage density to a maximum of 10% above the permitted FSR. The site is at the southwest corner of Denman and Alberni Street.

The zoning to the West is RM-5B, a low-rise residential zone and RM-6 to the north with commercial uses at grade along Denman Street.

The site is 122 feet by 130 feet. The cross slope of approximately 5 feet from southeast down to northwest. The public realm setbacks are 21 feet from curb to building face on Denman Street and 15 feet on Alberni Street. The WECP anticipates a max podium height of two storeys and the proposal has 3 levels of podium.

The social housing amenity is on level 3. The private decks are located on levels 4 and roof. The Social housing lobby is located at the southeast corner along Denman Street. There is commercial use at grade. The amenity use is located at the northwest corner. The parking ramp from the lane is at the west side. There is at-grade visitor and CRU parking and 3 levels of underground parking. The tower proportions are: a floorplate maximum of 5,500 square feet, a 5484 square foot average and lower Robson Street is 21 storeys, 30 feet from the west property line.

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

- 1) Does the panel support the proposed height (210 feet) and density 7.5FSR?
- 2) Considering the context, does the Panel support the 3 level podium?
- 3) Does the Panel support the proposed tower form and massing, including the approach to take an averaging of the floorplate?
- 4) Please comment on the landscape design including the public realm and amenity and deck spaces.

The planning team then took questions from the panel.

### Applicant's Introductory Comments:

The applicant noted the tight site for the proposed programming. The applicant research on social housing resulted in the proposed separate entrances for market and social housing on different ends of the building. The podium is proposed to be clad in a higher quality material. The idea of the design is for something more 'dynamic' with the views of downtown and the park.

The landscape proposed is to bring nature into the building with decks with trees and trees in the core. The social housing has the sunny side roof deck and indoor amenities attached to it. The number of visitor and commercial parking at grade is reduced. The floorplate average is less than 55 hundred square feet. The setbacks are in compliance with the area guidelines.

There is a kids play area and amenity area proposed for the social housing component. There is a Zen garden proposed on either side. And the roof has private decks proposed. The proposed trees are Arbutus to survive in the tighter conditions. The intended sustainability rating is LEED Gold.

The applicant team then took questions from the panel.

**Panel Consensus:**

Having reviewed the project it was moved by Mr. Wen and seconded by Ms. Avini Besharat 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:

- Consider further design development to the materiality of podium and tower to differentiate the two components
- Improve the public realm with a stronger entry expression to both lobbies
- Break down the expression of the canopy lines
- Consider design development of the podium, in particular the fenestration
- Improve bike circulation from street to building
- Consider removing trees from the north face of the tower

**Related Commentary:**

The panel supports the height and density in context of the site. The three level podium is supported by the panel and actually might be better for the area as three levels in better proportion to the tower. The averaging floor plate was necessary for architectural expression. The public realm was well received but needed more development of the entries and canopies. The housing amenities are generous and well handled. Add more natural light to the lobby. Consider the vertical lattice work on the top of the building for further improvement.

The landscape and public realm flows well on the site. Add more energy performance to the building.

### **ENGINEERING SERVICES**

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

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

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

### **LANDSCAPE**

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

### **HERITAGE PLANNING**

Letter "A" has been received confirming the intent to purchase heritage density from 12 Water St and is in acceptable form. The seller has adequate density and there are no holds on its release. Prior to issuance of DP-2017-01157 the applicant will need to submit Letter "B" confirming the purchase of this density. The recommendations of Heritage as pertains to the heritage density transfer are contained in the prior-to conditions noted in Appendix A attached to this report.

### **HOUSING POLICY & PROJECTS / SOCIAL POLICY & PROJECTS**

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

### **ENVIRONMENTAL PROTECTION BRANCH**

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

### **BUILDING REVIEW BRANCH**

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

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

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

## NOTIFICATION

On January 18, 2018 a site sign was erected on the site facing onto Denman Street. In addition 1,350 postcards were sent to neighboring property owners in a 2 block radius notifying them of the application, and offering additional information on the city's website. The postcard and the development application materials were posted online at [vancouver.ca/devapps](http://vancouver.ca/devapps). Following this an open house was held. 36 people signed the attendance sheet and 25 written comments were submitted.

### **Displacement of Small Business/ Loss of Neighborhood Character:**

A majority of respondents expressed concern with regard to the effect of the development displacing small businesses by the provision of retail spaces only suitable for large chain / franchise stores.

### **Staff Response:**

Condition 1.2 seeks conformance with the C-5A District Schedule Section 4.2.1 which limits commercial frontages to 25.25 ft. in width. Staff has no authority to influence the selection of tenants into the proposed commercial spaces; however, the limited frontage is intended to retain a local shopping experience to the area. Condition 1.8 seeks to locate a commercial unit at the project's southeast corner which is consistent with the treatment on the existing building on the site and the development to the south of the subject site.

### **Unaffordable Speculative Housing Projects:**

Many of the respondents expressed concern that the market residential component of the scheme was obviously high end, clearly unaffordable to the local population and appeared designed purely for speculative investors.

### **Staff Response:**

If approved, this project will add 24 units towards the West End Plan's ten year target which is a useful addition to the greater goal of additional social housing in the area. The issues pertaining to the propensity of high end luxury units in new developments in Vancouver extends beyond the purview of this application to a wider policy discussion.

### **Height, Form, & Massing:**

The majority of the respondents were complementary of the design with a minority expressing concern over its height and some concerns expressed with regard to the material colour palette. They considered this too homogenous and with not enough delineation between the podium and tower. There was also concern expressed regarding the projecting 'blank' corner on the West side of the Denman Street elevation.

### **Staff Response:**

Staff is seeking design improvements specifically aimed at improving the exterior of this corner to reduce the blank wall and to introduce glazing and other enhancements such as landscaping and material upgrades. See Condition 1.8

**Traffic Congestion:**

A minority of the respondents expressed concerns on construction noise, and increased traffic congestion due to the development, particularly off the lane and on the busy Alberni / Denman Street intersection.

**Staff Response:**

Construction on the site would be subject to Vancouver Noise Control By-Law #6555 which limits construction on private property between 7:30 and 8pm on any weekday that is not a holiday and between 10am to 8pm on any Saturday that is not a holiday. Use of City streets will be subject to and reviewed for impacts to the surrounding transportation network by Engineering Services prior to being granted permits for work on street.

**Neighbour Impacts:**

Some of the neighboring properties had some concerns with overlook from the podium containing the social housing component of the scheme.

**Staff Response:**

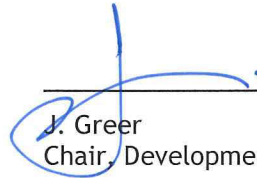
The private deck spaces on top of the podium on the west and south sides are proposed to be surrounded at their outer perimeter by a broad planting box and perimeter trees which should prevent overlook to adjacent buildings. There would be no direct window conflicts with the building to the immediate west as the west elevation of the proposal's podium is blank wall. There may be window conflicts at the podium level with the building to the south of the lane. Staffs are seeking reflected elevations and design development to minimize conflicts as per Standard Urban Design Condition A.1.19.

**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

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

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

It also requires the Board to consider a By-law relaxation, per Section 5.2 of the C-5A Zoning By-law. The Staff Committee supports the application with the conditions contained in this report.



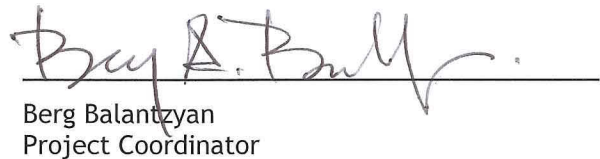
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J. Greer  
Chair, Development Permit Staff Committee



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Patrick O'Sullivan, Architect AIBC  
Development Planner



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Berg Balantzyan  
Project Coordinator

Project Facilitator: Carl Stanford

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

### A.1 Standard Conditions

A.1.1 submission of “Letter B” which includes confirmation from the owner of the “donor” site that the Heritage Density Transfer Agreement has been finalized, and confirming the new “balance” of transferable density remaining on the donor site, is required;

A.1.2 submission of a revised letter from a Building Envelope professional is required, recommending the proposed wall type(s) cross-referencing requested floor space exclusions on the FSR documents, in accordance with the applicable section in Section 10.33 - Exclusions for Exterior Wall Thickness, of the Zoning and Development By-law;

**Note to Applicant:** The latest Planning By-law Administration Bulletin entitled, “Floor Space Exclusion to Accommodate Improved Building Performance (Envelope and Thermal Insulation)” should be consulted.

A.1.3 compliance with Section 4.3 - Height, of the C-5A District Schedule of the Zoning and Development By-law, or provision of a green roof in accordance with Planning - By-law Administration Bulletin entitled, “Roof-mounted Energy Technologies and Green Roofs - Discretionary Height Increases”, noting the following:

i. to be considered for a height increase, at least 50% of the roof, shown as an extensive green roof on the Landscape Plans, should be planted, in accordance with Section 3 - Access to and Infrastructure for Green Roofs, of the bulletin;

**Note to Applicant:** Submission of an overlay demonstrating compliance is required.

ii. proposed elevation of top-of-guardrails at the rooftop is also to be shown on submitted plans;

iii. proposed top-of-roof elevation does not match on the roof plan and elevation/section drawings;

iv. level 1 and level 3 floor elevations do not match on the floor plans and elevation/section drawings;

A.1.4 compliance with Section 10.11 - Relaxation of Limitations on Building Height, of the General Regulations of the Zoning and Development By-law;

**Note to Applicant:** The cooling tower must not exceed one-third of the width of the building as measured on any elevation, and in total not cover more than 10% of roof area.

A.1.5 provision of a minimum of 20% of total floor area as social housing, in accordance with Section 5.2 - Relaxation of Regulations, of the C-5A District Schedule, noting the following:

i. based on the proposed total floor area of 130,322.0 ft.<sup>2</sup>, a minimum of 26,064.0 ft.<sup>2</sup> is required for the social housing component of the proposed development;

**Note to Applicant:** Proposed floor area for social housing is 26,018.0 ft.<sup>2</sup>.

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- ii. clarification and confirmation of proposed floor area and floor space ratio (FSR) is required;

**Note to Applicant:** Floor area overlays should show floor areas of all uses, i.e., market housing, social housing, commercial, amenity, etc., separately. Common areas, such as elevators, corridors, stairs, etc., should be proportionately rated for each use.

**Note to Applicant:** Submission of revised detailed FSR overlays indicating all spaces and uses included or excluded from FSR calculations is required.

A.1.6 clarification and confirmation of proposed open balcony area, noting the following:

- i. all balconies and roof decks should be noted on floor plans, matching FSR overlays;
- ii. open roof decks, i.e., decks directly above spaces included in floor area, may be excluded from balcony area, but portions of roof decks located above balconies or open space must be included in the computation of balcony area, including the following:
  - a. balcony portion of roof decks on the north and south sides of Unit A10-11, Level 10;
  - b. balcony portion of roof decks on the north and south sides of Unit B13-16, Level 13;
  - c. balcony portion of roof deck on the west side of Unit A13-15, Level 14;
  - d. balcony portion of roof deck on the east side of Unit B17-18, Level 17;

**Note to Applicant:** Submission of revised balcony areas should be submitted with the revised FSR overlays.

A.1.7 notation/clarification of the uses of all rooms/spaces, noting the following:

- i. proposed use of each room/space, including balconies in the dwelling units, is to be noted on the floor plans;
- ii. proposed use of all amenity rooms/spaces should be noted on plans, including details regarding type, finishing, equipment and/or furnishings;

**Note to Applicant:** In addition to their proposed use(s), all amenity rooms/spaces should be noted as “Amenity”.

- iii. clarification of Unit Type B19-21 on Levels 19 to 21, is required;

**Note to Applicant:** The floor plan shows 2 bedrooms, but unit type is noted as a 3-bedroom unit.

- iv. proposed commercial use(s) should be specified according to permitted uses in the C-5A District Schedule and as defined in Section 2- Definitions, of the Zoning and Development By-law;

**Note to Applicant:** Proposed commercial uses noted as “CRU” have been considered as “Retail Store” for purposes of this review, as indicated in the traffic report from McElhanney Consulting Services Ltd., dated August 15, 2017.

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- 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.

- A.1.9 provision of a minimum of 2.75 m (9'-0") clear height under the sign band of the commercial units;

**Note to Applicant:** The height requirement does not apply to recessed sign bands which are flush with the storefront glazing.

- A.1.10 compliance with Section 4.10 - Horizontal Angle of Daylight, of the C-5A District Schedule of the Zoning and Development By-law, noting the following:

- i. the following rooms do not comply:
  - a. dens in Unit Types SH5, SH6, SH9, SH16, SH17, and SH19 on Levels 2 and 3;
  - b. "Sleep" areas in Unit Types SH3, SH10, SH14, and SH20 on Levels 2 and 3;

**Note to Applicant:** The partition between sleeping and living/dining areas is to be removed.

- ii. provision of a window on the exterior wall of the building is required for each of the rooms/spaces noted above;

- A.1.11 compliance with Planning - By-law Administration Bulletin entitled, "Bulk Storage and In-suite Storage - Multiple Family Residential Developments", noting the following:

- i. a minimum width of 1.2 m (4.0 ft.) in all directions is required for proposed storage lockers in the common room on Level 2;

**Note to Applicant:** All bulk storage rooms/lockers should be dimensioned on floor plans. Bulk storage area must be minimum 25.0 ft.<sup>2</sup> when minimum ceiling height provided is 8.0 ft. in order to achieve minimum required storage space of 200.0 ft.<sup>3</sup> (5.7 m<sup>3</sup>).

- A.1.12 compliance with Section 4.1.7 - Number of Small Car Spaces, of the Parking By-Law, to the satisfaction of the General Manager of Engineering Services, noting the following:

- i. the number of small car parking spaces on a site may not exceed 25% of the total parking spaces required for the site for all uses combined;
- ii. based on submitted information, and noting that visitor parking is not a requirement, total number of required parking spaces has been computed to be 56, of which a maximum of 14 spaces (25%) may be small car spaces;

**Note to Applicant:** Proposed number of small car spaces is 31.

- A.1.13 compliance with maximum number of commercial parking spaces permitted by Section 4.3.1 - Non-residential Uses - Downtown, of the Parking By-law;

**Note to Applicant:** Based on 3,906.0 ft.<sup>2</sup> (362.9 m<sup>2</sup>) of proposed commercial area, provision of a maximum of 3 parking spaces is permitted. Proposed are 4 commercial parking spaces.

A.1.14 compliance with Section 4.1.15 - Calculation of Disability Parking Spaces, of the Parking By-law, noting the following:

- i. required disability parking spaces may count as two parking spaces only for the purpose of satisfying the minimum required number of parking spaces;

**Note to Applicant:** As proposed number of parking spaces for the market housing and commercial components exceeds the minimum required, disability parking spaces are not to be double-counted on the plans.

- ii. proposed number of parking spaces for each use should be clarified and corrected on submitted plans;

A.1.15 confirmation that at least 20 percent of all off-street residential parking spaces will be available for charging of electric vehicles;

**Note to Applicant:** Although this is a Building By-law requirement under Part 13 of the Vancouver Building By-law, the Director of Planning is seeking acknowledgement that this condition can be met during the Building review of this development. For more information, refer to the website link:

<http://vancouver.ca/home-property-development/electric-vehicle-charging-requirements.aspx>

A.1.16 clarification of proposed number of Class B bicycle spaces;

**Note to Applicant:** Proposed number of Class B bicycle spaces should be noted, and match on the Architectural and Landscape Plans.

A.1.17 design development to locate, integrate and fully 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;

**Note to Applicant:** In order to prevent contaminated air from being drawn into the building, all fresh-air intake portals must be located away from driveways and parking or loading areas.

A.1.18 provision of the following notations on the submitted plans:

- i. "the acoustical measures will be incorporated into the final design, based on the consultant's recommendations;"
  - ii. "adequate and effective acoustic separation will be provided between the residential and non-residential portions of the building;"
  - iii. "the design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law";
  - iv. "the design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law";
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- v. “a minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces”;
- vi. “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”.

### Standard Urban Design Conditions

- A.1.19 design development to minimize direct window conflicts with residential units across the lane at 1821 Robson.

**Note to Applicant:** provide reflected window locations projected onto the south elevation drawing to assess any conflicts.

- A.1.20 provision of a spreadsheet indicating the “floor plate” for each level of the tower above podium level to be included in the development permit set.

**Note to Applicant:** Floor plate is defined as the total floor area of a single level of a building, excluding podium levels (including elevator cores, storage, stairs, enclosed balconies, etc., but excluding open balconies).

- A.1.21 design development to relocate to a less prominent position and break up the size of the sidewalk mechanical grilles in the Denman Street public realm.

**Note to Applicant:** Avoid locating exhaust grilles in heavily trafficked pedestrian areas, such as the Denman Street sidewalk. If grilles are to be located in the public realm, careful detailing of these grilles to integrate them into the public realm treatment is needed.

- A.1.22 design development to relocate the 5 class B bicycle parking spaces outside of the public realm;

**Note to Applicant:** see Standard Engineering Condition A.2.4.

- A.1.23 submission of a maintenance plan that describes how the tower facades will be accessed, cleaned and maintained;

- A.1.24 submission of a bird friendly strategy for the design of the building and landscape is encouraged in the application for a development permit.

**Note to Applicant:** Strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or to reduce these risks. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

### Standard Landscape Conditions

- A.1.25 provision of a Letter of Consent from the adjacent west property owner for the removal of adjacent/shared Trees #9 and #10;

**Note to Applicant:** If the adjacent property owner does not agree to removal of these trees, then design revisions will be required to enable their retention and protection.

- A.1.26 provision of a dimension on Detail Ld-02 to confirm maximized tree growing medium and planting depth exceeds BCSLA standards (not including drainage layer).
-

A.1.27 provision of section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features;

A.1.28 coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

*Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Eileen Curran at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Cabot Lyford at Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.*

**Note to Applicant:** The applicant must contact Park Board and Engineering prior to final DP submission and ensure this information is included on the Plant Schedule. Also, delete reference to City of Coquitlam on Detail Ld-01.

A.1.29 provision of a high-efficiency automatic irrigation system to be provided for all planters;

A.1.30 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:  
*"Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board".*

**Note to Applicant:** Methods of tree protection for street trees (as approved by Park Board) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection.

A.1.31 provision on the landscape drawings of landscape features intended to create a bird friendly design;

**Note to Applicant:** Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at:  
<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.)

#### **Crime Prevention Through Environmental Design (CPTED)**

A.1.32 incorporate CPTED principles, as follows:

- i. ensure natural surveillance throughout pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, stairs, and storage rooms;
  - ii. pedestrian-scaled lighting to improve safety and security around the building;
  - iii. underground parking to have 24 hour lighting and walls painted white;
  - iv. avoid hidden alcoves and concealed spaces along the streets and underground;
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- v. reduce opportunities for graffiti around the building, use graffiti deterrent paint, and lighten colour of blank facades along base; and,
- vi. incorporate openings along the lane elevation for natural light to the parkade where possible.

A.1.33 design development to reduce opportunities for theft and mischief in the at-grade parking area;

**Note to Applicant:** because this area is screened from public view, it should be secured with a security gate off-hours.

A.1.34 design development to reduce opportunities for mischief in the long alcove at grade along the west property line;

**Note to Applicant:** This area should not be readily accessible from the outside or from the parking ramp. Provide enlarged sections.

#### Standard Housing / Social Policy & Projects Conditions

A.1.35 Make arrangements to the satisfaction of the Director of Legal Services and the General Manager of Arts, Culture and Community Services to enter into a Housing Agreement for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:

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

A.1.36 applicant to display a sign on the site, throughout construction, that acknowledges that social housing is being provided as part of the City of Vancouver’s initiatives. Sign design, format, and location to be approved by the City;

A.1.37 make arrangements, at no cost to the City, and to the satisfaction of the General Manager of Arts, Culture and Community Services, the General Manager of Real Estate and Facilities Management, and the Director of Legal Services, for the design, construction and delivery of a minimum of 24 Social Housing units, in no less than 20% of the floor area included in the calculation of floor space ratio, along with required parking, storage and amenity spaces all to be contained within a separate air space parcel, to be designed, constructed and equipped in accordance with the City’s Housing Design and Technical Guidelines; at no cost to the City. The agreement or agreements will address, but not be limited to, the following issues:

- i. breakdown of unit types (i.e. studios, 1 bedroom units, 2 bedroom units, etc.), sizes, parking numbers and finish specifications must be as per the City’s Housing Design and Technical Guidelines version 9.7 or as described further in these conditions;
  - ii. unit design and associated storage and amenity space must be as per the City’s High Density Housing for Families with Children Guidelines;
-

- iii. the air space parcel for the social housing must be designed to be as autonomous as possible, with design considerations maximizing the efficiency and minimizing the cost of operations over the life of the project and within the larger development; and
- iv. an occupancy hold on the market housing subject to the satisfactory completion and transfer of the social housing air space parcel to the City.

- A.1.38 grant the City an option to purchase, for a nominal purchase price, the social housing air space parcel, exercisable upon completion of the social housing units and registration of the social housing air space plan;
- A.1.39 design development to the unit mix of the social housing to achieve at least 50% of the units as 2 or more bedroom family units;
- A.1.40 design development to the level 2 market housing common amenity room to add a kitchenette, and to increase the size of the adjacent common outdoor amenity deck to allow for a range of functional programming including an area suitable for children's play activity;

**Note to Applicant:**

- a. Play equipment is not required, but natural landscapes which encourage imaginative and motor skills developing play is encouraged.
  - b. The location of storage and social housing operator maintenance can be provided below grade, freeing up space for an expanded outdoor amenity area at this level.)
- A.1.41 design development to the Social Housing common amenity room to improve the relationship of the indoor multi-purpose space to the outdoor amenity area;

**Note to Applicant:** The exterior wall of Social Housing Indoor Amenity should be moved nearer to Gridline C to align with west wall of laundry room to reduce depth of overhang and improve connectivity to exterior amenity space.

- A.1.42 design development to outdoor amenity areas to include planters with edible landscaping or which would be suitable for urban agriculture by residents, including the necessary supporting infrastructure to support such activity by residents. Design development to include planters in the outdoor common amenity areas on level 2 and level 3 and to include supporting infrastructure such as a yard waste composter and a potting bench / tool storage chest, and to ensure the planters have an irrigation system, or that a hosebib is provided;
  - A.1.43 social housing to have dedicated electrical and mechanical rooms with separately metered services. REFM Operations to review mechanical, electrical, energy, and DDC requirements (to meet attached DDC Technical Guidelines) prior to issuance of Development Permit;
  - A.1.44 letter of Credit to be provided for the value of the interior fit-out of the social housing prior to the issuance of above-grade building permit;
  - A.1.45 swap CRU and social housing garbage / recycling / composting area to consolidate Social Housing Air Space Parcel;
  - A.1.46 social housing laundry room to include 5'-0" long sorting table with floor drain provided in laundry room;
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A.1.47 explore the provision of a heat treatment room in social housing for bedbug treatment and provision of bedbug deterrent in walls between units to the satisfaction and further direction of the General Manager of Arts, Culture and Community Services, and the General Manager of Real Estate and Facilities Management, as required;

A.1.48 revision of the drawings for the social housing units in-suite storage to provide one 40 sq. ft. storage space (min) per unit.

**Note to Applicant:** All units to meet BC Housing minimum entry coat closets (e.g. SH12 appears to have no coat closet);

A.1.49 revision of the drawings for the social housing accessible units to accommodate the following:

- i. provide floor drain in bathrooms.
- ii. SH13 doesn't have accessible door swing to Bedroom 2 or deck to the satisfaction of and further direction/ approval of housing.

A.1.50 Ensure the minimum finished narrow unit dimension be not less than 3.66m (12ft). Provide furniture layouts to scale accommodating BC Housing requirements for dining room and living seating capacity, indicating that through-circulation space requirements can be met. (e.g. SH13 has a 9'-8" wide living room in an Accessible Unit, SH5 has 9'-6.5" wide living room) to the satisfaction and further direction of the General Manager of Arts, Culture and Community Services, and the General Manager of Real Estate and Facilities Management, as required; and,

A.1.51 design development of the social housing to achieve minimum hallway width of 3'-4" and 3'-6" for accessible units (as per BC Housing requirements) to the satisfaction and further direction of the General Manager of Arts, Culture and Community Services, and the General Manager of Real Estate and Facilities Management as required.

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## A.2 Standard Engineering Conditions

A.2.1 the following statement is to be noted on the landscape plans:

- i. “all sidewalks between the curb and property line are to be reconstructed fully at the applicant’s expense.”

A.2.2 provision of sidewalk treatments as follows:

- i. provision of a new 1.53 m (5 ft.) exposed aggregate front boulevard and a light broom finish saw cut concrete sidewalk between the front boulevard and the property line adjacent to the site on Alberni Street.
- ii. provision of a new 1.53 m (5 ft.) exposed aggregate front boulevard and a 3.97 m (13 ft.) light broom finish saw cut concrete sidewalk for the remainder of the SRW adjacent to the site on Denman Street.
- iii. provision of a standard concrete lane crossing at Eihu Lane including new curb returns and ramps.

**Note to Applicant:** Remove the reference to the City of Coquitlam on sheet L-5.

A.2.3 clarification required regarding note on landscape restricting hoarding and construction activity within the zone highlighted in red along Denman Street. Further consultation with Engineering is required.

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

- i. provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, and at all entrances.

**Note to Applicant:** Include and label length between all breakpoints. This is to calculate and confirm slopes and crossfalls. Note that crossfall of the drive aisles, slopes of the loading and disability spaces not to exceed 5%.

- ii. provision of a section drawing showing elevations, vertical clearances, and all overhead security gates including mechanical projections. Label minimum vertical clearance through parking levels and at gates.

**Note to Applicant:** An additional section drawing is required through the ramp and second security gate from P1 to P2 and space #47. The minimum vertical clearance should be noted on all section drawings:

- 2.3m of vertical clearance is required for access and maneuvering to all disability spaces.
  - 3.8m of vertical clearance is required for Class B loading spaces and maneuvering.
- iii. the main parking ramp slope must not exceed 12.5% after the first 20’ from the property line. 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4m in length.

**Note to Applicant:** Transitional slope at the end of the 15% ramp is labelled as 10%. Based on elevations shown at breakpoints, Engineering estimates that the transitional slope is 13%. Confirm that transitional slope at the end of the 15% ramp is within 7.5% to 10%.

- iv. provide measures to improve visibility for two-way vehicle movement at 90-degree turns where opposing motorists cannot readily view each other.
- v. dimension all columns, including setbacks from the drive aisles and walls.

**Note to Applicant:** This is to confirm that column placement complies with the requirements of the Engineering Parking and Loading Design Supplement.

- a. A column 2' in length must be set back 2' from either the opening to or the end of the parking space. A column 3' long may be set back 1', or
  - b. Provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4' from the end of the stall. Provide a minimum 0.3m (1') setback from the drive aisle for all columns.
  - c. Note that the CRU spaces on L1 #2, #6 CRU have unacceptable column encroachments.
- vi. label 1.5m access corridor for disability spaces #11 and #14 on P1.
  - vii. confirm and label minimum 2.3m (7' 6.5") vertical clearance for disability spaces.
  - viii. provision of convenient, internal, stair-free wheelchair access from CRU disability parking space #8 to the CRUs is required.
  - ix. provide details as to how CRU and visitor spaces will be accessible to the public.

**Note to Applicant:** Section A-A (Drawing No. 4.01) shows that the CRU and visitor spaces are behind an overhead gate. Gate is not shown on P2 plan (Drawing No. 2.02)

- x. confirm minimum vertical clearance for spaces #2 to 7 on P1, and #47.

**Note to Applicant:** For projections over a stall, vertical clearance must not be less than 1.2m (4') and projection into the stall from the wall must not be more than 1.2m (4'). The corner of such projection is to be chamfered at 45 degrees for a minimum of 10cm (4") and the vertical face of at least every other stall marked "CAUTION - LOW CLEARANCE" in minimum 10cm (4") high black letters on yellow background.

- xi. confirm that there are no obstructions in parking space #22 on P1, #53 on P2, & #83 on P3.
- xii. provision of minimum 3.8m (12' 6") vertical clearance at gate into Class B loading space.
- xiii. remove column in Class B loading maneuvering area.
- xiv. provision of convenient, internal, stair-free loading corridor for the Class B loading space to/from all housing types and site uses.

**Note to Applicant:** The current stair free route to the social housing lobby requires passing outside.

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- xv. provision of a shared use agreement to the satisfaction of the GMES for the Class B loading space between the retail and residential uses in Building A and label the space as 'Residential and Commercial Loading'.
- xvi. provide automatic door openers on all doors providing access to the bicycle room(s) and label on drawing.
- xvii. provision of Class B bike parking located on private property so that bicycles parked at the racks do not encroach into the SRW.
- xviii. provide improved pedestrian access to market housing bicycle lockers on P1 to address potential vehicle/pedestrian conflicts.

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

**Note to Applicant:** The drive aisle is to be clear of locker door swings and potential conflicts for pedestrians placing/removing their bicycles in lockers.

**Note to Applicant:** Please refer to the Parking and Loading Design Guidelines at the following link: (<http://former.vancouver.ca/engsvcs/parking/admin/developers.htm>)

- A.2.5 make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of The East and West ½ of Lot 28, and Lot D (See 366458L) of Lot 29, Plan 92; and Lots A, B & C of Lot 29, Plan 4795; all of Block 65, District Lot 185 to create a single parcel.
  - A.2.6 make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement & Indemnity Agreement E24021 (landscaping encroachment) prior to building occupancy.
  - Note to Applicant:** Arrangements are to be secured prior to issuance of the development permit, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition at the DP stage.
  - A.2.7 provision of a building setback and arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a surface statutory right of way (SRW) for public pedestrian use over a portion of the site, adjacent to Denman Street, to achieve a 5.5 M metre offset distance from the back of the existing curb to the building face. A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final setback and SRW width is required. The SRW will be free of any encumbrance such as structure, stairs, door swing and plantings at grade and is to accommodate portions of parkade levels P1 to P3 and Levels 2 to 4 within the SRW agreement.
  - A.2.8 a canopy application is required. Canopies must be fully demountable and drained to the buildings internal drainage system. Canopies are defined as a rigid roof like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56mm in thickness. (VBBL section 1A.9.8).
  - A.2.9 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
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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.

- A.2.10 the applicant is to provide confirmation that all required electrical plant is provided for on-site. There is to be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

**Note to Applicant:** It is presumed with your consultation so far with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

- A.2.11 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.
- A.2.12 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.

- A.2.13 provision of new or replacement duct banks adjacent the development site that meet current City standards.

**Note to Applicant:** Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work. Note: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

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

- A.3.1 a qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during subsurface work.
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**B.1 Standard Notes to Applicant**

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **October 12, 2018**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.5 Please note that additional addresses may be required prior to issuance of the Building Permit. Unit numbers are to be assigned, for example 1st storey (100 series), 2nd storey (200 series) etc. A floor layout plan including addressing and unit numbers is to be submitted prior to Building Permit issuance and shown on drawings submitted with the Building Permit application. For information, please contact the City of Vancouver Addressing Coordinator.

**B.2 Conditions of Development Permit:**

- B.2.1 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.
  - B.2.2 All services, including telephone, television cables and electricity, shall be completely underground.
  - B.2.3 No exposed ductwork shall be permitted on the roof or on the exterior face of the building without first receiving approval of the Director of Planning.
  - B.2.4 Amenity areas of 530.0 ft.<sup>2</sup> for social housing on Level 3, and 709.0 ft.<sup>2</sup> on Level 2 and 358.0 ft.<sup>2</sup> on Level 3 for market housing, excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or tenants of the building; and Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.
  - B.2.5 All approved street trees shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
  - B.2.6 In accordance with Protection of Trees By-law Number 9958, all trees are to be planted prior to issuance of any required occupancy permit, or use of occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
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- B.2.7 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of site trees is permitted only as indicated on the approved Development Permit drawings.
- B.2.8 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- Note to Applicant:** In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit [amount to be determined by the City] as a guarantee for completion of the work by an agreed upon date.
- B.2.9 If the development is phased and construction is interrupted, the project will require an amendment, to the satisfaction of the Director of Planning, to address how the incomplete portions of the development will be treated.
- B.2.10 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 of occupancy of the proposed development not requiring an Occupancy Permit and thereafter permanently maintained in good condition.
- B.2.11 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health & 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.2.12 The social housing component shall be permanently maintained for social housing. In the event the development ceases to provide social housing, then parking, including the required number of spaces, shall be provided in accordance with the relevant requirements of the Parking By-law within 30 days of this change.
- B.2.13 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.2.14 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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