

File No.: 04-1000-20-2020-257

August 26, 2020

s.22(1)

Dear s.22(1)

RE: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am writing regarding your request of May 4, 2020 under the *Freedom of Information and Protection of Privacy Act* for:

Any documents, including drawings and approved plans, related to the engineering and construction of the pedestrian pathway and bike lanes along the Seawall in False Creek located on Lot 155, Plan VAP21425, District Lot FC, New Westminster Land District, PLAZA OF NATIONS EX PL OF LEASEHOLD AREAS LMP30163 REF PL S/RW OVER PTN LOT 155 (with a civic address of 750 Pacific Boulevard), which improvements were approved by the City of Vancouver and formed part of the development permit under No. DE408507 and the building permit under No. BU429878, both dated December 3, 2004 and issued to Canadian Metropolitan Properties Corp.

All responsive records are attached.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2020-257); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signature on file]

Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:ma

So, Mandy

From: Warren, Christine
Sent: Monday, November 22, 2004 2:02 PM
To: 'Patrick Cotter'
Cc: So, Mandy
Subject: RE: Development Permit

Thanks Patrick. Mandy tells me that it would be wise for you to bring a letter informing us of an official withdrawal of the DE application for 10 Terry Fox Way (we're not proceeding in any way with that, right?). Also, Mandy will be available at, say, 10:30-11 tomorrow for you to do mark-ups on the drawings.

-----Original Message-----

From: Patrick Cotter [mailto:parch@telus.net]
Sent: Monday, November 22, 2004 8:47 AM
To: 'Warren, Christine'
Subject: FW: Development Permit

Chris:

For your information, correspondence relating to items dealt with on Friday.

Thanks,

Patrick Cotter

From: Marc Lippok [mailto:marc@cotterarchitects.com]
Sent: Friday, November 19, 2004 7:02 PM
To: Higginson, Alison
Cc: cjackson@rdc.com; Patrick (PCA); Dale Norman
Subject: Development Permit

Alison,

I thought I should give you an update on our responses to City requests for changes recently.

1) Fire Truck egress from Plaza

Karima asked for an explanation of how the 'Hammerhead Turnaround' for the firetruck and plaza events delivery trucks would operate.

At a meeting with Ward Bowman of Cochrane Engineering last week I discovered there is a gate at the south west corner of Building B which allows egress from the plaza into the surface parking behind building A. The gate is locked but a key is available from the Plaza Manager's office on the ground floor of building B. This is the original fire access route. I informed Karima, she agreed this could continue and the hammerhead should be deleted. I couriered 3 dwgs to her directly this afternoon as Patrick was concerned that all outstanding dwgs from ourselves should arrive at the relevant city eng. reviewer's desk by 4pm today.

2) Casino Parking.

Daisen Gee-Wing, the Plaza Manager for Canadian Metropolitan Properties noted we had removed 6 stalls in our DP submission from his current total of 145

stalls under Building B. We informed him that 4 of them - at the east end of the two central parking aisles - did not meet the bylaw and 2 more were removed due to replacing 6 standard stalls with 4 handicapped stalls. He asked us to look at addressing whether the 4 non-conforming stalls could be legalized. I was able to do so by reducing those stalls and the 14 stalls along the east wall to small car stalls and reducing the

11/30/2004

adjacent traffic aisle from the standard 6.6m to the 6.1m which is allowed in localised areas at the discretion of the city engineers. The small car total is well under the max 25% allowable. Karima felt this would be acceptable and asked that a revised plan be sent to Rob Waite by 4pm which we did. Karima reiterated that the 5 non-conforming stalls due to restricted headroom could not be counted officially, but they can be used provided there is clear signage at the level of the lowest obstruction in each stall.

- 3) Pacific Boulevard Pedestrian Crossing.
Cochrane engineering have provided the City with dwgs containing sufficient information for DP to proceed. The only outstanding item is a proper legal survey of the Boulevard at that point to establish exact dimensions of traffic lanes etc.
- 4) Carrall St Greenway.
Cochrane Eng and ourselves have been left confused by the numerous changes requested by the City on this item and we asked Karima if she could talk to the City Engineers to clarify the issue. She did so and we understand the current thinking is as follows. Pacific Boulevard, Carrall St and the Carrall St Connector to the Seawalk are to have dedicated bike lanes. The bike lanes on Carrall St and the Connector are to have bike-rider activated signals -via a push button mounted on a steel post - to halt the Pacific Boulevard traffic and allow them to cross. As this proposal is still in the development stage at City Hall we were asked to provide an existing plan of the junction with only the proposed pedestrian walkway connector and landscaping showing. We sent the plan yesterday, and the engineers will mark-up the dwg with their proposal. Karima believes this should take care of the issue for DP purposes.
- 5) Bicycle Parking
The class A bike parking spaces are shown on the underground parking plan A-B104 and the class B bike parking is at grade, just south of the casino main entry, and shown on the site plan A101.

If you need further information or clarification please call.

Regards,

Marc



PATRICK COTTER ARCHITECT INC.

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FAX: 604-272-1471
EMAIL: marc@cotterarchitects.com

11/30/2004

So, Mandy

From: Warren, Christine
Sent: Monday, November 22, 2004 1:58 PM
To: So, Mandy
Subject: FW: Plaza of Nations Casino - Engineering Issues

fyi

-----Original Message-----

From: Mulji, Karima
Sent: Thursday, November 18, 2004 4:15 PM
To: Warren, Christine
Subject: Plaza of Nations Casino - Engineering Issues

Christine,

Below are Eng issues I've been dealing with. I'll touch base with Kevin on any other issues. Also, by tomorrow morning, we will provide the applicant with a revised bikeway/walkway protocol for review and sign-off.

Fax sent to PCA:



schedrew.doc (77 KB)

Eng comment on DP review:

"The revised plans show a "hammerhead" turnaround for trucks east of Building A. This was not depicted in previous plans. We need information from the applicant on how this turnaround is to function, clarification that it is only to be used during event times at the Plaza stage, that it will not be used for truck parking, only for access and loading and unloading, and that trucks will not block both designated walkway/bikeways when manoueuvering/loading and unloading."

Karima Mulji, P.Eng.,
Projects Branch
Direct Telephone: (604) 871-6069
Facsimile: (604) 871-6139
Email: karima_mulji@city.vancouver.bc.ca

This e-mail and the information it contains is privileged and confidential and may be used only by the intended recipient. If you are not the intended recipient, please send this email back to the sender and delete the original.



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TRANSMITTAL

To: City of Vancouver
From: Patrick Cotter
Attn: ~~Alison Higginson~~ *Hendy,*
Date: October 25, 2004
Fax: 604-873-7060
Pages: 3 pages + drawings
Phone: 604-871-6478
CC: Gary Jackson, Edgewater Management
Project: Edgewater Casino **BCP**
Re: DE#408507 - OUTSTANDING ITEMS

☐ As per your Request ☒ For your information ☐ Please Reply ☐ Please Recycle

Alison:

Please find enclosed the following as part of our resubmission for Development Permit #DE408507 & #DE408622 for the Edgewater Casino at the Plaza of Nations.

- Lighting Management Plan 1 page
- Security Management Plan 2 pages
- Revised Plaza of Nations Landscape Plan
- Revised Plaza of Nations Arch. Site Plan Dwg No. A101
- Revised Pedestrian Canopies Plan Dwg No. A104. 1 OS
- Revised FSR dwgs (incl. Mylar overlays) Dwg Nos. A-C281, A-C281A, A-C282, A-C283

We have previously submitted the following as part of our resubmission for Development Permit #DE408507, #DE408622 & #DE408501 on 3rd September 2004

- Revised Landscape Drawings and Documentation for Plaza of Nations/Offsite Parking
- Revised Arch. Drawings and Documentation for Plaza of Nations/Offsite Parking
- Revised Building 'A' and Building 'B' Underground Parking Dwgs.
- Revised Arborist Drawings and Documentation
- Charge Summary

I trust that this is clear enough, please feel free to call if you have any questions or require additional information.

Patrick Cotter, B.A., B.Arch., MAIBC
Principal



*Forwarded to
Celeste Kerrin
Gordon J, HBR (sec. plan)*

Date: October 18, 2004
To: File
From: Jonathan Barrett
CC: Alison Higginson

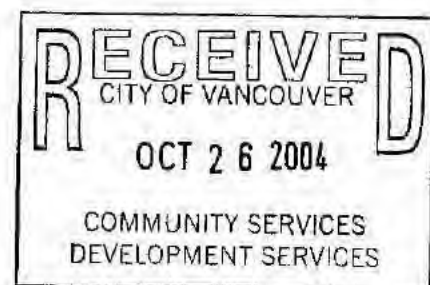
Subject: Casino Lighting Management Plan:

Condition: approved by the Development Permit Board August 16 2004;

- 1.4 provision of a Lighting Management Plan and arrangements to the satisfaction of the Director Of Planning, Director of Cultural Affairs and the Director of Legal Services, that would allow the City to monitor and regulate the exterior lighting of the building
-

Process

1. A staff group would assess public concerns when they arise; staff group comprising of:
 - project facilitator (Development Services); they will probably receive complaints if any
 - Public Art Manager (Office of Cultural Affairs, Bryan Newson)
 - development planner (Planning)
2. Staff group meet with casino operators to discuss concerns. Staff may need to meet with objectors. Concerns hopefully get resolved at this stage. But if not step 3.
3. Present concerns to Urban Design Panel for advice.
4. Staff group make written recommendation(s) to Director of Planning, Office of Cultural Affairs, Manager of Engineering Services and the Director of Legal Services.



Edgewater Casino Exterior Security Management Plan

Re: DE408622 (Building B, 750 Pacific Boulevard)
DE408501 (10 Terry Fox Way)
Casino Exterior and Plaza

Security Camera System

- 1) The parking area covered under DE408622 will be monitored by a combination of two(2) PTZ and four(4) existing fixed mount cameras strategically placed to ensure the best possible coverage. Two(2) additional fixed mount cameras will be strategically placed at or near the entrance/exit to the parking area for the purpose of capturing licence plate numbers.
- 2) The parking area covered under DE408501 will be monitored by a minimum of three(3) PTZ cameras strategically placed to ensure the best possible coverage. A minimum of two(2) fixed mount cameras will be strategically placed at or near the entrance(s)/exit(s) to the parking area for the purpose of capturing licence plate numbers.
- 3) The main Plaza and areas leading up to the casino will also be monitored. One(1) PTZ camera will be strategically placed in the central area of the Plaza to ensure the best possible coverage. An additional PTZ camera will be located off the 3rd floor on the exterior of either Building "B" or Building "C" (to be determined). Two(2) fixed mount cameras will be strategically placed at or near the covered pedestrian walkway located on the south side of Building "B". An additional fixed mount camera will be located at the back of the casino to cover the delivery area.
- 4) All cameras listed above, will be continually monitored by a Security Officer stationed at the Security Desk located inside the main entrance to the casino.
- 5) The monitoring station at the Security Desk will consist of a minimum of four(4) 21" monitors and one(1) Touch Screen Keyboard for camera control.
- 6) Each monitor will have a dedicated VCR for the purpose of review.
- 7) All exterior cameras will be digitally recorded by the Surveillance Department.
- 8) The Surveillance Department will have override capability of all exterior cameras.

Security Patrols

- 1) A minimum of two(2) Bike Patrol Officers will be responsible for the physical patrol of the areas covered under the Development Application Numbers listed above as well as the Plaza and surrounding areas of the casino.
- 2) Coverage will be provided on a 24 hour basis.
- 3) Bike Patrol Officers will be dispatched from an office to be named later. The office will most likely be located in Building "B".
- 4) Additional security will be available through Edgewater Casino In-house Security if the need arises.
- 5) Negotiations are ongoing to contract out Security for all exterior areas.



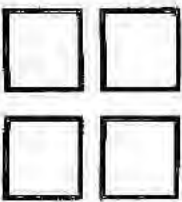
Pedestrian Access

- 1) The main access for pedestrians from the parking area at 10 Terry Fox Way will be available through the installation of a pedestrian controlled crosswalk as agreed on with the City of Vancouver. The crosswalk will traverse Pacific Boulevard. Please contact Michael Mortensen, Project Facilitator for plans of the pedestrian controlled crosswalk.
- 2) The pedestrian overpass that spans Pacific Boulevard will be available as alternate access.
- 3) In addition, the casino will provide a shuttle service to and from all parking areas.

Lighting

- 1) A plan to improve exterior lighting for all parking areas, with the exception of the underground lot below Building "B", as well as other open spaces around the casino proper is under the direction of Harbourview Electric in coordination with Cochrane Engineering.

Submitted by: Alan King
Security Manager
Edgewater Casino



PATRICK COTTER ARCHITECT INC.

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TRANSMITTAL

To: City of Vancouver **From:** Patrick Cotter
Attn: *Nandy*
~~Alison Higginson~~ **Date:** October 25, 2004
Fax: 604-873-7060 **Pages:** 8 pages
Phone: 604-871-6478 **CC:** Gary Jackson, Edgewater Management
Project: Edgewater Casino **BCP**
Re: DE#408507 - SERVICES AGREEMENT

☐ As per your Request ☒ For your information ☐ Please Reply ☐ Please Recycle

Alison:

Please find enclosed the following as requested by Celeste Curan as attachments to Services Agreement:

▪ Schedule 'A'	Carrall Street Signal	SK-142	1 page
▪ Schedule 'B'	Ceremonial Ferry Dock	SK-143	1 page
▪ Schedule 'C'	Enterprise Area Beautification Works	Letter	1 page
▪ Schedule 'D'	Pacific Boulevard Pedestrian Crossing	SK-144	1 page
▪ Schedule 'E'	Plaza Plan	SK-145	1 page
▪ Schedule 'F'	Carrall Street Temporary Link	SK-146	1 page
▪ Schedule 'G'	Routing of Seawalk / Bikeway	SK-147	1 page

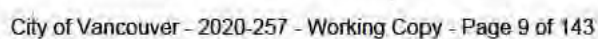
If you have any questions regarding the attached or require additional information please call.

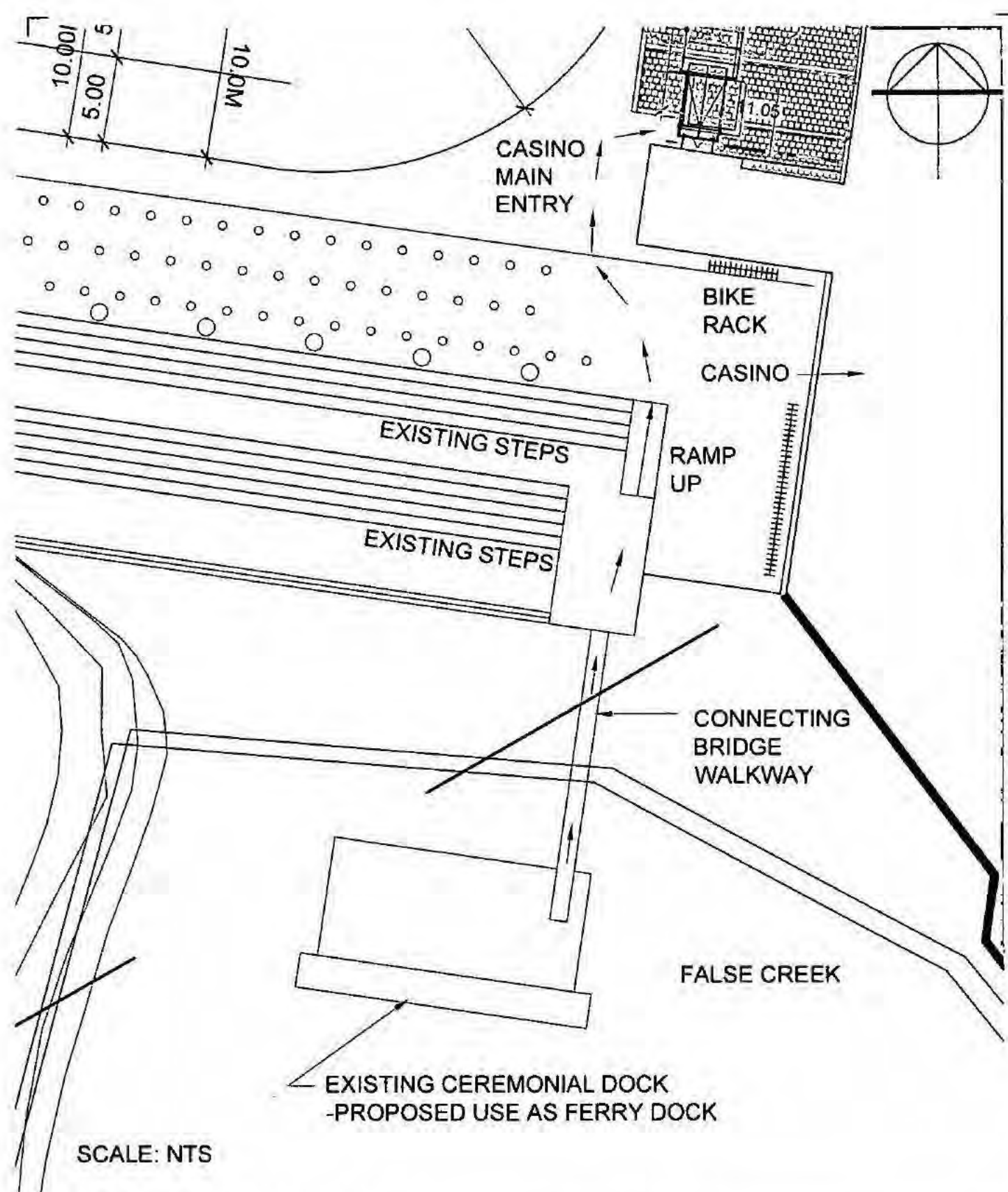
Respectfully:

Forwarded to Kāhuna.

Patrick Cotter, B.A., B.Arch., MAIBC
Principal







**PATRICK COTTER
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EDGEWATER CASINO
PLAZA OF NATIONS, VANCOUVER, B.C.

**ROUTE FROM CEREMONIAL DOCK TO
CASINO MAIN ENTRY**

DATE:
26 OCT. 2004

DRAWING NO.:

SK-143

Enterprise Area Works
(DE 408507 items)

Re: Expo legacy items, Building C, Plaza of Nations

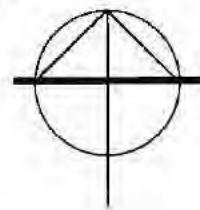
Further to our letter of September 2, 2004 I wish to clarify the following:

1. The large wooden topography map of BC is currently stored in a warehouse under lease from the City of Vancouver (251 Southern Street)
2. The large glass case with artistic plasterine images of BC industries has been stored on site in Building C in the theatre area.
3. The large street pylons painted white with the Provincial flag (ie Socred Days) are currently being stored in Burnaby at Custom Blacktops works yard. The three pylons measure:
 - A. 6' diameter by 32'
 - B. 6' diameter by 40'
 - C. 6' diameter by 55'
4. Two steel towers with Plaza of Nations signage are currently stored at Custom Blacktops works yard. Both are 6' square by 25' in height. The plastic signage components are in storage at our city warehouse
5. All other items that have been removed during construction will be re-installed during the landscaping phase e.g. benches, etc.

Trusting this covers the issue. I remain yours very truly.

Gary Jackson
Co-principal

B.C. PLACE



PEDESTRIAN
HEADS

EXISTING
PEDESTRIAN
OVERPASS

PUSH
BUTTON

PEDESTRIAN
ROUTE TO
OFFSITE PARKING

4.0

30m
NO STOPPING

NO LANE CHANGING (30m MIN.)

PRIMARY
SIGNAL
HEADS

NO STOPPING
150

PEDESTRIAN ROUTE TO
CASINO

PEDESTRIAN
HEADS
PUSH
BUTTON

PLAZA OF
NATIONS

BUILDING 'A'

EXISTING OFF-SITE
PARKING (82 SPACES)

**PATRICK COTTER
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EDGEWATER CASINO

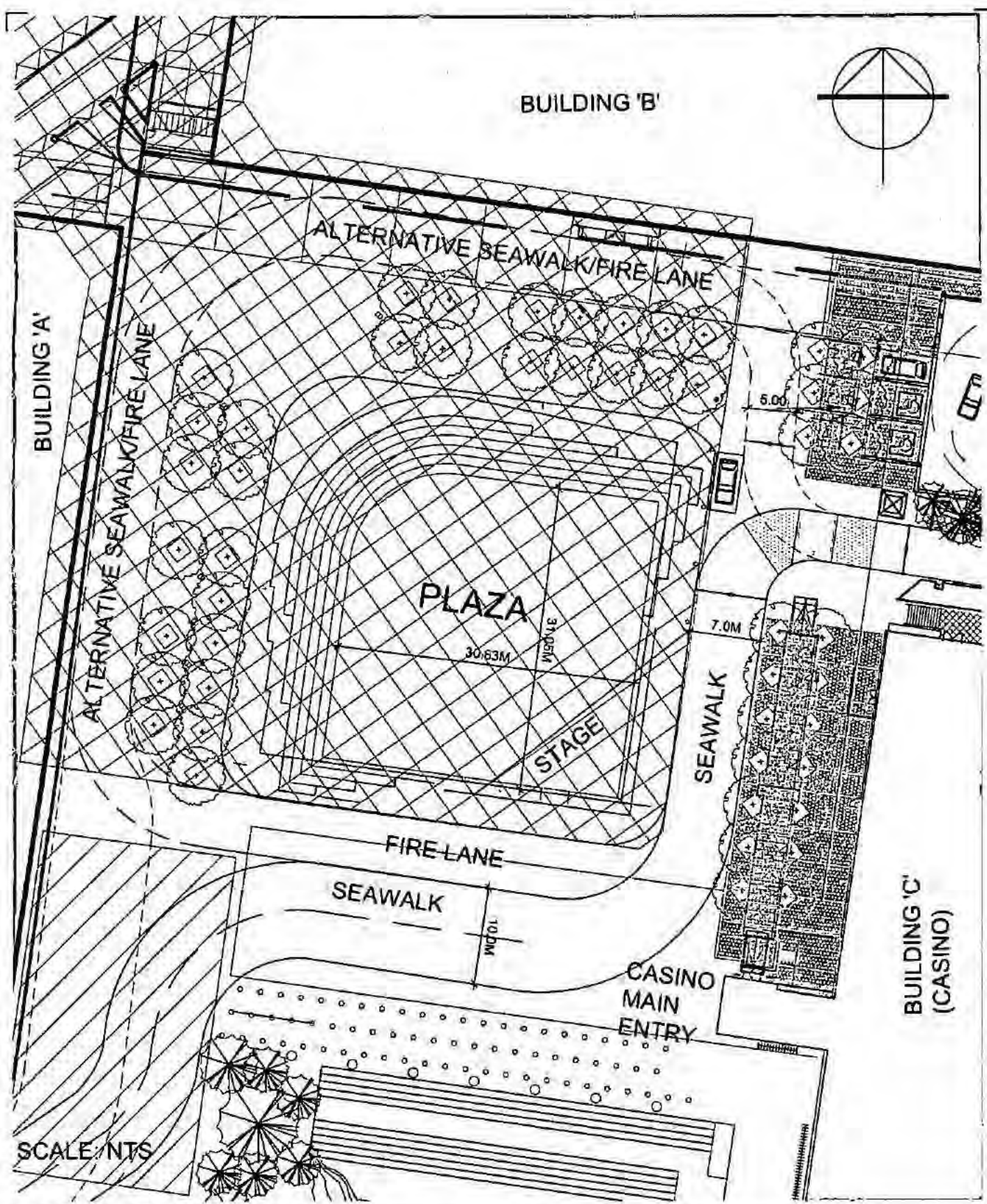
PLAZA OF NATIONS, VANCOUVER, B.C.

**PACIFIC BLVD.
PEDESTRIAN CROSSING**

DATE:
oct 26/04

DRAWING NO.:

SK-144



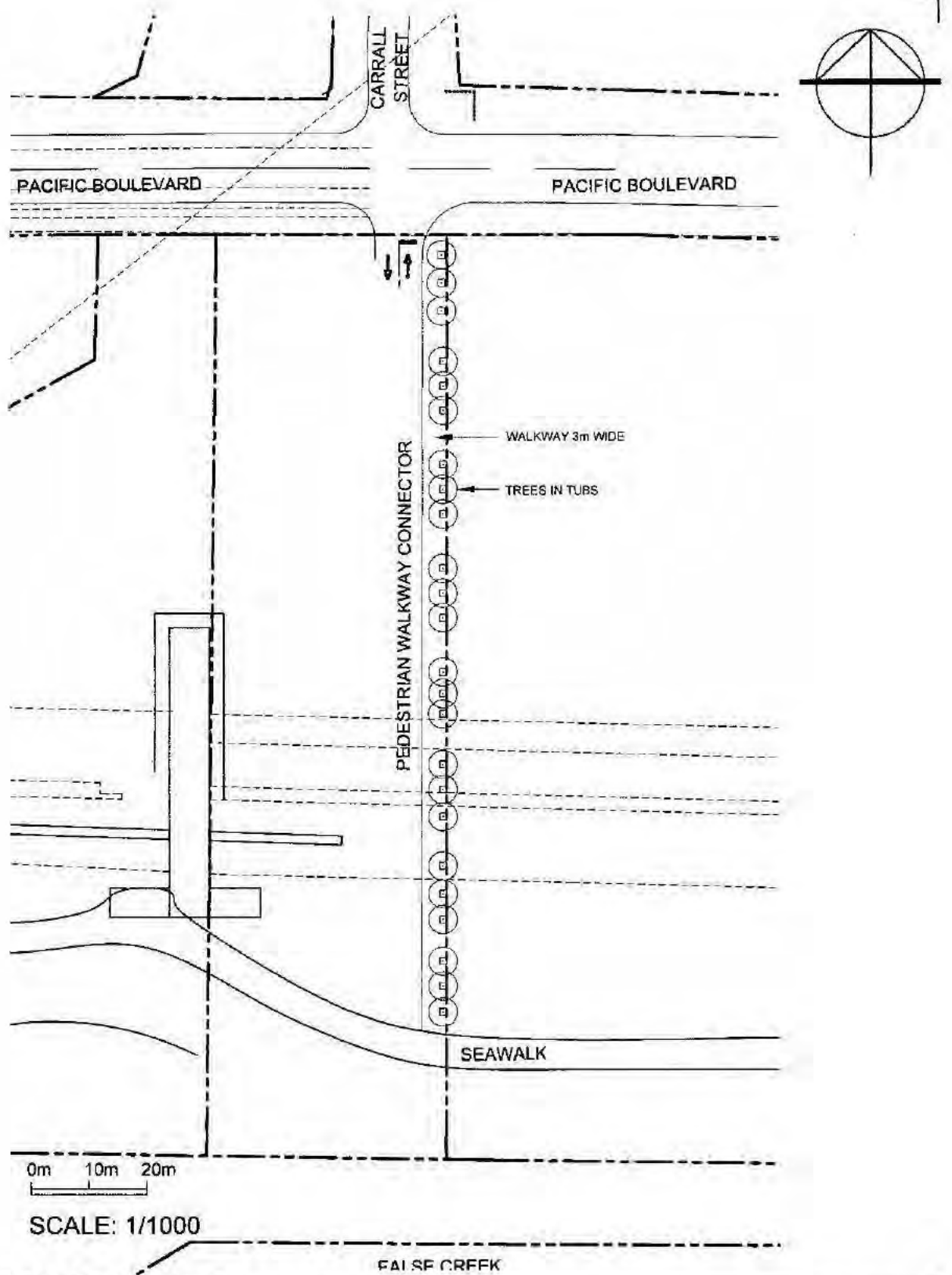
■ ■ PATRICK COTTER
 ■ ■ ARCHITECT INC.

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EDGEWATER CASINO
 PLAZA OF NATIONS, VANCOUVER, B.C.
 PLAZA OF NATIONS

DATE:
 26 OCT. 2004

DRAWING NO:
SK-145



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EDGEWATER CASINO
PLAZA OF NATIONS, VANCOUVER, B.C.

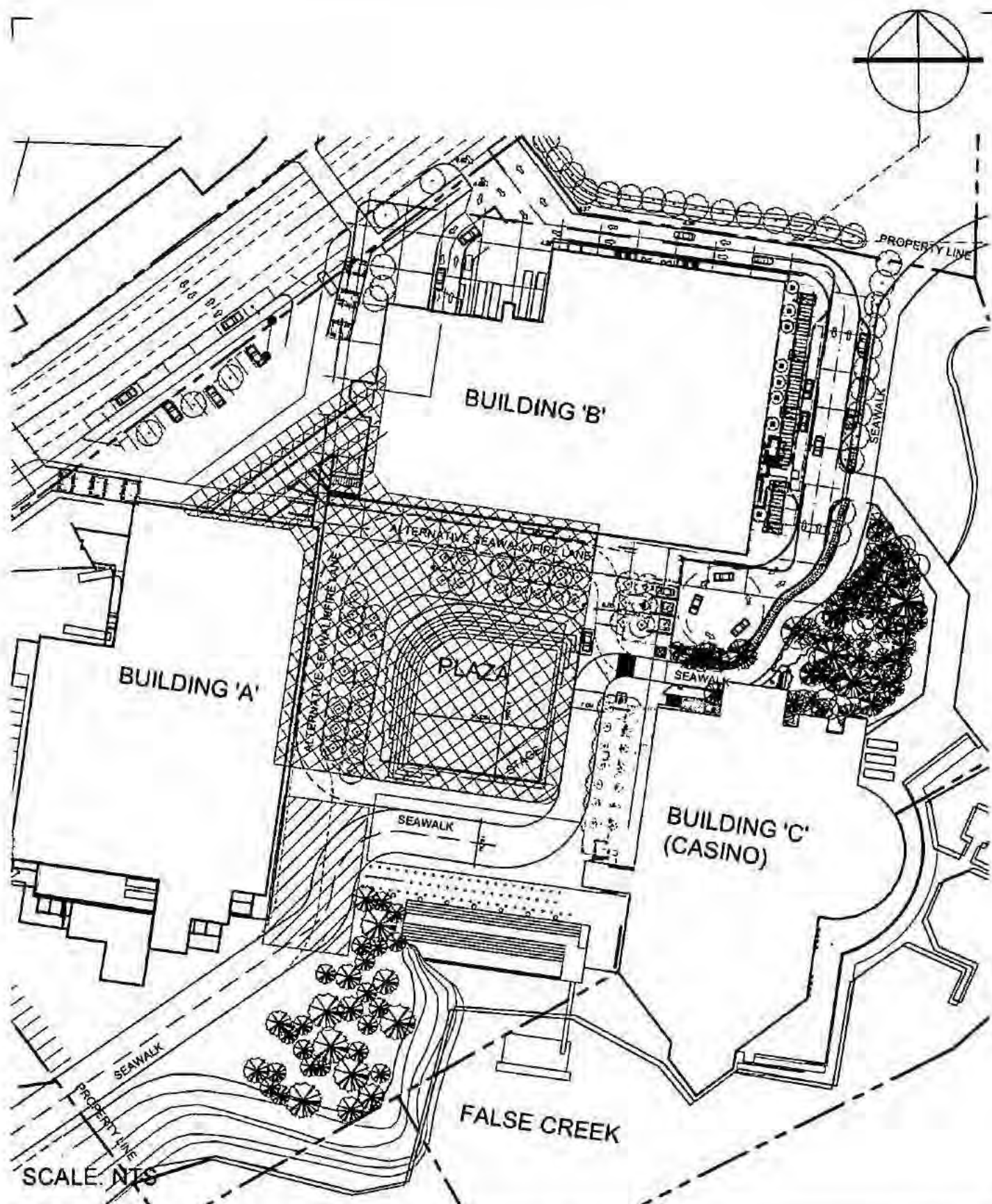
**CARRALL ST. TEMP. PEDESTRIAN
CONNECTOR TO SEAWALK**

DATE:
26th OCT. 2004

DRAWING NO.:

SK-146

JA1 52



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EDGEWATER CASINO
 PLAZA OF NATIONS, VANCOUVER, B.C.
PROPOSED ROUTE OF SEAWALK
THROUGH PLAZA OF NATIONS

DATE: 26 OCT. 2004
 DRAWING NO.: **SK-147**



PATRICK COTTER ARCHITECT INC.

1376 - 501 STREET, DELTA, BRITISH COLUMBIA, V2L 2A4
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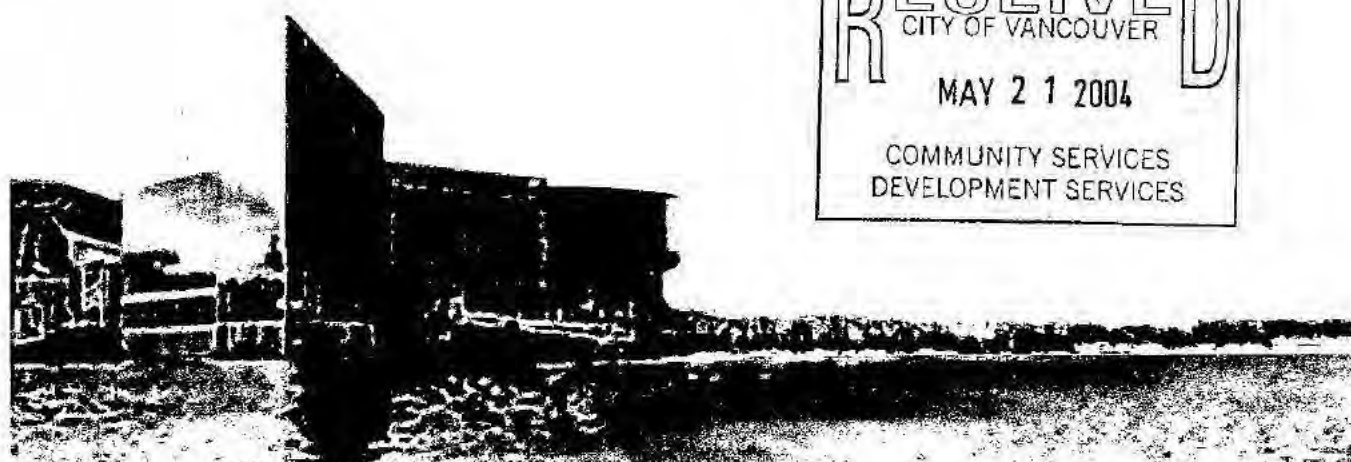


**British Columbia
Lottery Corporation**

INTERIM CASINO FACILITY PLAZA OF NATIONS, VANCOUVER, B. C.

**DEVELOPMENT PERMIT APPLICATION
MAY 6, 2004**

DE 408507





DEVELOPMENT PERMIT APPLICATION INTERIM CASINO FACILITY

Plaza Of Nations, Vancouver, B. C.

DESIGN RATIONALE

DE 408507



PATRICK COTTER ARCHITECT INC.

1338 - 56th STREET, DELTA, BRITISH COLUMBIA, V2L 2A4
TEL: (604) 943-1151
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**British Columbia
Lottery Corporation**

SITE ORGANIZATION

The existing site presents a number of challenges in terms of access and visibility as a viable commercial location. These are a result of the building's very specific intended purpose and use. The original complex was design as part of a larger context of exhibition buildings within the Expo '86 fairgrounds which were connected by pedestrian corridors and linkages across the site. The placement of Building 'C' as the focal point of the host province's pavilion projecting into the creek at the centre of the fair grounds speaks to its orientation to the creek and the remainder of the site stretching from Granville Street on the west to 2nd Avenue on the southeast shore of False Creek. Now that this original context is gone, the remaining Plaza of Nations complex finds itself with no real street exposure, very limited visibility through to Building C from the street, and inadequate access to Building C which is remote from the street. The complex is turned inward toward its central plaza, which reinforces this open space and venue, but does not serve the requirements of these buildings for commercial use.

In order to address this reality of the building's orientation, and to serve the needs of the Casino customers, a separate and distinct new entry location is proposed at a location which is not confused with the existing pull-out and accesses to the other buildings in the complex. In addition to serving the functional needs for customers to access the building easily, it provides an opportunity to give Building C some needed street presence and improved visibility.

This site entry also provides improved access to the parking facility below Building B, and includes a through connection to the intersection of Carrall Street and Pacific Boulevard. This connection will be signalized to provide a controlled exit point and alternate entry to the undeveloped lands east of the Plaza of Nations.

SITE AMENITIES

The development proposes a generous drop-off area along the east façade of Building B, complete with canopy elements to provide weather protection for customers being dropped off and making their way to the main entry of the building on the west façade of Building C. A turn-around area is provided to allow cars to exit this drop-off area and exit the site or find parking in the below grade spaces or off-site lot to the west of BC Place stadium. Shuttle service will be provided from the remote off-site lot as well as a pedestrian link complete with controlled crossing of Pacific Boulevard.

In addition to these amenities provided for casino customers, the improvements to the continuation of the sea-walk through the site will be of benefit to the public. Widening, resurfacing and delineating this pathway are among the improvements proposed.

SITE DEVELOPMENT & LANDSCAPING

The major work proposed to the site is related to the improvement of entry, access and circulation on the site. This will include improving the screening of undeveloped areas

alongside the entry drive, with raised berms and plantings, additional trees and plantings along the arrival court and drop-off areas, along the seawalk edge, and along the façade of building B. Lot 5B and the Carrall Street connection will also receive some landscape improvements, defined pedestrian collector routes and linkages. This additional greening and screening will improve the appearance of the site and experience of the buildings.

The existing site contains a stand of mature vegetation which was part of the original pavilion's theme, to represent the west coast landscape. Included in the primary stand at the north of Building C was a meandering walkway and water feature. An arborist report provides an inventory of the existing trees and an assessment of their condition. In addition to retention and/or removal based on value and condition, enhancements will be proposed as part of the detailed Landscape design. The proposed changes will preserve the major clusters of valuable trees, but will allow the centre portion to be opened up and provide visibility to the building. The development further proposes reviving the memory of the water-feature, through the introduction of a rocks cape and water feature that is consistent with the theme of representing the west coast landscape, its materials and forms.

BUILDINGS

The existing buildings are a combination of architectural metal panel, and glass, with Building C being largely enclosed by glass. The unique character of this building and its use of glass as its primary building material, form the basis of the design approach for the proposed casino. There will be two additions to the existing building: a new Entry / Lobby on the west façade of Building C providing immediate access to the main gaming floor. This element will be a combination of glass and metal to be consistent with the existing building and integrate with it. The curved roof form provides a subtle counterpoint to the angular and rectilinear nature of the existing complex. The other addition is a Mechanical and Electrical enclosure at the north east corner of the building in the location of the existing loading facility. This portion will be clad in metal panels to match the existing.

The technical requirements of the space require the introduction of an inner enclosure of the interior volume in order to create an air cavity at the backside of the existing exterior glazing. This is required to effectively cool the building and achieve acceptable design temperatures and conditions. Control of the variations in light levels for surveillance and monitoring systems is an additional requirement achieved by the introduction of this interior enclosure. The transparency of the building will be maintained along the west façade at the plaza level, where activity from the casino's lounge and café areas spill out onto the plaza itself. The new entry will similarly be transparent. The remainder of the building beyond this point is over the creek and not accessible at eye level for pedestrians. The only other stretch of glazing at grade visible to pedestrians is on the east façade accessed from the marina and dock. These will be maintained transparent in their existing configuration, with the exception of the glazing at the base of the theatre. The remainder of glass elevations is viewed from a distance across the creek, from the east end of False Creek, or the Cambie Street Bridge. At these distances, due to the reflective

qualities of the glass under daylight conditions, the glazing is less transparent and more reflective. The existing building also has a sun shading screens on the back side of the glass which further reduce the transparency of the building. These are proposed to be removed, and to be replaced with a combination of open transparent sections, opaque sections with lighting effects designed to animate the structure behind the glass and a series of retractable shutters which will allow for the full extent of the most prominent 'prow' of the building to be transparent at night time when building transparency occurs. The location of a major glass sculpture in the centre of this space will provide life to the building and a manner which is respectful of the building's material palette, and uses the transparent quality of the building to the greatest extent possible within the limitations of HVAC and lighting.

INTERIORS

The interior design of the building, its elements and materials palette reflect the continuity of the building's exterior through to the interior of the space. The lightness and glassiness of the building is maintained with the extensive use of interior glass installation, art, enclosures and features. Among these, concrete, steel and glass column wraps are proposed for the main central volume. Backlit and illuminated glass and lantern elements on these columns and as wall panels, and ceiling features will reinforce the reality of the glass building and carry this character through to the inside. Three major public art pieces have been commissioned for the space, one at the prow of the building, one along the balustrade, and one as the focal point on the north façade of Building C. The motifs, colours and materials are reflections of the natural materials of the west coast: rock, water, and trees, but interpreted in a contemporary manner suitable for this casino's urban context and downtown location.



DEVELOPMENT PERMIT APPLICATION INTERIM CASINO FACILITY

Plaza Of Nations, Vancouver, B. C.

RESPONSE TO REZONING CONDITIONS

DE 408507



PATRICK COTTER ARCHITECT INC.

1338 - 58th STREET, DELTA, BRITISH COLUMBIA, V3L 2M4
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**British Columbia
Lottery Corporation**

(1) The provision of improvements to Pacific Boulevard adjacent or in proximity to the site, and new or modified signalization, as required;

The development proposes the implementation of the recommendations contained in the Traffic Impact Study (January 20, 2004, Ward Consulting Group) comprised of signalization and improvements to the intersection of Carrall Street and Pacific Boulevard, a controlled pedestrian crossing at Pacific Boulevard, and proposed reorganization of lanes on Pacific Boulevard along the site and in the vicinity of the new entry to the site. A copy of the Traffic Impact Study, new drawings No. 1346SK-1 "Proposed Road Network Improvements" and Drawing No. 1346AC-1 "Proposed Conceptual Access Plan" document these proposed improvements.

(2) The location and design of access to/from , and circulation routes within, the site;

Access to the site is provided from a new point north of the Plaza of Nations along Pacific Boulevard, providing direct access to the area of the site north of Building C. The existing driveway location will be temporarily closed, to be available as a back-up entry point during major events on adjacent lands. This entry point is identified on the attached Drawing No. 1346AC-1 "Proposed Conceptual Access Plan" provided by Ward Consulting Group, and details of its design are contained on Civil drawings submitted.

In addition to providing a visible and identifiable entry point for the Casino, this location will improve the existing condition for vehicles exiting Pacific Boulevard, allowing vehicles to pull off the road onto the site freely with appropriate stacking dimensions. This additional entry also ensures that there is no conflict with other tenants and existing facilities at the Plaza of Nations.

The internal circulation is organized to provide access to either the below grade parking in Building 'B' assigned for Casino use, or to a customer drop-off area and turn-around in the proposed arrival court along the east side of Building 'B'. This area currently functions in a similar manner, despite being poorly defined and organized. The proposed arrival court improvements will provide clear delineation for vehicle movements, separation of pedestrian zones and routes, and separation of public thoroughfare along the sea-walk route.

The new entry and drive propose a variety of landscape improvements including a berm and planting along the entry drive to screen the remainder of the undeveloped lot, as well as landscape elements used in the delineation of zones and improvements to the arrival court, details of which are contained on the Landscape Drawings submitted.

(3) The design of all parking areas, and passenger and goods loading facilities;

The parking areas associated with this development are proposed to be accommodated partially on-site in the below grade facility in Building 'B', and the remainder on Lot '5B' west of BC Place Stadium. The parking provided in the combination of these two areas satisfies the minimum 140 - maximum 327 criteria outlined on page 6 of Appendix D of the Staff Report. Lot '5B' provides the benefit of being available for off-site parking on a full-time basis, and avoids potential 'interruptions of use' associated with the lands to the east of the Plaza of Nations due to major events.

The off-site parking areas will include a pedestrian link at grade including new controlled crossing of Pacific Boulevard leading to the Plaza and Casino. In addition, a shuttle bus service will be offered between this lot and the proposed customer drop-off area north of Building C.

Goods and Materials loading facilities associated with the Casino will be handled at the existing loading facility for Building C located at the north-east corner of the building. Improvements to this area will include an addition to the building containing fully enclosed garbage and recycling facilities, as well as a secure 'delivery lock' for goods handling. These functions will be internal to the building and are in a location which is removed from primary public and pedestrian access to the building, and is well screened by the existing mature vegetation along the north of Building 'C'.

(4) Improvements to support pedestrians, bicyclists, and transit riders, in particular, but not limited to, modifications to the False Creek Sewall in or surrounding the site, and adjacent to any parking areas developed in association with this application, and interim development of the Carrall Street Greenway from Pacific Boulevard to the Seawall;

The development proposes improvements to the organization of movement on site including the provision of a link through the Plaza of Nations for Seawalk traffic that is defined and separated from other traffic on the site. The Site Plan submitted indicates the routing of this connection, it is kept on the water side of vehicle access, runs continuous avoiding intersection with vehicle traffic, and will include improvements to surface, width and landscaping that will be of public benefit.

The new signalization at the intersection of Carrall Street and Pacific Boulevard, will provide the opportunity for pedestrian link south from the intersection to the seawalk, delineated on the existing paved surface, and defined with the placement of landscape planters and vehicle stop curbing.

(5) Operation of the Plaza of Nations site once the proposed casino is operational with respect to the entire calendar of special events anticipated;

While the Casino will share the Plaza of Nations complex with a variety of other tenants, it will assume management of the Centre Performance Stage. Existing agreements for community access to this facility will be honoured. The Casino will manage this facility through its Marketing Department, and will seek to enhance existing usage with the addition of other events and programs that are complimentary to the casino operation.

In addition to the existing Centre Performance Stage, the Casino will manage the existing Theatre space in Building 'C' with a view of encouraging events which add to the cultural and artistic fabric of Vancouver and create marketing synergies for a unique west coast experience at Vancouver's Downtown Casino. Events such as the Vancouver Film Festival, Jazz Festival, Taiwanese Cultural Festival, and numerous others events are an example of the programming direction. In addition to events and performances, other arts activities are also being considered, including the incorporation of a Glass Blowing Centre to the centre plaza / stage area.

These efforts, and proposed use of this unique facility have the opportunity work in synergy with the casino operation to make this premier destination for visitors and an important part of the west coast experience.

(6) An access and event operations plan to address vehicular access and parking when there are events at major venues within the area that would affect the availability of parking for the casino;

The parking secured for casino use in both Building B and Lot 5b are designated parking for casino use on a full-time basis. The main large scale events that may have an impact on the access and parking for the casino include: Molson Indy in July, the Vancouver Sun Run in mid April, and the Adidas Marathon in early May.

During the Molson Indy there will be no access to the arrival court, customer drop-off and turnaround. The existing site entry will be temporarily opened to provide access to the below grade parking in Building 'B' and to provide a drop-off area for customers. Additional shuttle service will be provided from Lot 5B, including the possibility of pedicab service which would benefit able bodied and mobility impaired customers. Additional details and access to the building will be worked out in consultation with the Molson Indy.

With respect to the Sun Run and Marathon, the plan proposes the use of the new signalized entry at Carrall Street. This will allow the new site entry and all customer drop-off and turnaround amenities to function normally.

During Hockey and Football events, designated casino parking will continue to be managed by the Casino Operator who proposes to secure its own parking requirement through adjustments to rates, and a special event validation process, and other similar methods. Football games have a relatively low impact on the existing parking on adjacent lands, and are not anticipated to have any impact on the secured Casino parking. Furthermore, the separate site access for the casino, and the Carrall Street intersection allow for these to each deal with different demand without too much impact on the other. The distribution of parking activity for Hockey is concentrated to a period 30 minutes before and after the game, whereas the casino traffic is more evenly distributed. This will allow for both to function at the same time. Additional information is contained in the Traffic Impact Study attached.

For the remainder of smaller events that take place at the Plaza of Nations, whether concerts, festivals or community events, the Casino Operator will manage parking to secure the designated casino parking through the means mentioned above. The balance of the parking available on the Plaza of Nations site both on the surface and below grade in Building A, will continue to be available for the public and other tenants of the Plaza of Nations. Finally, public transit will continue to be a popular alternative for those who are planning to attend single major events in the area.

(7) Appropriate traffic and noise mitigation measures if determined to be needed and funding by the applicant for these measures to be agreed to;

The development proposal includes consideration for acoustic mitigation where necessary. To date, the measures proposed for the re-fit of Building C will have a mitigating effect on sound which will be an improvement over the existing building and its use. An acoustical engineer will be retained to assess the more detailed final design in this regard. Additionally, the development proposes to implement the recommendations of the Traffic Impact Study which were previously determined.

(8) Architectural treatment, finishes, signage and lighting to be of a high standard without being unduly over illuminated;

The development proposes a high level of finish with the use of materials that are consistent and compatible with the existing building. The majority of the work is interior to the building, with only minor additions to the exterior for an Entry / Lobby, as well as a new enclosure for the additional mechanical and electrical equipment required for the building.

The lighting strategy for the building will focus on indirect and washes of light and colour. A combination of backlit glazing sections, LED moving colour light behind the existing curtainwall, and illumination of the building from select locations at parapet level, and from landscape areas, will animate the building appropriately without being unduly over illuminated.

Signage to follow under separate permit.

(9) Retention of the transparency of the building from inside and outside by keeping slot machines and furniture away from the windows and keeping the windows uncovered;

Our approach to the building and to the interior design is respectful of the unique transparent nature of the existing glass building. We have sought wherever possible to retain this condition or to reflect its characteristics in the design, to the extent possible given the variety of technical requirements that are unique to the casino occupancy.

The first major technical requirement is for heating, cooling and ventilation of the space. A glass building presents a significant challenge in dealing with solar heat gain, which when added to the internal heat load generated by the casino equipment and occupants, cannot be easily cooled with conventional methods. A comprehensive computer modeling study of the cooling and ventilation requirements undertaken by VEL Engineering concluded that air conditioning and ventilation equipment alone could not achieve acceptable design temperatures within the space without significant screening within the space. The most efficient and only viable solution was to create a second inner enclosure within the building isolating an air cavity between this enclosure and the existing glass exterior enclosure. This space is proposed to be treated separately with cooling and ventilation designed to cool the exterior glass skin and maintain a more stable and easily treated interior volume. This interior volume is proposed to be treated through the raised floor system to the interior of the space.

The enclosure of the interior volume is achieved through the installation of a second 'skin' on the inside of the existing space frame structure. This space is proposed to be illuminated with feature lighting that will animate the glass, allow the play of light on the internal steel structure to be visible at night, and ensure that the building looks occupied. This condition occurs in select locations where full transparency is not achievable. A range of other measures is proposed to reinforce the transparency of the building including, maintaining transparency at plaza level along the west elevation at eye level; at the third floor level and north end of the building, maintaining a horizontal strip of glass running the full extent of the existing glazed sections, and installing operable shutters on a vertical shafts at the backside of columns around the building, as well as the ability to have the 'prow' of the building which projects into False Creek be fully visible at night. Approximately 50% of the building perimeter is not glazed. The north elevation is covered at the first floor by the mature planting and berm/backfill on the building; the east elevation is covered by the theatre for a portion, and the remainder is glazed. However, this side of the building is only experienced at grade from the adjoining dock structure and is not integrated with the other public spaces. The remainder of the wall areas are projecting into the creek and are not viewable at eye level, and will be either backlit, operable, or transparent.

In addition to the above, the building has a strong focus on glass and lighting including the installation of 3 pieces of public art; at the approach to the building from the north, within the space along the mezzanine and suspended within the prow of the building. These glass sculptures respect the material and character of the existing building.

(10) Design development to locate a standard dimensioned seawalk bicycle route through the Plaza of Nations complex by either reducing the size or relocating the guest drop-off in a northerly direction or construction of a new seawalk and bicycle route around the southerly point of the proposed casino, and ensure the route is fully accommodated to the satisfaction of the Director of Planning and the General Manager of Engineering Services;

Continuity of the seawalk through the Plaza is maintained, and the definition of this public amenity is further enhanced through the proper delineation and allowing it to follow a dedicated route flowing around and separate from any casino drop-off activity. These measures will greatly improve the quality of this connection, and the manner in which it crosses through the complex.

(11) Design development to locate the guest drop-off outside the central plaza area to maintain the character, function and integrity of that space;

The location of the casino drop-off area and arrival court, is proposed to occupy an area which is north of building C and east of Building B, and not in conflict with the central plaza space. This will create a series of adjacent but defined separate outdoor spaces that serve the variety of functional needs of the plaza and its occupants.

(12) Design development of a landscape plan for the whole site area of the casino proposal that includes, among other things, the site edges along Pacific Boulevard South, and long the seawalk and bicycle route, and including these elements for the parking lot to the east of the site, if pursued by the proponents;

The development includes a Landscape Plan submitted which identifies a range of measures including retention and enhancement of existing mature trees, new permanent landscaping and a moveable or temporary installations to provide greening and screening throughout the site. Combined these measures will constitute an increase in the extent of landscaping and an overall improvement in the greening of the sight.

(13) Should the proponents pursue a parking lot to the east of the site, design development of a walkway forming an extension from Carral Street to the shoreline which may travel along the east side of a line extended from the east side of Carrall Street from Pacific Boulevard South to the shoreline;

The development does not propose parking in these referenced sites, and the provision of a temporary functional link from Carrall Street to the seawalk with delineated walkway, and moveable landscape planters will be provided.

(14) Public benefits to the satisfaction of City Council.

The following are proposed in response:

(a) Arrangements to the satisfaction of the Director of Social Planning and Director of Legal Services to prepare a casino operations job creation program targeted to qualified unemployed and underemployed downtown residents.

The applicant has developed a job creation program for qualified unemployed and underemployed residents in the city of Vancouver with particular emphasis on residents of the adjoining neighbourhood in Vancouver's Downtown Eastside.

The program has three elements:

- **Construction** – the casino has contracted with Bladerunners to provide trainees during the construction phase to assist in demolition, general labour and other construction work as available. Trainees from the Bladerunners are currently on-site. The program is expected to continue through any construction associated with a permanent location.
- **Operations** – The Casino will contract with the Cook Street Studio and Access to provide trainees for food services and hospitality positions throughout the casino. The program will be on-going and initial numbers will be determined once the union callback is completed under the contract with the Canadian Auto Workers.

Additional positions appropriate for trainees will be determined and additional contracts with appropriate agencies will be developed.

- **Procurement** – The casino will contract with Cook Street Studios for catering services off-site, expanding jobs at the Cook Street Studio facility in the Downtown Eastside. The Casino will also seek to develop additional procurement opportunities including:
 - Food and beverage supply
 - Printing
 - Bottle and other recycling
 - Advertising and promotional materials

To ensure a successful, on-going program that maximizes training opportunities and maintains community links, the Casino will supplement its human resources staff with job coaches and a Training Director.

The Training Director will;

- Develop and maintain links with community training programs
- Supervise job coaches responsible for supporting trainees
- Develop a training program to support supervisory staff in their supervision of new trainees
- Develop bridge training to ensure trainees are trained for casino specific jobs.

To support trainees the Casino will use a job coach model similar to Bladerunners. Job coaches, as required, will be added to the Human Resources staff, reporting to the Training Program Director.

(b) Arrangements be made to the satisfaction of the Director of Cultural Affairs and the Director of Legal Services to provide community access to the theatre in Building "C" in the Plaza of Nations, capital expenditures and operating expenses as feasible.

The applicant has developed a capital improvement plan and community access program for the theatre located in the Enterprise Hall. In addition, the applicant has undertaken to maintain community access to the Plaza of Nations stage through assignment of the current agreement with the City of Vancouver.

Facility background

The theatre was originally built for continuous showings of films related to Expo '86. Stage and backstage facility limitations preclude most live entertainment but lend the theatre to original and satellite feed cinema as well as some live entertainment that does not require significant stage area nor set and green room space.

Capital Upgrade

The applicant will invest approximately \$300, 000 to upgrade the facility for casino and community programming. The upgrade will include;

A new projection and sound system

New seating and floor lighting

Stage improvements to accommodate small-scale live events

New Screen

Community Use

The applicant has agreed to make the theatre available to Vancouver community groups under a community use agreement. The agreement will provide non-profit groups in the City of Vancouver with 80 hours of access per month. To ensure access is fair and useable community group access will be balanced evenly between

Daytime noon to 6pm. Evenings 6pm to midnight, Monday to Thursday

Daytime noon to 6pm. Evenings 6pm to midnight, Friday – Sunday

The applicant will provide the theatre without charge on a first come first serve basis. Additional operating costs – projectionists, catering, ushers, security, etc - will be charged out to the group at regular costs.

In order to accommodate casino programming, community groups will be required to book 90 days in advance for weekend times and 60 days for weekday times to ensure access.

Casino Programming

The casino is developing a program of live and satellite feed events utilizing the cinema. As well, the casino is seeking to develop on-going programming with Theatre Sports and other live performance activities compatible with the venue.



DEVELOPMENT PERMIT APPLICATION INTERIM CASINO FACILITY

Plaza Of Nations, Vancouver, B. C.

TRAFFIC IMPACT AND DESIGN

DE 408507



PATRICK COTTER ARCHITECT INC.

1338 - 56th STREET, DELTA, BRITISH COLUMBIA, V3L 2A4

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**British Columbia
Lottery Corporation**



**ward
consulting
group**

• Traffic Impact
• Parking
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• Bicycles/Pedestrians

Fax: 604-943-1152

May 6, 2004

Patrick Cotter Architect Inc.
1338 - 56 Street
Delta, BC V4L 2A4

Attention: Mr. Patrick Cotter

Dear Sir:



Re: Proposed Plaza of Nations Casino - Traffic Issues

In response to your request, we have now addressed the following two issues.

- (a) **Pedestrian Crosswalk:** It is understood that some of the parking for the proposed casino is to be located on the southwest side of Terry Fox Way. We have reviewed the feasibility of providing a new pedestrian crosswalk on Pacific Boulevard for the use of patrons walking between this parking facility and the proposed casino. The following factors were taken into account in this review to determine where such a crosswalk should be located:

- the likely route of these pedestrians;
- the potential for changes to the Cambie Bridge to Pacific Boulevard off-ramp;
- the location of existing and proposed signalized intersections;
- the visibility of the pedestrian crossing to traffic on this off-ramp;
- the width of the pavement of Pacific Boulevard; and
- the location of existing accesses.

Based on this review, it is concluded that the crosswalk should be located a short distance west, i.e., 0 to 8 metres west of the west pedestrian overpass. This will ensure that it is prior to vehicles entering the pick-up/drop-off area in front of the Plaza of Nations gates where the pavement is wider, and is beyond a gated access to the Plaza on this same side. This location is shown in our concept plan of off-site improvements.

- (b) **Pick-Up/Drop-Off:** As recommended in our traffic impact study report, the site plan should include a designated area for pick-up/drop-off activity as close as possible to the entrance to the casino building. This is a very key feature of this casino and it is imperative that a reasonable amount of curb space be provided for this activity. Two bus and 10 car spaces are recommended in our earlier report.

T.J. Ward Consulting Group Inc.
810 - 1111 Melville Street, Vancouver, B.C. V6E 3V6

Tel: (604) 688-8826
Fax: (604) 688-9562

It is likely that the number of passengers being picked up and dropped off at this casino will be higher than would typically be expected at a similar activity centre for the following reasons:

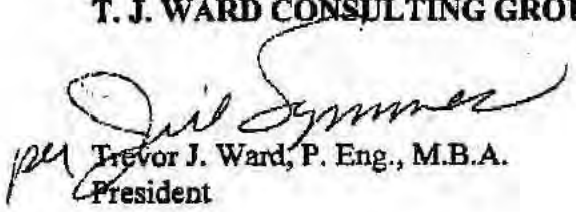
- casino customers tend to be older;
- there is only a limited amount of parking within a reasonable walking distance;
- all of the parking provided is a distance away from the Pavilion and many drivers will wish to drop-off their passengers before parking rather than have them all walk the distance, no matter whether it be northeast of the casino or south of Terry Fox Way;
- the site is located on the fringe of the Downtown and is therefore likely to have many out-of-town visitors who are staying in hotels arrive at the casino by taxi or shuttle buses;
- it is near a SkyTrain station and some clients may even elect to take a taxi from the SkyTrain station to the casino; and
- in order to avoid congestion during sports events at the adjacent stadiums casino customers may prefer to be dropped off or take a taxi rather than park on-site or nearby.

Not only will there be vehicles dropping off passengers, but there will also be vehicles picking up passengers at the same time. In this situation, some vehicles, especially taxis and buses, will be waiting while their customers come out of the building. This in itself will require additional space.

I trust that this addresses these two issues. Please do not hesitate to call if you have any questions.

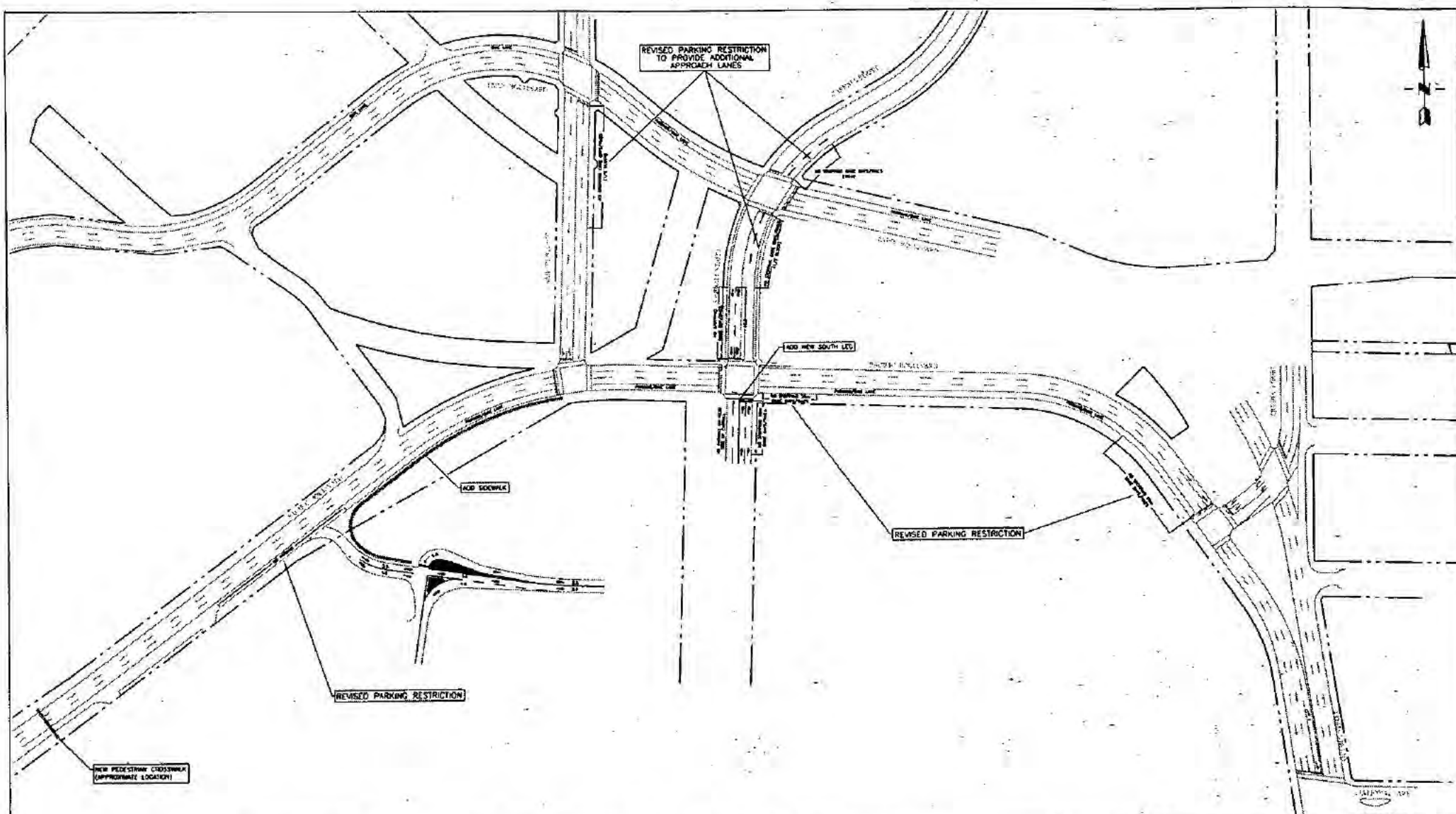
Yours truly,


T. J. WARD CONSULTING GROUP INC.


Trevor J. Ward, P. Eng., M.B.A.
President

TJW:js

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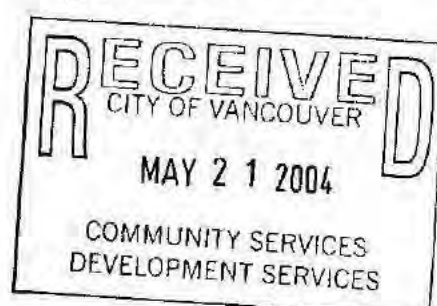
 word consulting group	PROJECT TITLE:	PLAZA OF NATIONS CASINO	SCALE:	1:2000	DATE:	MAY 6, 2004
	DRAWING TITLE:	PROPOSED ROAD NETWORK IMPROVEMENTS	DESIGNED BY:	R.S.	PROJECT NO.:	1346
			DRAWN BY:	R.S.	DRAWING NO.:	1346SK-1



DEVELOPMENT PERMIT APPLICATION
INTERIM CASINO FACILITY
Plaza Of Nations, Vancouver, B. C.

HVAC MODELLING SUMMARY

DE 408507



PATRICK COTTER ARCHITECT INC.

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British Columbia
Lottery Corporation



VEL
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Street #305 - 625 Howe
216 Vancouver, BC V6C
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May 5, 2004

VEL Ref: 04-2078-000 "A"
Fax: 604-943-1152

Mr. Patrick Cotter
Patrick Cotter Architect
1338 56th Street
Delta, BC V4L 2A4

Dear Mr. Cotter:

Re: BC Pavillion Casino - Vancouver, BC

The appropriate indoor comfort conditions in the BC Pavillion Casino can only be provided if an internal, opaque envelope is installed in the existing building. Nine different design options were simulated using advanced energy modeling software; the results indicate that **the double skin installation is the only option that will meet the comfort requirements.**

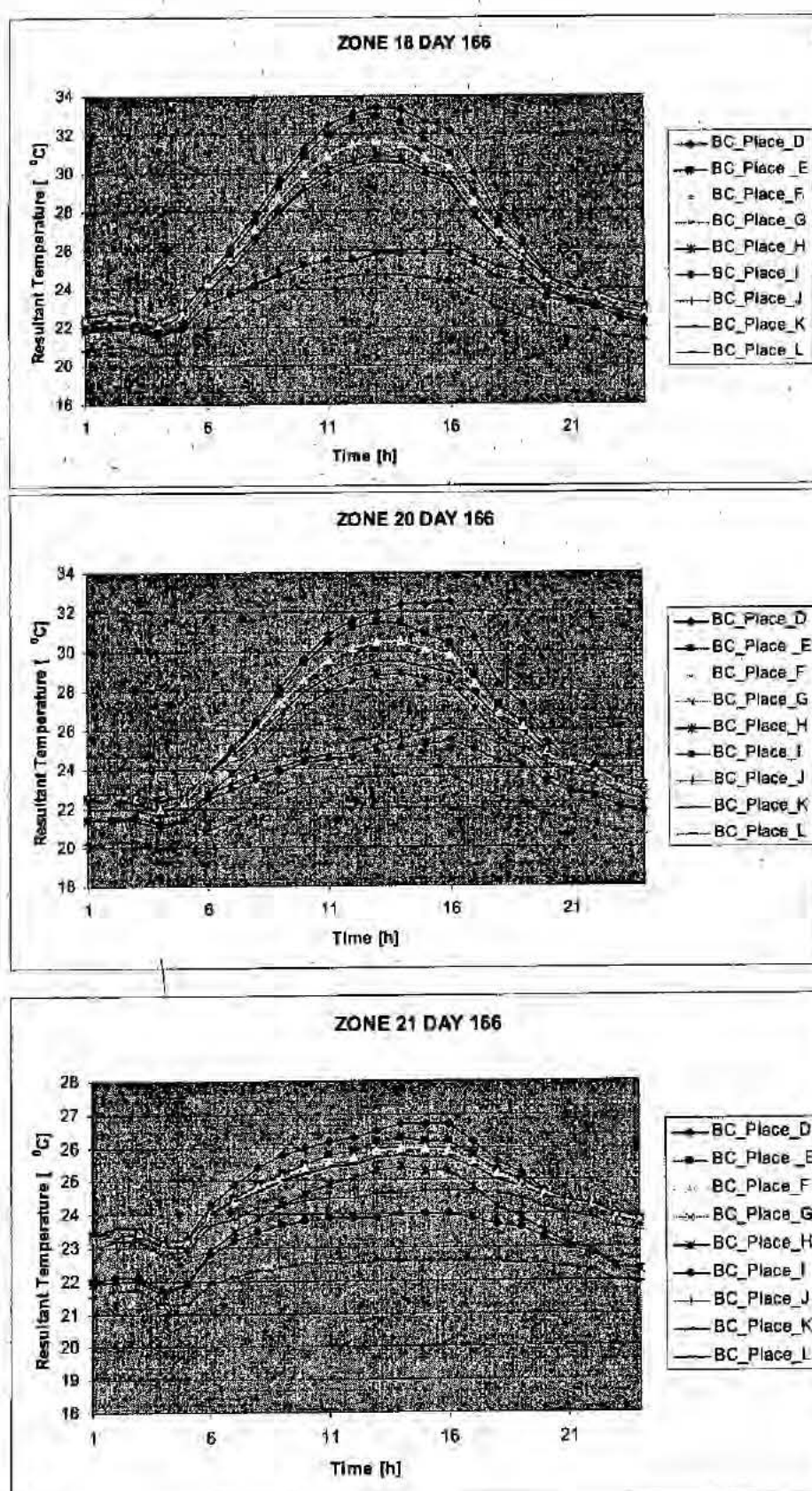
All of the following options were modeled with casino occupancy as defined by documents supplied by your office.

MODELLED OPTIONS:

1. [D] Existing building with under floor air distribution
2. [E] Internal cloth shades transmitting 50% of solar load
3. [F] Internal cloth shades transmitting 50% of solar load and false ceiling covering 50% of no ceiling area
4. [G] Internal blinds applied to all glazing
5. [H] Internal cloth shades transmitting 50% of solar load, false ceiling covering 50% of no ceiling area, radiant ceiling panels, 2nd and 3rd level radiant structural slabs
6. [I] Internal blinds applied to all glazing, radiant ceiling panels, and 2nd and 3rd level radiant structural slabs
7. [J] Existing building with under floor air distribution, all glass coated with V-COOL coating
8. [K] Internal cloth shades transmitting 50% of solar load and false ceiling covering 50% of floor area, evaporative cooling on exterior of building
9. [L] Double skin - opaque internal skin, forced/natural air between existing glazing and internal skin

Indoor comfort was analyzed based on the resultant temperature in the occupied space. Resultant temperature is the combined thermal effect of air temperature and radiant energy. This temperature measurement indicates what an occupant would actually feel inside the conditioned space. Ideal resultant temperatures are in the range of 21 - 23 °C.

The following 3 charts summarize the modeling results for selected critical areas within the casino on the peak cooling day. For a complete set of modeling results please contact the undersigned.



Mr. Patrick Cotter
Patrick Cotter Architect
May 5, 2004
Page 3

The charts clearly show that the installation of the internal skin has a dramatic effect on the internal comfort conditions of the occupied spaces, and that this is the only option capable of keeping the space within a reasonable temperature range.

Yours truly,

VEL ENGINEERING



Albert Bicol, P.Eng.
LEED™ Accredited Professional
Senior Designer

AB/cl

H:\Projects\04-2078-000 BC Place Casino - Building Modeling\Documents\Letter - Patrick Cotter - AB.doc



MEMORANDUM

November 19, 2004

TO: A. Higginson / M. So
FROM: Kevin Cavell, Development Permit Co-ordinator
SUBJECT: 760 Pacific Blvd. - De408507
PLANS
STAMPED: Nov. 5/04

THE FOLLOWING ARE ENGINEERING SERVICES HOLDS FOR THIS APPLICATION

Prior-to condition #:

1.3 *Comments have been provided directly to the applicant on the design of the bikeway/walkways through the site. Applicant should submit final full size drawings of the bikeway/walkways directly to Engineering Services. Also, the applicant must confirm that the terms of the protocol for the operation of the bikeway/walkway through the site are acceptable.*

A.1.3. Applicant is not able to provide the required parking spaces and will need to make arrangements to the satisfaction of the Director of Legal Services and General Manager of Engineering Services prior to the issuance of the Development Permit.

A.2.1. Need confirmation from the Director of Legal Services that satisfactory arrangements have been made.

A.2.3, A.2.4, A.2.5, A.2.7. Need confirmation from Legal Services that satisfactory arrangements have been made.

B.2.6. This condition cannot be met as parking will not be provided at 10 Terry Fox Way (DE408501). We will need to review with Planning and Legal Services on how we resolve this.

New Issue:

1) The revised plans show a "hammerhead" turnaround for trucks east of Building A. This was not depicted in previous plans. We need information from the applicant on how this turnaround is to function, clarification that it is only to be used during event times at the Plaza stage, that it will not be used for truck parking, only for access and loading and unloading, and that trucks will not block both designated walkway/bikeways when manoeuvring/loading and unloading.

453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7011 fax: 604.873.7100 www.city.vancouver.bc.ca

Kevin Cavell

Phone: 604.873.7773
Fax: 604.872.7255

KC/klc



MEMORANDUM

August 4, 2004

TO: Paul Pinsker, Engineering Services
Martin McKay, Engineering Services
Mike Thomson, Engineering Services
Mandy So, Development Services
Jonathan Barrett, Planning Department

FROM: Alison Higginson, Project Facilitator

SUBJECT: Seawalk Route - Casino Project DE408507

Attached is the applicant's rationale for proposing the seawalk location along the north edge of the Plaza. Please review and comment ASAP. We will need to be clear in our commentary and conditions whether or not we are prepared to accept this location, despite our preference for a route that is closer to the water (south of the stage). If we are prepared to accept it, what are our terms? This is a significant issue to the applicant.

Alison

Alison Higginson

AMH/ah

F:\WPWIN\Applications\760 Pacific Blvd\seawalk route rationale.wpd
attachment

Zone and Route Diagram



VIEW FROM WEST LOOKING AT ROUTE AROUND PLAZA STAGE

PLAZA PEDESTRIAN ZONE

ACCESS TO BUILDINGS 'B' & 'C',
ENTRY FROM PACIFIC BOULEVARD,
ALLOWS FULL ACCESS TO
REMAINDER OF PLAZA WITHOUT
INTERRUPTING SEAWALK

SEAWALK ROUTE

ROUTE DEFINES BOUNDARY
BETWEEN STAGE AND PLAZA PED
ZONE, FITS WITHIN A FORMALIZE AND
DEFINED ROUTE, ALLOWS FOR ALL
OTHER ZONES TO BE USED WITHOUT
INTERRUPTION TO CONTINUITY OF
SEAWALK, FOLLOWS MOST NATURAL
DESIRE LINES ENTERING AND
EXITING PLAZA

CENTER STAGE

CONNECTED FUNCTIONALLY TO
CASINO, PERIMETER CAN BE
SECURED WITHOUT INTERRUPTING
FLOW OF SEAWALK OR PLAZA
PEDESTRIAN FLOW

EVENT / STAGING AREA

CONNECTED TO CENTRE STAGE,
PUBLIC AND SERVICE FUNCTIONS,
DOES NOT CONFLICT WITH PED
ROUTES

PLAZA STAGE

EXISTING
PLAZA STAGE

CASINO ENTRY
CANOPY & PED
ROUTE

TERRACE

BUILDING 'C'
CASINO

CASINO ENTRY

Edgewater Casino

Seawalk Route Rationale



VIEW FROM EAST LOOKING ALONG NORTH SIDE OF PLAZA STAGE

Edgewater Casino

CONTEXT

THE PLAZA IS CURRENTLY AN OPEN PEDESTRIAN PLAZA WITH NO FORMAL DEFINITION OF PATHWAYS OR VISUAL CUES FOR ROUTING OF SEAWALK ACTIVITY CROSSING THROUGH THE PLAZA SPACE.

DURING EVENT TIMES, THIS LACK OF DEFINITION AND FORMAL ROUTING HAS PRESENTED CONFLICTS BETWEEN EVENT USERS AND THE TRANSIT OF SEAWALK ACTIVITY.

A FORMALIZED ROUTE WOULD BENEFIT BOTH SEAWALK ACTIVITY AND USERS, AS WELL AS FACILITATE EVENT PLANNING AND MINIMIZE CONFLICT BETWEEN THE TWO.

IT IS PROPOSED THAT A SERIES OF PASSIVE BARRIERS BE ADDED BETWEEN THE TREES TO FURTHER FORMALIZE THE ROUTE THROUGH THE PLAZA

EAST-WEST LEG

EXISTING ALLEE OF TREES ALONG THE NORTH EDGE OF THE PLAZA

THERE IS A NATURAL AND VERY STRONG VISUAL AXIS THROUGH THIS SPACE. A COMBINATION OF SURFACE MARKINGS, PASSIVE BARRIERS AND SIGNAGE WILL WORK WITH THIS EXISTING ALLEE OF TREES TO DEFINE THE ROUTE THROUGH THE PLAZA

THE DIRECTION AND ORIENTATION OF THIS NORTH-SOUTH IS CONTINUOUS WITH THE DIRECTION AND ORIENTATION OF THE SEAWALK TRAFFIC ENTERING THE PLAZA FROM THE SOUTH. THIS IS AN IMPORTANT ASPECT OF MAINTAINING CONTINUITY AND FLOW, AND WORKING WITH THE NATURAL MOMENTUM / DESIRE LINE

Seawalk Route Rationale



NORTH – SOUTH LEG

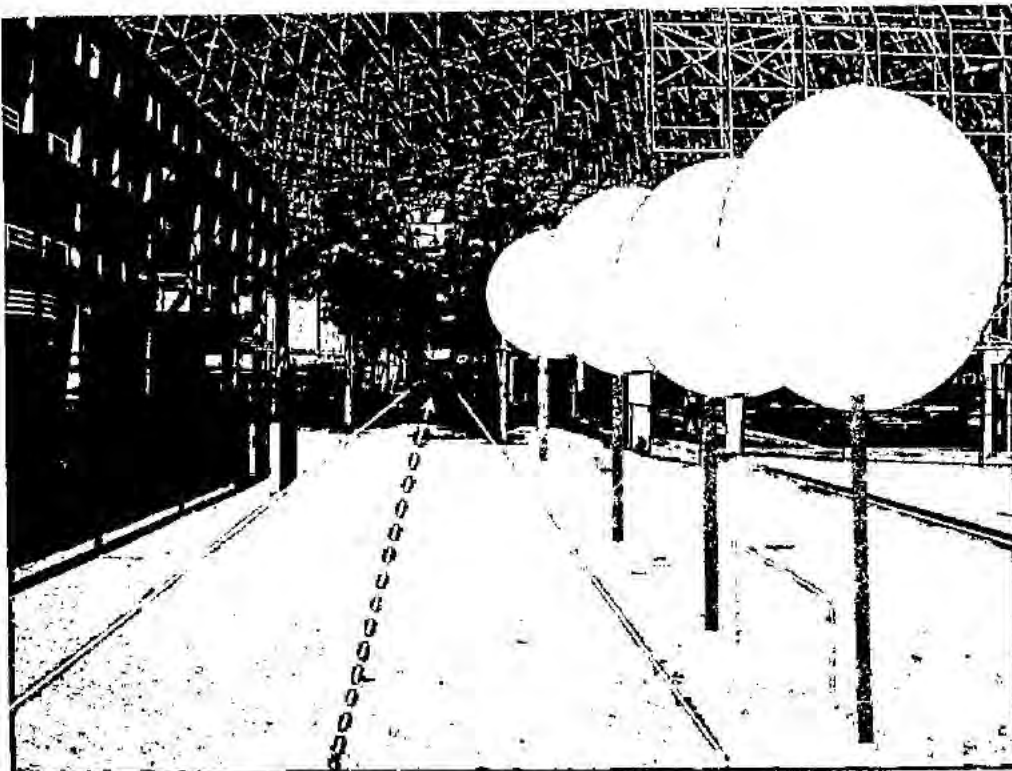
IT IS PROPOSED THAT A SERIES OF PASSIVE BARRIERS BE ADDED BETWEEN THE TREES TO FURTHER FORMALIZE THE ROUTE THROUGH THE WEST SIDE OF THE PLAZA.

AN EXISTING ALLEE OF TREES EXISTS ON BOTH THE NORTH AND WEST SIDES OF THE PLAZA STAGE..

THERE IS A NATURAL AND VERY STRONG VISUAL AXIS THROUGH THIS SPACE. A COMBINATION OF SURFACE MARKINGS, PASSIVE BARRIERS AND SIGNAGE WILL WORK WITH THIS EXISTING ALLEE OF TREES TO DEFINE THE ROUTE THROUGH THE PLAZA

EXTENDING THE TREES TO THE SOUTH WILL REINFORCE THIS LEG OF THE ROUTE FURTHER.

THE DIRECTION AND ORIENTATION OF THIS NORTH-SOUTH IS CONTINUOUS WITH THE DIRECTION AND ORIENTATION OF THE SEAWALK TRAFFIC ENTERING THE PLAZA FROM THE SOUTH. THIS IS AN IMPORTANT ASPECT OF MAINTAINING CONTINUITY AND FLOW, AND WORKING WITH THE NATURAL MOMENTUM / DESIRE LINE.



VIEW FROM SOUTH LOOKING ALONG WEST SIDE OF PLAZA STAGE

Edgewater Casino

Seawalk Route Rationale

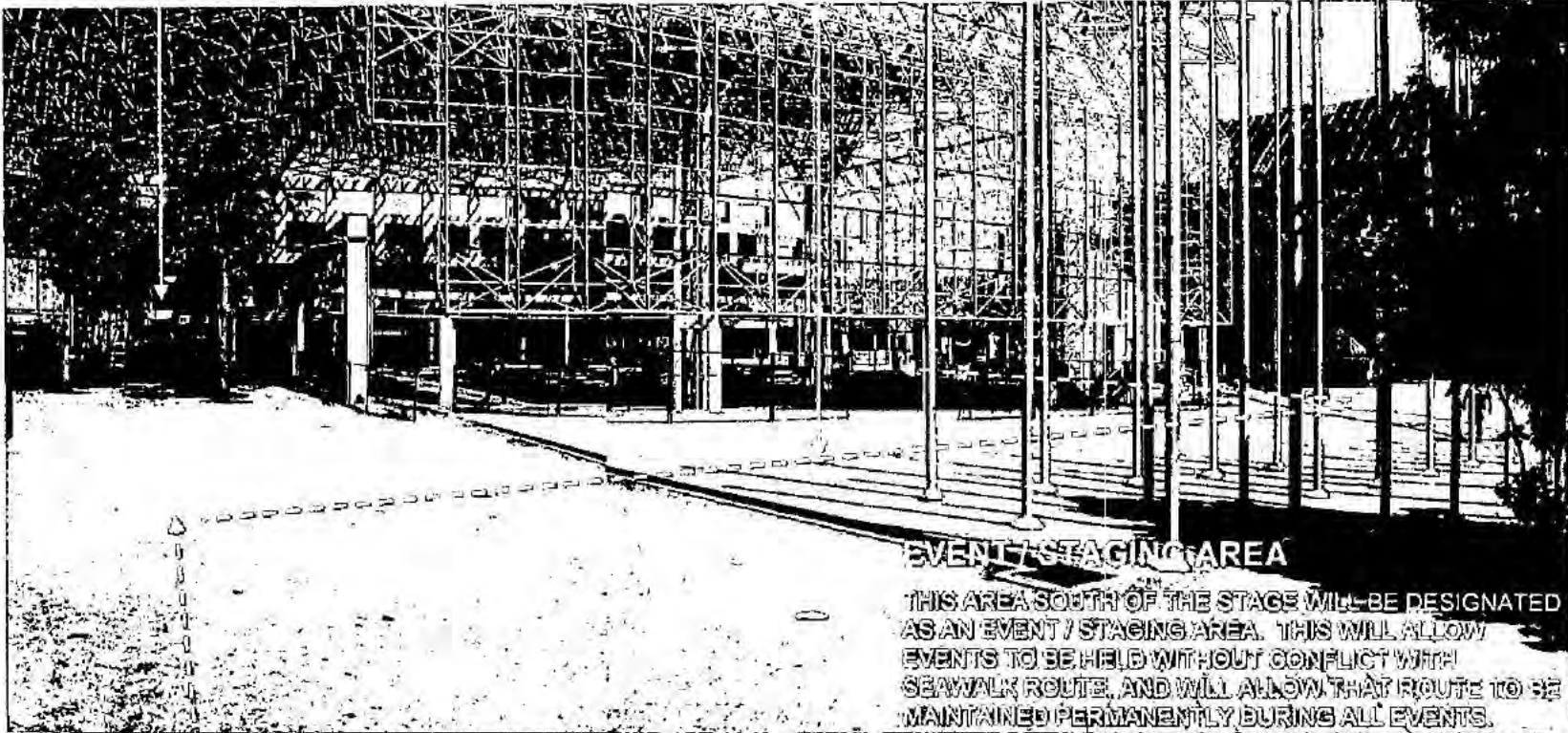


PROPOSED FORMALIZED ROUTE

THIS ROUTE MAINTAINS CONTINUITY OF FLOW ENTERING THE PLAZA FROM THE SOUTH AND ALLOWS FOR THE PLAZA TO BE 'ZONED' FOR VARIOUS USES INCLUDING THIS FULL-TIME DEDICATED SEAWALK ROUTE, SEPARATE FROM OTHER ENTERTAINMENT, EVENT AND STAGING AREAS.

EXISTING INFORMAL ROUTE

THIS EXISTING ROUTE CUTS THROUGH UN-DEFINED EXISTING OPEN SPACE BETWEEN THE PLAZA STAGE AND BUILDING 'C'. THE STAGE AND BUILDING 'C' WILL BE MANAGED AS ONE INTEGRATED FACILITY, AND THIS EXISTING INFORMAL ROUTE WILL BISECT THESE TWO ADJOINING FACILITIES.



VIEW FROM SOUTH LOOKING DIAGONALLY TOWARD PLAZA STAGE & BUILDING 'C'

Edgewater Casino

Seawalk Route Rationale



CONTEXT

THE PLAZA IS CURRENTLY AN OPEN PEDESTRIAN PLAZA WITH NO FORMAL DEFINITION OF PATHWAYS OR VISUAL CUES FOR ROUTING OF SEAWALK ACTIVITY CROSSING THROUGH THE PLAZA SPACE. DURING EVENT TIMES, THIS LACK OF DEFINITION AND FORMAL ROUTING HAS PRESENTED CONFLICTS BETWEEN EVENT USERS AND THE TRANSIT OF SEAWALK ACTIVITY.



PEDESTRIAN ENTRY TO STAGE DEFINED & CONTROLLABLE, AT MOST CENTRAL & VISUALLY OBVIOUS POINT OF ENTRY TO PLAZA

THERE IS A NATURAL AND VERY STRONG VISUAL AXIS AND CONTROL POINT AT THIS POSITION ON THE PLAZA. IT REPRESENTS A GOOD OPPORTUNITY TO ACCOMMODATE A SECOND 'ENTRY' TO THE STAGE AREA AT A POINT WHERE THE SEAWALK ROUTE TRANSITIONS TO THE NORTH-SOUTH LEG THROUGH THE PLAZA.

EXISTING ALLEES OF TREES ALONG THE NORTH AND WEST EDGES OF THE PLAZA ALLOW FOR THE SEAWALK TO BE FORMALLY DEFINED IN A DEDICATED AND PERMANENT PATHWAY.

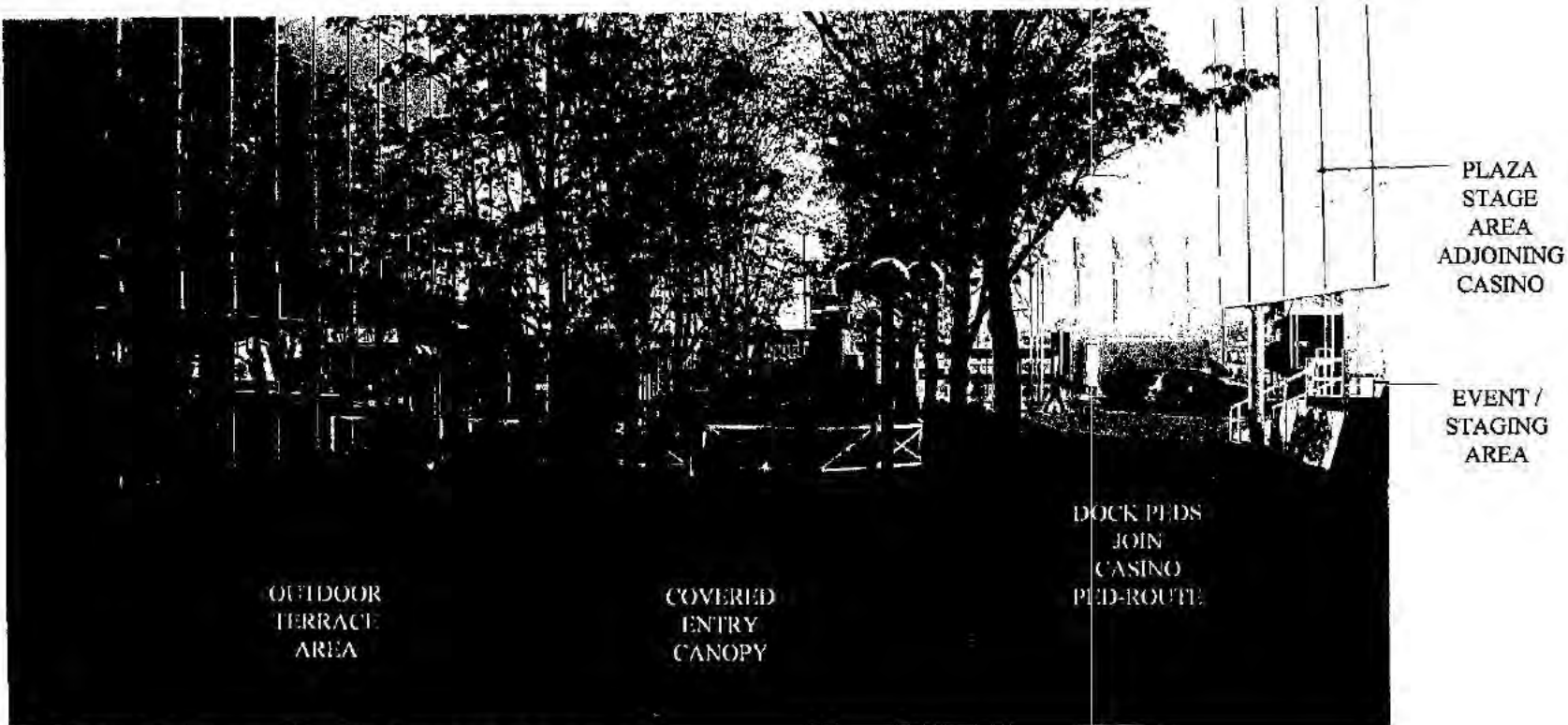
A VARIETY OF SOFT AND HARD LANDSCAPE MEASURES ARE PROPOSED TO FORMALIZE AND FURTHER DEFINE THIS ROUTE, AND TO CREATE CUES FOR INTERSECTIONS AND GATEWAYS.

Edgewater Casino



CASINO ENTRY

THE ENTRY TO THE CASINO ALONG THE WEST SIDE OF BUILDING 'C' WILL CONSIST OF A COVERED WALKWAY THROUGH THE ALLEE OF TREES TO A NEW ENTRY LOBBY. THE SPACE TO THE LEFT OF THIS WILL BE AN OUTDOOR TERRACE / SEATING AREA CONNECTED TO THE FOOD SERVICE AREA IN THE CASINO. THE SPACE TO THE RIGHT IS TIGHT TO THE BACK OF THE STAGE AREA, AND IS THE MAIN CONNECTION BETWEEN THE CASINO AND STAGE AREA.



VIEW FROM NORTH LOOKING ALONG WEST SIDE OF BUILDING 'C'

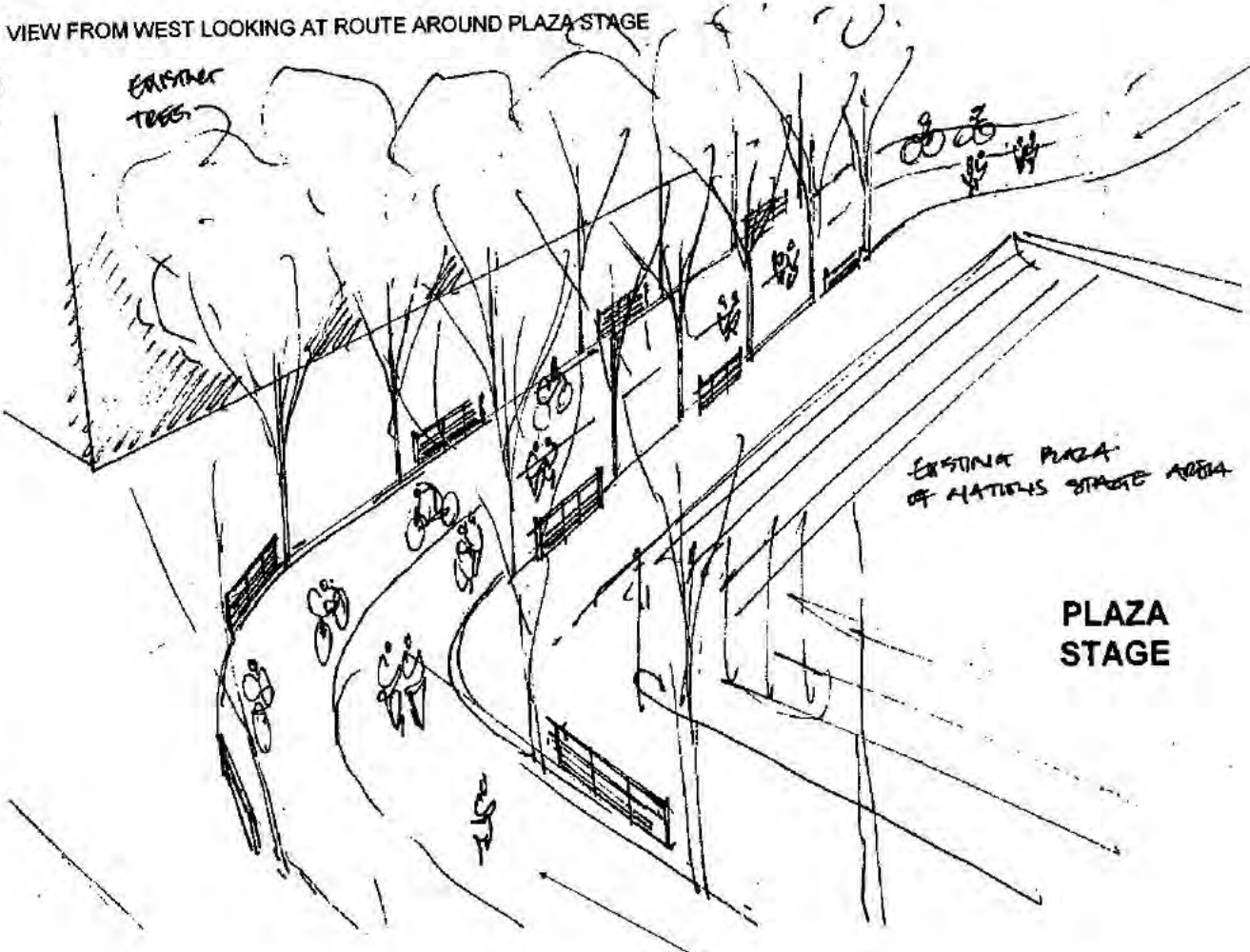
Edgewater Casino

Seawalk Route Rationale



VIEW FROM WEST LOOKING AT ROUTE AROUND PLAZA STAGE

SEAWALK FROM EAST



PLAZA STAGE

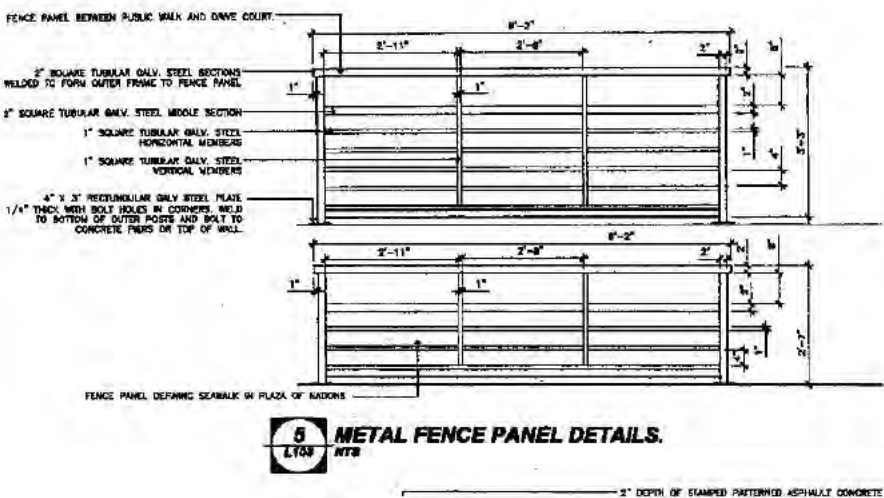
SEAWALK FROM SOUTH

Edgewater Casino

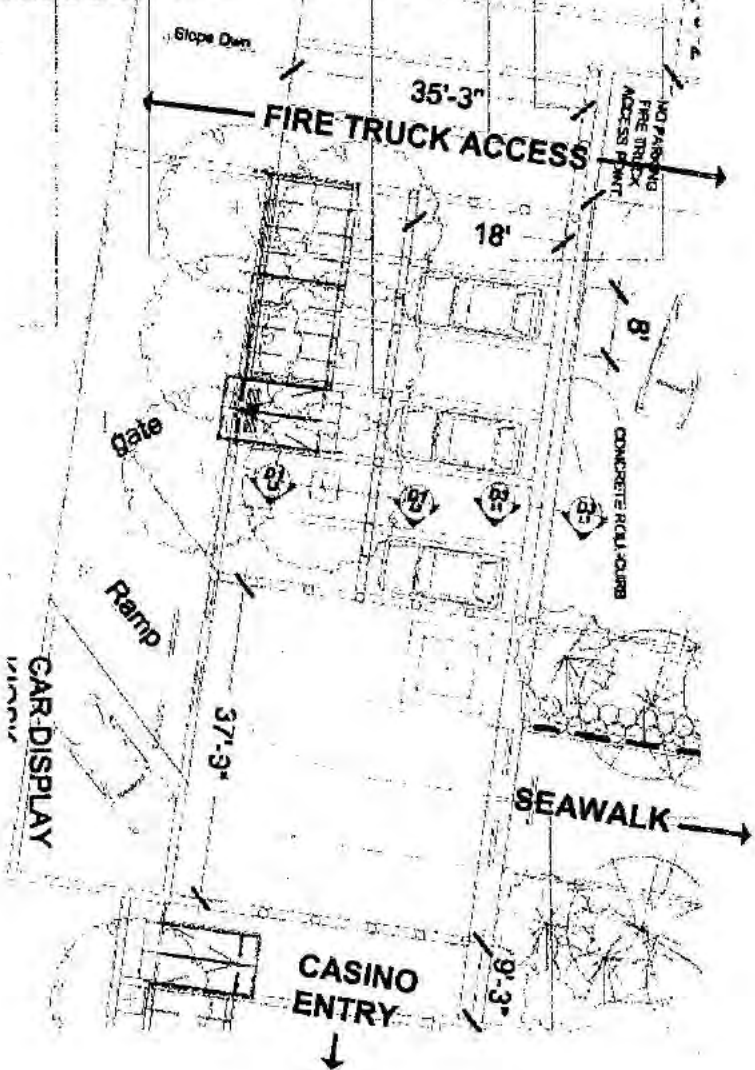
Seawalk Route Rationale



DETAIL OF GUARDRAILS DEFINING SEAWALK THROUGH PLAZA



DETAIL AT CASINO ENTRY & SEAWALK ENTRY TO PLAZA FROM EAST



Edgewater Casino



MEMORANDUM

July 17, 2004

TO: A. Higginson / M. So
FROM: Kevin Cavell, Development Permit Co-ordinator
SUBJECT: 760 Pacific Boulevard - De408507
PLANS
STAMPED: May 21/04

THE FOLLOWING ARE ENGINEERING SERVICES HOLDS FOR THIS APPLICATION

1) Arrangements to the satisfaction of the general Manager of Engineering Services and the Director of Legal Services for the following:

- Clarification of charges shown on title. A charge summary is required and should include a description of each charge and the impact on this development proposal.
- Appropriate agreements for access over adjacent lots and off-site parking spaces. (10 Terry Fox Way - De 408501).
- The plans do not reflect the latest decisions with regard to site access. I understand that the applicant will be forwarding revised plans. Engineering does not support the new access east of the existing driveway which leads to the underground parking as shown.
- The paver sidewalk on the north side of Pacific Blvd. already exists and therefore should not be shown as new construction. The proposed paver crossing at Terry Fox Way. Is to be designed to the satisfaction of the General Manager of Engineering Services. Pavers are not supported, a standard painted crossing should be provided.
- The proposed seawall walkway/bikeway through the site should be as close to the water as possible. The detour north of the Plaza stage is not desirable. Instead, the walkway should be parallel the proposed covered walkway and then be directed to the south of the stage area.
- Provision of a new midblock pedestrian actuated signal and an upgraded Carrall/ Pacific Blvd signal including detailed plans are required.
- Further review by Engineering Transportation division of the new Carrall Street connection is required. The proposed 1.9m sidewalk width should be increased and the 9.5m roadway width should be decreased.

2) City Building grades and corresponding design grades are required for the proposed vehicular entry from Pacific Boulevard.

3) Clarify if parking under building "B" has existing approval as shown, and if not please submit a larger scaled, fully detailed parking plan.

4) Clarify location of 4 disability parking spaces and provide adequate widths per Vancouver Parking By-law. The 2 spaces shown on the landscape plan do not provide passenger side access.

5) Clarify function of raised crosswalk at disabled parking stalls on the entry roadway. Is this intended only for disability uses or as a fully functioning crosswalk location, if so it is clearly obstructed by disability parking stalls. (L102)

Kevin Cavell

Phone: 604.873.7773
Fax: 604.872.7255

KC/klc

Att: A. Higginson

cc: J. Barrett

cc: M. So

1. Provide a tree removal plan (superimposed on the proposed Landscape design) clearly illustrating the 50 trees proposed to be removed. The trees proposed for removal should be co-ordinated and illustrated with the numerical identification tags used in the "Tree Inventory" and "Assessment Plan" submitted by Arbortech consulting (dated May 4th, 2004);

2. written confirmation from a Certified Arborist (Norm Hol of Arbortech Consulting Ltd), that they been retained to supervise and undertake any work necessary to ensure the existing trees retained on site are not compromised during either excavation or construction. The Certified Arborist will undertake re-mediation work, where necessary, to retained trees which have been negatively impacted by construction on site. The scope of work should include, but is not limited to:

- supervise the removal of existing hard surfaces within the retention area
- removal of trees "identified for removal" in the Tree Assessment and Inventory Plan dated May 4th, 2004
- undertake pruning of existing trees in order to remove dead wood where necessary
- supervise and direct excavation where necessary adjacent to existing trees to be retained
- prescribe and direct "hand digging" were required adjacent to existing trees in order to mitigate damage to structural roots of existing trees to be retained

In addition, the Certified Arborist will submit (to Development Services) a letter of undertaking to the satisfaction of the Director of Development Services;

2. provide a Tree Protection Plan (minimum 1:250 scale) illustrating the caliper of existing trees to be retained adjacent to the proposed bike path and required retaining walls.

(Note to Applicant: The Tree Protection Plan is required to illustrate minimum "dimensioned" distances between the tree protection barriers and existing trees).

Higginson, Alison

From: GTJ [gtjoe@hotmail.com]
Sent: Thursday, July 08, 2004 9:16 AM
To: alison_higginson@city.vancouver.bc.ca
Cc: parch@telus.net
Subject: Development Applications DE408622, DE408507 and DE408501

The plans shown for these developments do not appear to reflect an understanding of the current usage and traffic patterns in this area. Specifically:

1. The proposed seawall pedestrian route seems too constrictive (narrow and twisty) to accomodate the myriads of runners, walkers, rollerbladers and bicyclists who now compete for space on the existing route which is already just barely satisfactory in that area particularly when there are events occuring in the Plaza of Nations where there are also standing groups of people to contend with. At the very least there should be clearly marked lanes separating bikers/rollerbladers from walkers/runners continuing the existing lane markings into and out of the development area and the pathway should be at least as wide as those lanes to prevent bottlenecks and reduce collisions on the development site.
2. The proposed parking lot 58 is not in a particularly safe (or cost effective location) since there is a significant temptation to just dash across Pacific Boulevard especially if one does not know that vehicles can appear suddenly coming off the Cambie Bridge ramp. By using the parking lot just east of GM Place at Pacific Boulevard and Carrall St., users would have a much safer experience as they can have an easy left turn at the lights into the parking lot entrance on their right and then a short walk with the casino facility / sign visible in front of them with traffic lights and a traffic pattern that significantly reduces the temptation to jaywalk and increases their safety (especially important for their return if they have consumed alcohol and/or won/lost significant sums). There would be no need for a shuttle from this location. Upgrades to this parking area could also benefit people (employees as well as patrons) coming from the Skytrain Stadium station as well as the Chinatown area generally.
3. Landscape drawings were not provided but hopefully the proposed gardening plans do not include significant amounts of shrubbery or trees that would block the view of the water from the seawall path and provide hiding spaces for bad things to happen. At most some flower beds although it would be nice to just put grass (or maybe nothing) so that there is an alternative to standing, walking or running on pavement. If there is a desire for something fancier, put that in the new water feature area nearer the casino entrance where more people might enjoy it (otherwise it will just be in the way).

I'm generally supportive of the casino in that it will help to update / improve an area that has been neglected a bit and needs some sprucing up. Hopefully the suggestions I am making can be implemented (or something better) so that all of the current activity oriented users enjoying the area benefit or at least are not negatively impacted by the development.

Gerald T. Joe
 #108 - 1078 Cambie St.
 Van. V6B 6J5
 (part 1)

7/8/2004

ELVIS 9/2
 (B)

DEVELOPMENT APPLICATION NO. DE408507

760 Pacific Boulevard - Plaza of Nations

Patrick Cotter Architect Inc. has applied to the City of Vancouver for permission to add to, alter and use Building C (Enterprise Hall) as a Class 2 Casino for a period of four years. The proposal includes:

- ☒ interior alterations to provide for 600 slot machines, 60 gaming tables, a lounge/café, theatre, staff facilities and back-of-house administrative support facilities;
- ☒ provision of driveway access from Pacific Boulevard, to a drop-off zone adjacent to the building;
- ☒ realignment of the pedestrian and bicycle pathway to ensure continued access through the site;
- ☒ a canopy-covered walkway and covered entry vestibule to provide weather protection for customers; and
- ☒ alterations and additions to the landscaping.

- Show profile of proposed developments (in RED) and existing and/or proposed buildings and property lines.
- Include a North Arrow, site and building dimensions, adjoining properties (with the addresses), and adjacent street names.

Note: The location of the sign should be denoted on this site plan with a reference to it stating "You are here".

FURTHER INFORMATION MAY BE OBTAINED AT: PROJECT FACILITATOR'S OFFICE
3RD FLOOR, EAST WING, CITY HALL, PHONE 604-871-6478



MEMORANDUM

September 8, 2004

TO: Jonathan Barrett, UDDP
Mandy So, PC Development
Kevin Cavell, Engineering
Gordon Jaggs, Landscape
Doug Robinson, Social Planning
Randy Ash, VCHA
Karima Mulji, Engineering Service - Projects
Celeste Curran, Law (no plans)
Mary Beth Rondeau, CPTED (no plans)
Mario Lee, Social Planning (no plans)

FROM: Michael Mortensen, Project Facilitator (x 6194)

SUBJECT: DE408507, 760 Pacific Boulevard
response to conditions of approval

The applicant's response to the Development Permit Board's conditions of approval are enclosed under cover of this memo per the schedule attached. Please review and forward comments, holds or further conditions by **September 15, 2004**.

Deficiencies Noted (see my email of Sep 9, 2004 to applicants)

- 1.3 Protocol for closure of primary walkway / bikeway has not been addressed by applicant.
- A.2.1 A detailed clarification of charges on title has not been submitted.
- A.1.11 Security Management Plan has not been submitted.

Other Items to Note:

- A.1.2 applicants propose to leave enough residual gaming area and tables to allow future addition of 12 gaming tables to "Building B" (through a separate Development Application at some point in the future).
- A.1.4 Applicant seeks loading relaxation

Michael Mortensen, M.A.

Phone: 871-6194
Fax: 873-7100

Mortensen, Michael

From: Mortensen, Michael
Sent: September 9, 2004 1:05 AM
To: 'admin@rdc.com'; 'parch@telus.net'
Cc: Curran, Celeste; Mulji, Karima; Barrett, Jonathan; So, Mandy; Cavell, Kevin; MacGregor, Brent
Subject: RE: Casino Application Deficiencies - Response to Conditions of Approval DE408507, 760 Pacific Boulevard

Gary,

Following up on deficiencies in the response to conditions of approval for the subject application:

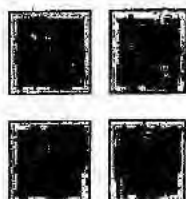
Condition	Issue
1.3	The protocol for closure of primary walkway / bikeway has not been addressed to date - the City requires some response or proposal from you.
^ 2.1	Detailed clarification of charges on title have not been submitted to date.
A.1.11	A Security Management Plan has not been submitted to date.

A complete and timely staff review of the development application requires that you submit these critical items ASAP.

Regards,
Michael

Michael Mortensen, MA
Project Facilitator, Development Services
City of Vancouver
Phone (604) 871-6194 Fax (604) 873-7100

Useful Links
DPB Info [<http://www.city.vancouver.bc.ca/commssvcs/planning/dpboard/DPBOARD.HTM>]
Development Permit Process [<http://www.city.vancouver.bc.ca/commssvcs/planning/landuse2.htm>]
Application Checklists [<http://www.city.vancouver.bc.ca/commssvcs/developmentservices/subreg/index.htm>]



PATRICK COTTER ARCHITECT INC.

1338 - 56th STREET, DELTA, BRITISH COLUMBIA, V4L 2A4

TEL (604) 943-1151

FAX (604) 943-1152

EMAIL parch@telus net

TRANSMITTAL

To: City of Vancouver **From:** Patrick Cotter
Attn: Alison Higginson **Date:** August 27, 2004
Fax: 604-873-7060 **Pages:** 20 pages + drawings
Phone: 604-871-6478 **CC:** Gary Jackson, Edgewater Management
Project: Edgewater Casino **BCP**
Re: DE#408507 - RESUBMISSION

☐ As per your Request ☒ For your information ☐ Please Reply ☐ Please Recycle

Alison:

Please find enclosed the following as part of our resubmission for Development Permit #DE408507 for the Edgewater Casino at the Plaza of Nations.

- Revised Architectural Drawings 8 sets
- Revised Civil Drawings 8 sets
- Written Response (attached)

There are still some a number of outstanding items

- Revised Landscape Drawings and Documentation *to follow INCLUDED*
- Revised Arborist Drawings and Documentation *to follow INCLUDED*
- Security Management Plan *to follow*
- Lighting Management Plan *awaiting draft*
- Charge Summary *awaiting draft*
- Carrall Street Drawings and Documentation *awaiting draft*
- Various Legal Agreements *awaiting draft*

I trust that this is clear enough, please feel free to call if you have any questions or require additional information.

Respectfully:

Patrick Cotter, B.A., B.Arch., MAIBC
Principal

760 Pacific Boulevard, Vancouver
Development Permit # DE408507

1.0 PRIOR-TO CONDITIONS:

Item No.	Description	Response	
1.1	Design development to provide on-site vehicular access and egress to the Casino from Pacific Boulevard, including interfaces with Pacific Boulevard, on-site vehicular circulation routings, lay-bys, and a turnaround, with improvements to the public realm in this area as necessary, to the satisfaction of the General manager of Engineering Services and Director of Planning.	<p>Driveway connection from Pacific Boulevard is provided around Building 'B', revisions to drawings include:</p> <ul style="list-style-type: none"> Increased drive aisle width to 6m Addition of curbs Deletion of 2 lay-by parking spaces on west side of turn-around Clarification of Fire Truck access route through plaza to main entrance Design Development of configuration of drop-off areas, layout, surface treatment, emergency vehicle access, valet station, short term parking, disability spaces, and covered walkway and canopies All reference to works beyond the property boundaries has been removed from the drawings and will be covered under a separate permit application. Protocol for closure of primary route is to follow. <p>(Ref. Drawings: A-C101 & L-102)</p>	<p>✓</p> <p>from? Edgewater</p>
1.2	Design development to add approximately 1,000 square feet of back-of-house area on the third level of the Casino in order to provide additional staff lockers.	<p>Drawings have been revised to include additional detail on this increase to the third floor. All revisions have been included in the previous and current area calculations and FSR overlays.</p> <p>(Ref. Drawings: A-C259)</p>	<p>✓</p>
1.3	Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the design, construction and maintenance of the proposed walkway/bikeway route through the site, including access to the ferry dock.	<p>Drawings have been revised to reflect the suggested routing of the walkway/bikeway through the plaza along the east and south sides of the centre stage. Access to the ferry dock is provided through the southern plaza and is noted on drawings. Grading of walkway east of the plaza will not exceed 5%, and will be fully accessible. A protocol for closure of primary route of seawalk will be settled with the General Manager of Engineering Services</p> <p>(Ref. Drawings: A-C101 & L-102)</p>	<p>✓</p>

1.4	Provision of a Lighting Management Plan and arrangements to the satisfaction of the Director of Planning, Director of Cultural Affairs and the Director of Legal Services, that would allow the City to monitor and regulate the exterior lighting of the building.	Awaiting draft of Lighting Management Plan from Staff. Supporting documentation re-submitted including (Attachment 1): <ul style="list-style-type: none"> Letter from Owners stating their requirements for the formation of a body to review lighting and provisions for regulation of same Technical documentation on Lighting system. Coloured renderings simulating lighting design 	
1.5	Preservation of the Expo Blue color on the easterly drum feature of the building.	Drawings have been amended to indicate retention of the existing blue colour to the exterior of the theatre on the east elevation of the building. (Ref. Drawings: A-C301 & A-C302)	✓

A.1 STANDARD CONDITIONS:

Item No.	Description	Response	
A.1.1.	Provision of detailed, accurate and fully dimensioned floor plans.	Detailed and dimensioned plans provided for all improvements to the building and the site, including the crossing at Pacific Boulevard. City Building grades have not been added to the drawings as these are not proposed to change from existing. (Ref. Drawings: A-C301 & A-C302) Civil Drawings attached: (Ref. Drawings: DC-RP-01 DC-RP-02 DC-RD-02)	✓

A.1.2.	Compliance with Section 5.2 (Density) of the CD-1 (8902) District Schedule of the Zoning and Development By-Law.	The maximum Casino – Class 1 & Casino - Class 2 combined gaming area permitted in Bldg B & Bldg C combined is 36, 598 square feet. The gaming area total in Bldg C is 33,006 sq. ft. (Ref. Drwg Nos. A-C281, A-C282, A-C283 and FSR mylar overlays.) Max. no. of slots permitted in total = 600 Max. no. of slots provided in Bldg C = 600 Max. no. gaming tables permitted - total = 60 Max. no. gaming tables provided in Bldg C = 48 Applicant will meet with Staff to finalize and confirm all calculations and overlays.	✓
A.1.3.	Provision of a minimum of 599 parking spaces and 5 disability parking spaces, in accordance with the Parking By-Law, to the satisfaction of the General Manager of Engineering Services.	The required number of parking spaces has been provided, totaling 599, plus 5 disability parking spaces. The applicant has made provision for 604 parking spaces as follows: Bldg. A: 137 standard spaces below grade 2 small spaces below grade 4 disability spaces below grade Bldg. B: 126 standard spaces below grade 1 small spaces below grade 6 disability spaces below grade Bldg. A: 82 standard spaces at grade Lot 5B: 246 standard spaces Total= 604 (Ref. Drawing No. A-101, A-B104)	✓
A.1.4.	Provision of up to (1) Class A Loading space and (6) Class B Loading Spaces in accordance with the Parking Bylaw, to the satisfaction of the General Manager of Engineering Services.	The existing Plaza of Nations contains the following Loading facilities: Class 'A': 3 spaces Class 'B': 4 spaces Class 'C': 3 spaces The Casino is able to provide an additional 2 Class B spaces on grade at the northeast corner of the building, but requests a relaxation based on the Operator's Rationale submitted (Ref. Attachment No.2) (Ref. Drawing No. A-101)	✓
A.1.5	Provision of up to 24 Class 'A' bicycle spaces and 46 Class 'B' spaces in accordance with the Parking By-Law, to the satisfaction of the General Manager of Engineering Services.	Drawings revised to include the following Class 'A': 28 spaces below grade Class 'B': 46 spaces (Ref. Drawings No. A-B104, A-C254)	✓

		In addition, 2 showers were added to the third floor staff area. (Ref. Drawing A-C259) Theatre seating configuration added to drawings (454 seats) (Ref. Drawing A-C202)	
A.1.6.	Confirmation of the number of slot machines and gaming tables proposed. A maximum of 600 slot machines and 60 gaming tables are allowed on this site.	Drawings have been revised to indicate final gaming floor layout including the indication of all slot machines and gaming table proposed, for a max. total of 600 slot machines and 48 gaming tables in Bldg C. (Ref. Drawing A-C201 and A-C202)	√
A.1.7.	Provision of Tree Removal Plan (superimposed on Landscape Plan) clearly illustrating the 50 trees proposed to be removed	Tree Removal Plan is included clearly showing 50 trees proposed to be removed. (Ref. Landscape Dwgs./Arborists Dwgs)	√
A.1.8.	Submission of written confirmation from a Certified Arborist that they have been retained to supervise and undertake any work necessary to ensure the existing trees retained on site are not compromised during either excavation or construction.	Certified Arborist has supplied letter of assurance for field review, and letter of authorization for the specified work.	√
A.1.9.	Provision of Tree Protection Plan (minimum 1:250 scale) illustrating the calliper of the existing trees to be retained adjacent to the proposed bike path and required retaining walls.	Tree Protection Plan is included illustrating calliper of existing trees to be retained. Retaining wall dwgs to follow.	X
A.1.10.	Provision of an automatic irrigation system	Irrigation will be provided, specification and notes are added to Landscape Drawings.	√

A.1.11.	Provision of Comprehensive Security Management Plan by a licensed security professional for the exterior open spaces, to include security systems (such as cameras) and security personnel patrols (hours and number of persons) and design features and program spaces (such as security – video monitoring office) associated with those features.	<p>A comprehensive Security Management Plan will be provided which includes the following components:</p> <ul style="list-style-type: none"> ▪ Security and Surveillance Provisions ▪ CEPTED Analysis ▪ Fire Department Protocols ▪ Police Department Protocols <p>The first 2 items will be submitted under separate cover.</p> <p>The Applicant will meet with Police and Fire Departments to establish and document protocols for emergency response to the site.</p>	X
A.1.12.	Arrangements to the satisfaction of the Director of Legal Services in consultation with the Director of Cultural Affairs, for a legal agreement to provide additional community access to the outdoor performance space at the Plaza of Nations, and to provide for greater affordability for community groups through reduced rates on terms and conditions acceptable to the City.	Awaiting draft legal agreements for review	X
A.1.13	Arrangements to the satisfaction of the Director of Legal Services in consultation with the City Manager, for a legal agreement to secure a "Social Responsibility Fund" on terms and conditions acceptable to the City	Awaiting draft legal agreements for review	X

A.1.14.	Arrangements to the satisfaction of the Director of Legal Services in consultation with the Director of Social Planning, for a legal agreement to secure the Job Creation Program as put forward by the Casino operators, on terms and conditions acceptable to the City.	Awaiting draft legal agreements for review	X
A.2.1.	Clarification of charges shown on title	Charge summary to be provided under separate cover	X
A.2.2.	Design Development to accommodate tour bus pick-up and drop-off	Tour bus activity on the Plaza of Nations site to be directed to the existing bus lay-by on Pacific Boulevard.	√
A.2.3.	Arrangements made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for provision of a greenway connection from the intersection of Carrall Street and Pacific Boulevard south to the False Creek Seawall	Provision for the Carrall Street connection to follow under separate cover.	X
A.2.4.	Arrangements made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for provision of an upgraded signal at the Carrall Street and Pacific Boulevard intersection.	Submission of detailed engineering drawings to follow under separate cover.	X
A.2.5.	Arrangements made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for modification or replacement of the existing legal agreement dealing with the retention and maintenance of the "Enterprise Area	Awaiting draft agreements for review	X

	Beautification Works"		
A.2.6.	Clarification of the function of the raised crosswalk adjacent to the disability parking stalls on the entry roadway.	This condition has been deleted from the design. (Ref. Drawing No. A-C101 & L-102)	✓
A.2.7.	Arrangements made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the execution of agreements related to the provision of an actuated signal and crosswalk on Pacific Boulevard.	Awaiting draft agreements for review	X
A.3.1..	Confirmation is supplied to the applicant that any alterations to , or additional mechanical equipment (ventilators, generators, compactors and exhaust systems) sound equipment or any other noise generating devices will be design and located to minimize the noise impact on the neighbourhood and comply with Noise Bylaw #6555	A Certified Acoustic Consultant has reviewed the design of such conditions for conformance to the By-Law, details to be submitted as part of application BU#429740 <i>(See on plan)</i>	✓

B.1 STANDARD NOTES TO APPLICANT:

The Applicant acknowledges the Standard Notes B.1.1. through B.1.5., and will satisfy these requirements and notes in application BU#429740

B.2 CONDITIONS OF DEVELOPMENT PERMIT:

The Applicant acknowledges the Conditions of Development Permit B.2.1. through B.2.7., and will satisfy these requirements and notes in application BU#429740

APPENDIX C:

The Applicant acknowledges the comments from the Processing Centre (items 1 through 7) and the Fire and Rescue Services, (items 1 through 7) and will satisfy these requirements and notes in application BU#429740

END