

November 25, 2019

City of Vancouver  
Development & Building Services Centre  
515 West 10<sup>th</sup> Avenue  
Vancouver, BC V5Z 4A8

Attention: **Development Permit Review  
Planning & Development Services**

Re: **POST ON GEORGIA (349 West Georgia St) – DP#: DP-2018-00380  
OUR PROJECT #217029  
DP MINOR AMENDMENT**

Please see table below for changes to Development Permit drawings submitted under DP-2018-00380. Note that room numbers and parking stall number have been revised from the DP Prior To Drawings dated December 10, 2018. Room numbers and parking stalls referenced in the below table refer to the numbers in the minor amendment drawings dated November 15, 2019. Items listed below are a summary of notable changes affecting the statistics or form of development only, refer to clouded minor amendment drawings dated November 15, 2019 for any changes in addition to the items below.

Additional rationale for some of the proposed amendments is as follows:

The canopy Depth has been reduced to 8' from the face of glass to provide a more consistent pedestrian experience and further emphasize the existing heritage canopies by allowing them to stand proud of the new canopies. The reduced canopy depth also better accommodates the proposed street tree locations and spacing to allow an appropriate clear radius.

The automated bicycle parking facility has been removed and traditional bylaw complying Class A bicycle parking has been provided in lieu. The proposed automated system proved incompatible with the circular ramp geometry upon further design development. In addition, more exiting was required from level 8 and 10 based on some potential uses on those levels which could be accommodated in the center of the spiral ramp. To help manage access to the bicycle parking the design of the spiral ramp has been refined to allow a secondary access from Hamilton Street to the bicycle parking facilities. In addition secondary access on Hamilton is also proposed through a stair with bylaw complying stair rail. To maintain separation of the office and retail bicycle parking additional bylaw complying Class A parking is provided on level 05 accessed directly from grade by a front and rear opening elevator that is sized to hold at least two bicycles.

Site furnishings have also been removed on the DP as they will be provided by the tenant based on their specific programming. Overall rooftop programming elements including the sports areas, dog runs and hardscape remain.

Drawing No.	Change Description
DP001	<ul style="list-style-type: none"> <li>FSR revised from 11.01 to 11.05</li> <li>FSR exclusions revised from 452,363 sf to 448,512 sf</li> <li>Gross floor area revised from 1,928,908 sf to 1,927,313 sf</li> <li>Provided parking stalls revised from 898 to 903 stalls</li> <li>Class A loading locations revised</li> <li>Class A bicycle type mix revised</li> </ul>
DP202 DP402A DP402B	<ul style="list-style-type: none"> <li>P2-003 revised to service room</li> <li>P2-008 revised to service room</li> <li>Number of parking stalls revised to 258 from 261</li> <li>Number of small car and electric vehicle stalls have been revised</li> <li>Provisions have been identified for both small and regular size EV stalls that will be operational at occupancy and operational in the future</li> </ul>
DP203 DP403A DP403B	<ul style="list-style-type: none"> <li>P1-004 revised to service room</li> <li>P1-014 revised to service room</li> <li>P1-027 revised to service room</li> <li>Number of parking stalls revised to 299 (247 physical) from 292 (240 physical).</li> <li>Number of small car and electric vehicle stalls have been revised</li> <li>Provisions have been identified for both small and regular size EV stalls that will be operational day 1 and operational in the future</li> <li>Number of loading spaces revised</li> </ul>
DP204 DP404A DP404B	<ul style="list-style-type: none"> <li>Number of loading spaces and locations revised</li> <li>Added traffic curb at GL 4/OP</li> <li>Automated Bike Storage deleted and replaced with exit stairs accessing level 07, 08 and 10</li> <li>Hamilton entrance to Retail Store L01-100 revised</li> </ul>
DP205 DP405A DP405B	<ul style="list-style-type: none"> <li>Door to Restaurant Class 1 (L02-103) from plaza deleted</li> <li>Doors to Office Lobby (L02-17) revised</li> <li>Configuration of Exit Stair 71 (L02-071), Exit Lobby (L-02-068) and Vestibule (L02-069) revised</li> <li>Elevator PS-12 access at grade from Homer St is providing access to retail bicycle parking at parking level 5.</li> <li>Depth of canopies along Homer Street, Hamilton Street, Georgia Street and Dunsmuir street revised</li> <li>North door to Vestibule (L02-089) deleted</li> <li>Vestibule (L02-09) revised</li> <li>Doors to Office Lobby (L02-100) revised</li> <li>Configuration of Stair 03 (L02-S03) and Corridor (L02-005) revised</li> <li>Automated Bike Storage deleted and replaced with exit stairs accessing level 07, 08 and 10</li> <li>Access for bikes provided off Hamilton through Exit Corridor (L02-010) by way of stairs with bike rail</li> </ul>

Drawing No.	Change Description
	<ul style="list-style-type: none"> <li>Access for bikes off Hamilton provided off the vehicular ramp (L02-R01) through Bike Area (L02-050)</li> <li>Back of house area including bicycle storage, end of trip facilities and staff resources revised</li> <li>Additional end of trip facilities provided (L02-015 and L02-056 – These do not contribute to minimum bylaw requirements)</li> <li>Number of Class A bicycle stalls on level 2 revised.</li> <li>Typical canopy depth revised</li> </ul>
DP206 DP406A DP406B	<ul style="list-style-type: none"> <li>Automated Bike Storage deleted and replaced with exit stairs accessing level 07, 08 and 10</li> <li>Typical canopy depth revised</li> </ul>
DP207 DP407A DP407B	<ul style="list-style-type: none"> <li>Automated Bike Storage deleted and replaced with exit stairs accessing level 07, 08 and 10</li> <li>Typical canopy depth revised</li> </ul>
DP208 DP408A DP408B	<ul style="list-style-type: none"> <li>Automated Bike Storage deleted and replaced with exit stairs accessing level 07, 08 and 10</li> <li>Office Storage revised to Generator Room (L05-062)</li> <li>Service Room revised to Generator Room (L05-038)</li> <li>Generator room (L05-014) added</li> <li>Storage Room at GL K/L and 1/2 deleted</li> <li>Office Storage revised to include Electrical Room (L05-039)</li> <li>44 Retail class A bicycle stalls are provided (Room L05-015)</li> <li>Number of parking stalls revised to 164 (147 physical) from 163 (148 physical)</li> <li>Number of small car and electric vehicle stalls have been revised</li> <li>Provisions have been identified for both small and regular size EV stalls that will be operational day 1 and operational in the future</li> </ul>
DP209 DP409A DP409B	<ul style="list-style-type: none"> <li>Generator room located between GL J/M and 9/10 deleted</li> <li>Generator plenums (L06-009 and L06-039) revised</li> <li>Automated Bike Storage deleted and replaced with exit stairs accessing level 07, 08 and 10</li> <li>Number of small car and electric vehicle stalls have been revised</li> <li>Provisions have been identified for both small and regular size EV stalls that will be operational day 1 and operational in the future</li> </ul>
DP210 DP410A DP410B	<ul style="list-style-type: none"> <li>Stairs 41, 42, 43, 44, 45 and 46 revised</li> </ul>
DP211 DP411A DP411B	<ul style="list-style-type: none"> <li>Stairs 42, 43, 44, 45 and 46 revised</li> </ul>

Drawing No.	Change Description
DP212 DP412A DP412B	<ul style="list-style-type: none"> <li>Stairs 42, 43, 44, 45 and 46 revised</li> </ul>
DP213 DP413A DP413B	<ul style="list-style-type: none"> <li>Revised doors from office to outdoor amenity (bridge L10-003 and L10-031)</li> <li>Stairs 42, 43, 44, 45 and 46 revised</li> </ul>
DP218 DP418	<ul style="list-style-type: none"> <li>South tower exterior doors to roof decks revised</li> </ul>
DP219 DP419	<ul style="list-style-type: none"> <li>North tower exterior doors to roof decks revised</li> </ul>
DP220 DP420	<ul style="list-style-type: none"> <li>North tower office (L21-100) extended west to GL 4</li> </ul>
DP221 DP421	<ul style="list-style-type: none"> <li>North tower office (L22-100) extended west to GL 4</li> </ul>
DP311 DP321	<ul style="list-style-type: none"> <li>North tower roof deck doors at L20 revised</li> <li>North tower ground floor office lobby entrance revised</li> <li>Glazing type G9 revised</li> <li>Glazing type G11 and G12 added</li> <li>Canopy type CA-2 revised</li> <li>Canopy type CA-3 added</li> </ul>
DP312 DP322	<ul style="list-style-type: none"> <li>Ground floor elevations at GL O/N, K/H and G/F revised</li> <li>Additional metal louvers added</li> <li>South tower roof deck doors at level 19 revised</li> <li>Glass louver (G-3) locations revised</li> <li>North tower ground floor office lobby entrance revised</li> <li>Glazing type G9 revised</li> <li>Glazing type G11 and G12 added</li> <li>Canopy type CA-2 revised</li> <li>Canopy type CA-3 added</li> </ul>
DP313 DP 321	<ul style="list-style-type: none"> <li>South tower roof deck doors at level 19 revised</li> <li>South tower ground floor office lobby elevation revised</li> <li>Ground floor elevation between GL 7/4 and 3/1 revised</li> <li>Glazing type G9 revised</li> <li>Glazing type G11 and G12 added</li> <li>Canopy type CA-2 revised</li> <li>Canopy type CA-3 added</li> </ul>
DP314	<ul style="list-style-type: none"> <li>South tower ground floor office lobby elevation revised</li> <li>Ground floor elevation between GL B/G, L/N and N/O revised</li> </ul>

Drawing No.	Change Description
DP323	<ul style="list-style-type: none"> <li>Glass lower (G-3) locations revised</li> <li>Glazing type G9 revised</li> <li>Glazing type G11 and G12 added</li> <li>Canopy type CA-2 revised</li> <li>Canopy type CA-3 added</li> </ul>
DP315	<ul style="list-style-type: none"> <li>South tower roof deck doors at level 19 revised</li> <li>Automated Bike Storage deleted and replaced with exit stairs accessing level 07, 08 and 10</li> </ul>
DP316	<ul style="list-style-type: none"> <li>North tower roof deck doors at level 20 revised</li> <li>Automated Bike Storage deleted and replaced with exit stairs accessing level 07, 08 and 10</li> <li>North tower level 22 and 23 extended west</li> </ul>
DP352	<ul style="list-style-type: none"> <li>North tower level 22 and 23 extended west</li> </ul>
DP811 DP812 DP813 DP814 DP815 DP816 DP817 DP818	<ul style="list-style-type: none"> <li>Proposed podium drawings revised per noted changes in previous plan and elevation drawings</li> </ul>
DP862 DP863 DP864 DP865	<ul style="list-style-type: none"> <li>Drawings revised per noted changes in previous plan and elevation drawings</li> </ul>
DP871	<ul style="list-style-type: none"> <li>Ramp slopes revised</li> </ul>
L3.00	<ul style="list-style-type: none"> <li>Revised road curb layout to match to existing</li> <li>Revised curb ramp and commercial crossing to match Civil drawings and City Standard</li> <li>Revised paving patterns on Home St, Hamilton St and Dunsmuir St to match City of Vancouver Sidewalk design guideline/Standard.</li> <li>Updated grading info. on each of entrances</li> <li>Add grading legend and grading note; Update material legend and note</li> <li>Added three 'Cityline' benches at bus stops under building canopies as per City comments.</li> <li>Showed all existing signs, street light poles, bus stops and site furnishing, est. on Street sidewalk as per City comments</li> <li>Add stone paving bands along the building edge within Private property.</li> </ul>

Drawing No.	Change Description
L3.01	<ul style="list-style-type: none"> <li>Updated water feature as per Fountain Mechanical comments.</li> <li>Adjust planters and benches on stepped terrace at Georgia Plaza</li> <li>Relocated four (4) bike racks to corridor facing to Homer St.</li> <li>Relocated two bike racks to the sidewalk of Dunsmuir Street; these two bike racks to be City of Vancouver standard 'U' shape rack.</li> <li>Updated grading design on Plaza area and change ADs to TDs.</li> <li>Revise the lower plaza design as per City comments about SRW</li> </ul>
L3.02	<ul style="list-style-type: none"> <li>Removed all site furnishing except square planters for trees from roof patio area</li> <li>Replaced the HydraPressed concrete slab with decorative pebble paving along building edge</li> </ul>
L3.03	<ul style="list-style-type: none"> <li>Removed all site furnishing except square planters for trees from roof patio area</li> <li>Moved sports courts to the center of courtyard</li> <li>Removed net wire fence screens from sports court edges</li> <li>Added planters and wire mesh screens at the both ends of basketball courts</li> <li>Added trench drains at both ends of sports court edges; Update grading design around/within sports court</li> <li>Update wood bleacher with fire exhaust shaft</li> </ul>
L3.04 L3.05	<ul style="list-style-type: none"> <li>Updated 18" tall steel planters to raised C.I.P concrete planter;</li> <li>Simplify the layout of concrete planters</li> <li>Add additional IPE wood benches along one side of concrete planter edges</li> <li>Removed all site furnishing including fire pit, outdoor kitchen, table and chairs, outdoor sofa and lounge chairs</li> </ul>
L4.00	<ul style="list-style-type: none"> <li>Updated dimensions for paving pattern on City street sidewalks</li> <li>Update dimensions for bike racks</li> </ul>
L4.01	<ul style="list-style-type: none"> <li>Split Original L4.01 to L4.01.1 and L4,01.2 for detailed dimensions</li> <li>Update dimensions for Georgia St plaza area</li> </ul>
L4.02 L4.03 L4.04 L4.05	<ul style="list-style-type: none"> <li>Updated dimensions</li> </ul>
L5.01	<ul style="list-style-type: none"> <li>Revised street tree species along Homer St, Hamilton St, and Dunsmuir St to <i>Acer freeamii</i></li> <li>Revised plaza tree species to <i>Prunus yedoensis</i> 'Akebono'</li> <li>Changed shrub species to <i>Lonicera plicata</i> and related quantity</li> <li>Updated planting quantities</li> </ul>
L5.02	<ul style="list-style-type: none"> <li>Revised shrub species in square planters to <i>Magnolia grandiflora</i> 'little Gem'</li> </ul>

Drawing No.	Change Description
	<ul style="list-style-type: none"> <li>Removed shrub species '<i>Cornus x Keisyyi</i> from delated rectangular planters</li> <li>Changed shrub species as shown in plan</li> <li>Updated planting quantities</li> </ul>
L5.03	<ul style="list-style-type: none"> <li>Revised shrub species in square planters to <i>Magnolia grandiflora</i> 'little Gem'</li> <li>Changed shrub species as shown in plan</li> <li>Updated planting quantities</li> </ul>
L5.04 L5.05 L5.06	<ul style="list-style-type: none"> <li>Changed shrub species as shown in plan</li> <li>Updated planting quantities</li> </ul>
L7.01 L7.02 L7.03 L7.04 L7.05 L7.06	<ul style="list-style-type: none"> <li>Updated irrigation design</li> <li>Updated Hosebib and gas connection location</li> </ul>
L9.00 L9.01 L9.02	<ul style="list-style-type: none"> <li>Updated sections based on plaza design change</li> </ul>
L10.01	<ul style="list-style-type: none"> <li>Removed Rubble surface and rubber surface edge detail</li> <li>Removed metal edge at porcelain slab on slab</li> <li>Revised detail 4- stone paving on slab</li> <li>Revised detail 11 – fence at dog run edge</li> </ul>
L10.02	<ul style="list-style-type: none"> <li>Revised details 1 - fence for dog run installation details</li> <li>Revised Detail 2 – IPE Wood bench top w/ C.I.P concrete frame</li> <li>Updated Detail 3- metal planters at community garden</li> <li>Revised Detail 4 – IPE wood seating plinth – type 2</li> <li>Change planter material from steel to concrete for Detail 7 - Raised 3' C.I.P concrete planter</li> <li>Updated Detail 8 - IPE wood seating plinth – type 1</li> <li>Changed planter material from steel to concrete for Detail 9 – Raised 18" C.I.P concrete planter</li> </ul>
L10.03	<ul style="list-style-type: none"> <li>Removed outdoor kitchen and outdoor fire pit with linear burner details; they will be provided by tenant</li> <li>Replace backed bench with 'Cityline' bench as per City comments</li> <li>Replace Net wire fence screen with Metal mesh screen detail</li> </ul>
L10.04	<ul style="list-style-type: none"> <li>Revised wood bleacher detail</li> <li>Remove fire hydrant at dog run and lighting designer will specify it as light fixture</li> </ul>

Drawing No.	Change Description
	<ul style="list-style-type: none"><li>Removed outdoor table and chair and outdoor sofa and lounge chair details; they will be provided by tenant</li></ul>

Architects  
Designers  
Planners

A Partnership  
Of Corporations

We trust this is the information that you require at this time.

Yours truly,

**MUSSON CATTELL MACKEY PARTNERSHIP  
ARCHITECTS DESIGNERS PLANNERS**



Mark Thompson, ARCHITECT AIBC, MRAIC, MAAA, ANZIA, LEED® AP BD + C  
Mark E. B. Thompson Architect Ltd., Partner

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