

508 Drake Street (COMPLETE APPLICATION)
DP-2021-00569 – CD-1

DR/KH/DS/JRB

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

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

Also Present:

D. Robinson, Urban Design
K. Hsieh, Development Services
J. Borsa, Development Services
A. Vilis, Development Services
B. Casidy, Development Services
S. Robin, Housing Regulation

APPLICANT:

Larco on behalf of MCYH Multigenerational
Housing Society
17th Floor, 900 W Georgia Street
Vancouver, BC

PROPERTY OWNER:

AGA Khan Foundation Canada
199 Sussex Drive
Ottawa, ON

MYCM Multigenerational Housing Society
C/O Larco

EXECUTIVE SUMMARY

● **Proposal:**

To develop a new 41 storey mixed use building containing a place of worship and 193 dwelling units (Social Housing) all over 5 levels of underground parking having vehicular access from the lane.

This application is being processed through the SHORT program.

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

● **Issues:**

1. Development of the Interface with the Public Realm
2. Development of the Unit Layouts to Improve Livability

● **Urban Design Panel:** Support with recommendations (8/0)

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2021-00569 submitted, the plans and information forming a part thereof, thereby permitting the development of a new 41 storey mixed use building containing a place of worship and 193 dwelling units (social Housing) all over 5 levels of underground parking having vehicular access from the lane, subject to the following conditions:

1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

1.1 design development to the interface with the public realm to improve the pedestrian experience through the following. This condition relates to Rezoning condition 1.5;

i. enhance the expression and visibility of the residential entry along Drake Street;

Note to Applicant: this may be achieved through feature lighting and/or art, additional signage, additional pedestrian amenity, extending the decorative screening or similar motif to the building base, or through similar architectural means.

ii. design development to the building core expression and exiting strategy along Drake Street;

Note to Applicant: this may be achieved by removing exterior exiting stairs from the public realm and by exploring a strategy to relocate the exterior exit doors away from the building core while working within the limits of relevant fire and building code requirements. All exit doors adjacent to the public realm should be integral to the architectural expression, treated with high quality and engaging materials, and be as transparent as feasible.

iii. increase visual porosity at the ground floor and podium levels along the Richards and Drake street elevations, to the greatest extent feasible;

Note to Applicant: This may be achieved by providing additional fenestration along solid portions of podium at the NE and SW building corners. This could include exploring a complimentary circular window patterning at these locations similar to that proposed for the building core wall.

iv. architectural study and design mitigation to avoid dewatering and/or falling ice from the decorative screens and tower cantilever soffit onto the public realm, in particular the accessibility ramp; and

v. design development and demonstration that proposed at-grade planters located underneath tower cantilever include an appropriate planting palette and consider CPTED principles;

1.2 design development to further enhance livability and accessibility of the unit layouts in the residential tower floor plate. This condition relates to Rezoning condition 1.6; and

Note to Applicant: This was a key consensus item of the Urban Design Panel. Particular attention should be paid to units labeled as 'TD' and 'TE'. Consider the impact of the angled geometry on unit 'TD', the usability of the kitchen layouts in units 'TA' and 'TE', improving and demonstrating the usability of the balcony for unit 'TD', and the impact of the in-suite storage location within units 'TC' and 'TE'. Demonstrate design consideration for seniors and people with reduced mobility.

- 1.3 arrangements shall be made to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Service to enter into a Housing Agreement and Section 219 Covenant securing all dwelling units as social housing for 60 years or life of the building, whichever is greater, which will contain the following terms and conditions:
- i. a no separate-sales covenant;
 - ii. a no stratification covenant;
 - iii. that the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the city, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;
 - iv. requiring such units to be used for "social housing," as that term is defined in the Vancouver Development Cost Levy By-law No. 9755;
 - v. not less than 30% of the social housing units be offered at rent-geared-to-income rates and will be occupied by households with incomes below the then current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication;
 - vi. not less than 70.4% of the social housing units to be rented to seniors, meaning at least one member of the household is aged 55 or older, or to be rented to persons with special needs, meaning at least one member of the household is a person with special needs; and
 - vii. if the applicant demonstrates to the City, by delivering a certified report and rent roll on an annual basis, satisfactory to the City, that they cannot achieve a building vacancy rate lower than 3% for the immediately preceding quarter, it may rent vacant units to individuals other than those described in 2.6 (f), until such time as the vacancy rate is lower than 3%.

Note to Applicant: Conditions 2.6 (a) through (g) apply only to the social housing portion of the building. This condition relates to Rezoning condition 2.5.

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

• Technical Analysis:

508 Drake St		DP-2021-00569		CD-1	
		PERMITTED/ REQUIRED		PROPOSED	
Site Area ¹	Irregular Lot				<u>m²</u>
					1,115.00
Use ²		Dwelling Use: Social Housing			
		Institutional Use: Church			
		Ancillary Uses:			
		Child Day Care Facility, Retail and Library Uses			
Height ³	Top of Mechanical Penthouse			<u>m</u>	<u>m</u>
				125.0	125.2
View Cone ³	3.2.1, B1 and C1				TBV
Density and Floor Area ⁴			<u>FSR</u>	<u>m²</u>	<u>FSR</u>
	Dwelling Uses:				11.5
	Institutional and Ancillary Uses				<u>2.5</u>
	Site Total	14.0	15,610.0	14.1	15,681.4
Floor Area Exclusions	Balconies and Sundecks	12.0%	1,873.2	6.2%	784.4
	Amenity	10.0%	1,561.0	0.6%	97.7
	Storage	3.7 m ² / du	714.1		281.8
	Patios, Roof Deck etc.	DOP Discretion			ALL
	Parking, Mech. etc.	DOP Discretion			ALL
Dwelling Unit Type and Size					<u>Units</u>
	Studio				89.0
	1 Bedroom				84
	2 Bedroom				10
	3+ Bedroom				<u>10</u>
					193.0
Horizontal Angle of Daylight		<u>angle</u>	<u>m</u>		
	All Habitable Rooms	1 at 50°	3.70		complies
Acoustic					
		2 at 70°	3.70		complies

Parking ⁵			Minimum	Maximum				
					spaces			
Parking ⁵	Residential		0	0	9			
	Residential Accessible		7		7			
	Residential Visitor		<u>1</u>	<u>19</u>	<u>11</u>			
			8	19	27			
	Non-Residential		0	25	24			
	Non-Residential Accessible		<u>2</u>	-	<u>2</u>			
			2	25	26			
		Site Total		10	44	53		
	Standard		0		24			
	Small Car (25%)		0	11	20			
Loading ⁶		<u>A</u>	<u>B</u>	<u>C</u>	<u>A</u>	<u>B</u>	<u>C</u>	
	Social Housing	0	1	0	0	1	0	
	Church + Anc. Uses	<u>0</u>	<u>1</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	
	Site Total	0	2	0	1	1	0	
Bicycle ⁷		<u>A</u>	<u>B</u>		<u>A</u>	<u>B</u>		
	Social Housing	145	11		145	11		
	Church + Anc. Uses	<u>0</u>	<u>6</u>		<u>11</u>	<u>6</u>		
	Site Total	145	17		156	17		
Passenger ⁸		<u>A</u>	<u>B</u>	<u>C</u>	<u>A</u>	<u>B</u>	<u>C</u>	
	Social Housing	1	0	0	2	0	0	
	Church + Anc. Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
	Site Total	1	0	0	2	0	0	

NOTES

- Note on Site Area:** Site Area is based on the provided site survey prior to any consolidations or dedications.
- Note on Use:** This application proposes Dwelling Use; Social Housing, and Institutional Use; Church with ancillary Child Day Care Facility, Retail and Library Use.
- Note on Height and View Cones:** Height was measured to the top of the mechanical penthouse and complies with the maximum permitted height of 125.2 m.

This development application is also located within View Protection Zones 3.2.1, B1 and C1, (View of Mount Strachanm, Hollyburn Mountain and the Lions). Further illustration, including a 3D rendering is required to confirm that the development does not protrude into these view cones beyond the 0.6 m (2 ft.) balcony cantilever and the depth of the privacy screening which was supported at the rezoning stage. See also Standard Condition **A.1.5**.

Standard Condition [A.1.6](#) seeks confirmation of compliance with View Cones.

- Note on Density and Floor Area:** This application exceeds the permitted floor area maximum of 15,610.0 sq. m, by approximately 71.4 sq. m. This is due to the floor area exclusion of in-suite storage areas that do not qualify for FSR exclusion. The proposed in-suite storages for dwelling units on Levels 6 to 10 must meet the dimension and size requirement to be eligible for FSR exclusion, as clarified under the [Storage for Multiple Dwellings Bulletin](#).

This application is also seeking thermal wall exclusions, which must be identified on the drawings and confirmed by a Building Professional as per Section 10.11. Standard Condition [A.1.7](#) seek compliance with FSR maximums and supporting documentation for proposed thermal wall exclusions.

- Note on Dwelling Unit Size and Type:** As per Section 11.10, Dwelling units must be a minimum of 29.7 sq. m.. Dwelling Units sizes are to be measured form the inner walls and exclude in-suite storage floor area exclusions. The dwelling unit sizes noted appear to be measured from the outer walls and includes in-suite storage which do not qualify for floor area exclusion. Standard Condition [A.1.8](#) seeks illustration of compliance with dwelling unit size.
- Note on Parking:** Parking was calculated under Section 4.3.1, 4.3.2, 4.3.4 and 4.8.4 of the Parking By-Law. The minimum parking requirements for this site require that the development provide accessible and visitor parking. The proposed 9 accessible spaces and 11 visitor space meet the minimum requirements of 9 accessible spaces and 1 visitor space.
- Note on Loading:** Loading was calculated under Section 5.2.1 and 5.2.3 of the Parking By-Law. An additional one Class B spaces is needed to meet the required number of spaces. Staff support the provision of 2 Class A loading spaces in lieu of 1 Class B.
- Note on Bicycle:** Bicycle Spaces was calculated under Sections 6.2.1.2 and 6.2.2.4. The proposed Class A and B spaces meet the minimum requirements, however confirmation is required that all residential units are Senior citizens housing as defined under Section 2. Standard Condition [A.1.9](#) seeking confirmation of type of social housing for each dwelling unit. Confirmation may result in a different rate.

• **Legal Description**

Lot: 35 - 38
Block: 114
District Lot: 541
Plan: 210

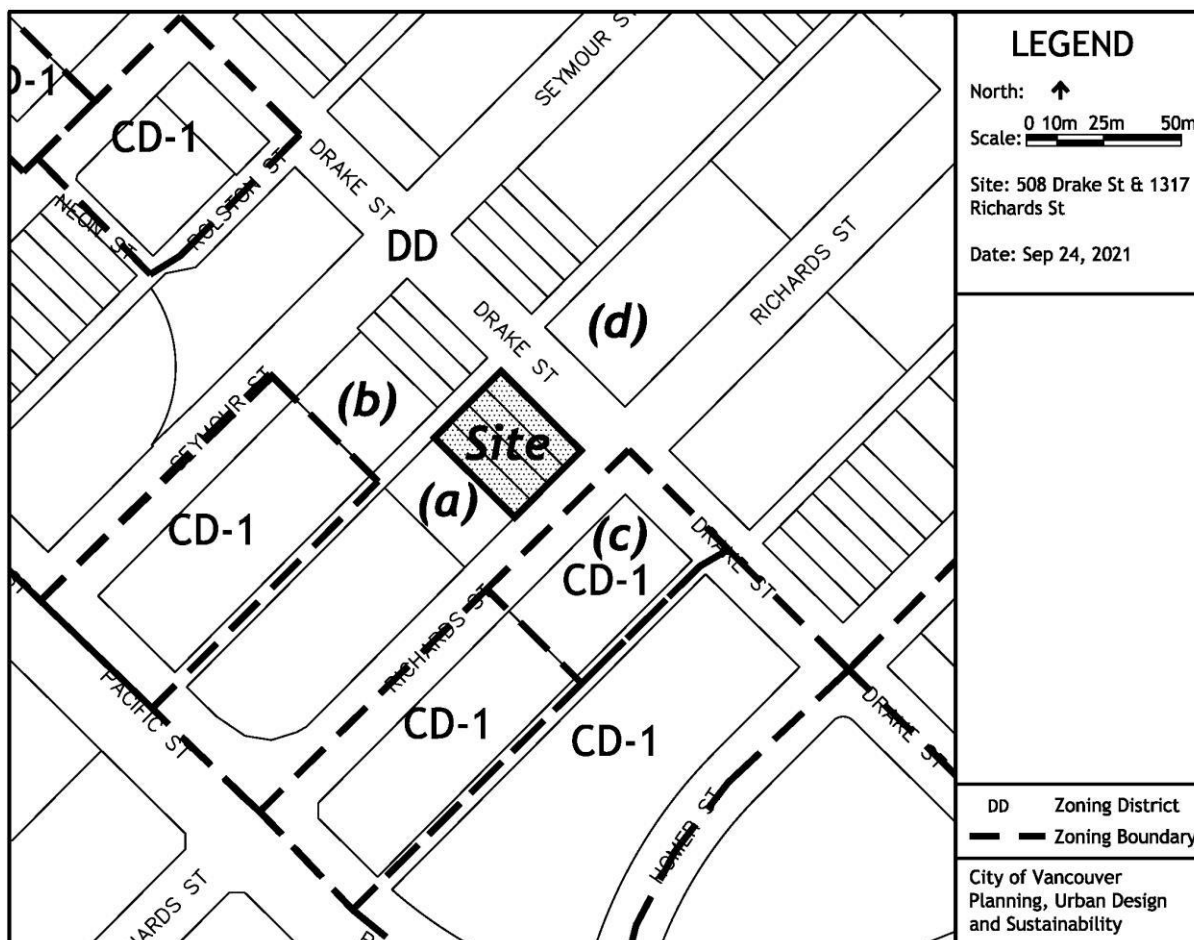
• **History of Application:**

21/06/17 Complete DE submitted
21/09/01 Urban Design Panel
21/09/29 Development Permit Staff Committee

• **Site:** The site is located at the southwest corner of Drake and Richards streets and is comprised of two legal parcels. The site area is 1,115 sq. m (12,002 sq. ft.) consisting of a 30.5 m (100 ft.) frontage along Richards Street and a 120 ft. site depth along Drake Street. The surrounding blocks are zoned DD and CD-1.

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

- (a) 1321 Richards Street: Kindred Place, 12-storey social housing
- (b) 1338 Seymour Street: Karis Place, 11-storey social housing
- (c) 1310 Richards Street: 43-storey strata tower
- (d) 1295 Richards Street: 23-storey strata tower



• Background:

The site is located in the New Yaletown sub-area of Downtown South. To the west are two social housing buildings of five and ten storeys at 530 and 575 Drake Street. Directly south is the 12-storey Kindred Place at 1321 Richards Street with 87 units of supportive housing. The 11-storey Karis Place at 1338 Seymour Street is across the lane with 105 units of social housing. The remaining adjacent blocks primarily contain newer strata and rental buildings from 23 to 43 storeys.

This Development Permit (DP) application was submitted on June 17, 2021 for the development of this site under the approved CD-1 By-law. The application is comprised of a four-storey podium containing cultural and institutional uses including a place of worship, learning centre, social rooms and a small cafe with a residential tower above. The development is governed by the site-specific CD-1 (pending) By-law and associated rezoning conditions, approved at public hearing on June 15, 2021.

This application proposes 193 social housing units, owned and operated by MCYH Multigenerational Housing Society. The Society is a registered charitable organization that plans to operate social housing and provide supports to low income individuals, seniors, families, and people with disabilities in Canada.

This project, if approved, would advance a number of City housing policy objectives and strategic directions, including those articulated in *Housing Vancouver Strategy* (2017) and in addition to meeting provincial affordability goals.

The primary target group of the non-profit operator is seniors and people with disabilities therefore the proposed unit mix focuses on studios and one-bedroom units. The project will include primarily studio and one-bedroom units for seniors, in addition to approximately 10 per cent (20 units) family units, including 5 per cent two-bedroom units, and 5 per cent three-bedroom units.

The proposed form of development is shaped primarily by the protected public views that cross the site. This results in a slender flatiron tower rising from level 10 and above with the maximum height defined by view cone 3.2.1 at approximately 125 m (410 ft.) in height. The form of development approved in principle by Council includes a 1.8 m (6 ft.) tower cantilever over the public realm of both street frontages that allows for larger tower floor plates to support the viability of this social housing proposal. The approved form of development also includes consideration for a minor encroachment into protected public view B1 (Charleson Seawall) for cantilevered balconies only, which improve livability for several of the social housing units located in the tower's upper floors.

The primary material palette includes limestone-like porcelain panels on the podium partially concealed by punched patterned decorative metal screens. These screens carry up the tower facades providing privacy for balconies above and are a defining architectural feature of the proposal. The patterning of the screens are informed by traditional Islamic geometry. White metal panel is the primary cladding material proposed for the tower. Following the rezoning approval, spandrel glass has been incorporated to help break down and modulate the tower elevations.

The proposal was reviewed by the Urban Design Panel on September 1, 2021 and was supported unanimously with recommendations. The UDP's comments have been considered by staff and incorporated into the conditions of approval.

• Applicable By-laws and Guidelines:

- *CD-1 (pending) By-law approved by council on June 15, 2021*
- *Conditions of Rezoning Approval (2021)*
- *View Protection Guidelines (1989, amended 2011)*
- *Downtown South Guidelines (1991, amended 2019)*

- *Housing Vancouver Strategy (2017)*
- *Green Buildings Policy for Rezoning (as amended in 2018)*

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

CD-1 (pending) By-law

Use and Density: the proposed uses conform to the provisions of the pending CD-1 by-law. The proposed density exceeds the permitted density in the by-law, as noted in the Technical Analysis. This is related to some of the in-suite storage dimensions. Staff seek further confirmation of density through noted Standard Condition **A.1.5**.

Height: the proposed height complies with the permitted height in the CD-1 by-law.

Response to Conditions of Rezoning Approval

The following summary presents staff’s assessment of the urban design conditions of rezoning approval.

Condition of Rezoning Approval	Staff Assessment of Response
Rezoning Condition 1.1 required any proposed encroachment into view cone B1/C1 (Charleson Seawall/Laurel Landbridge) be no more than a modest 0.6 m (2 ft.) balcony cantilever and the depth of the privacy screening only	The submitted development permit application meets this requirement. Staff conclude that the proposed balcony encroachment remains supportable, subject to conditions in Appendix A.
Rezoning Condition 1.2 required compliance with the height limits of the Queen Elizabeth Park protected public view	This requirement has been reconfirmed through the Development Permit process. Standard Condition A1.3 reiterates this requirement.
Rezoning Condition 1.3 required the proposed building’s cantilever to encroach no more than 1.8 m (6 ft.) into the required 3.6 m (12 ft.) public realm setbacks along Drake and Richards Streets	This requirement has been reconfirmed through the Development Permit process.
Rezoning Condition 1.4 required an increased overall amount of indoor common amenity area available to all residents	This requirement has been met by providing confirmation that ensures all residents have reasonable access and use of the gathering spaces located within the podium levels.
Rezoning Condition 1.5 required an improved interface with the public realm	Since rezoning the entry experience on Richards Street has been revised and seating and an additional tree have been incorporated. The lane elevation has been improved with additional windows, lighting and vine planting to improve the pedestrian experience. Recommended Condition 1.1 requires further development of the public realm interface in response to staff review and Urban Design Panel commentary, including enhanced expression and visibility of the residential entry, improvements to the building core and exiting strategy along Drake Street, increasing visibility at lower levels, and design mitigation to avoid dewatering and/or falling ice on the accessibility ramp.
Rezoning Condition 1.6 required improvements to project livability	Since rezoning livability of the units has been improved by providing a minimum 3.6 m (12 ft.) width for studio units in the podium and by providing additional balconies for all family units and for many smaller units within the tower.

	<p>Recommended Condition 1.2 requires further development of unit livability in the tower floor plate to mitigate the impact of the angled geometry, improve the usability of kitchen layouts and review the impact of in-suite storage locations. This is in response to staff review and Urban Design Panel commentary.</p>
<p>Rezoning Condition 1.7 required design development to the west podium elevation, where interfacing directly with the adjacent Kindred Place development, to mitigate any potential impact on existing residences</p>	<p>This condition has been met by increasing the west podium setback to a minimum of 3.6 m (12 ft.), which increases light and air penetration for the existing units on the adjacent property. The proposed windows have been removed from the prayer hall for increased privacy.</p>
<p>Rezoning Condition 1.8 required an improved architectural expression by exploring opportunities to create a more coherent, elegant, and quality appearance to the overall tower expression, with particular attention to the west façade and top of the tower</p>	<p>The applicant has responded to this condition by developing the decorative screens to resolve themselves in a simplified tower top expression that provides a shading element for the rooftop amenity space and by incorporating spandrel glass to help break down and modulate the tower elevations.</p> <p>The Standard Condition A.1.1 requires further design development to architectural expression in response to the rezoning conditions and commentary from the Urban Design Panel. This includes improved solar shading strategy for residential units facing southwest, further distinguishing the common amenity spaces on level 10 as distinct from the residential units above, and increasing color and material variety in material and/or fenestration application on the west façade.</p>

View Protection Guidelines

The subject site falls under three Council-approved protected public views, B1 (Charleson Seawall) and C1 (Laurel Landbridge) which define the distinct flatiron shape of the tower, and 3.2.1 (Queen Elizabeth Park) which defines the maximum building height. The CD-1 By-law does not permit any building to extend into protected public views except for consideration of a limited cantilevered balcony encroachment up to 0.6 m (2 ft.) intended to improve the livability of units within the tower, as outlined in the rezoning condition 1.1. Staff conclude that the proposed balcony encroachment remains supportable, subject to conditions in Appendix A.

Downtown South Guidelines

The Downtown South Guidelines generally intend to assist in the creation of a distinct urban character for Downtown South, to encourage energy efficiency through site planning and building design, to ensure a high standard of livability for residential projects and the area as a whole and to ensure high quality development.

The site is located in the new New Yaletown sub-area where the guidelines seek a 3.7 m (12 ft.) public realm setback along both Drake and Richards streets. The setbacks are intended to extend the full height of a building. For this proposal, the podium up to 24.3 m (80 ft.) maintains the expected setback. Above 24.3 m (80 ft.), the residential tower cantilevers 1.8 m (6 ft.) into the setback over the public realm on both street frontages. This cantilever allows for larger floor plates to support project viability. A cantilever at this height still allows a high-quality public realm for the growth of street trees, access to daylight, and access to views.

Within the expected public realm setback, the guidelines anticipate a 0.6 m (2 ft.) sidewalk expansion, 1.2 m (4 ft.) for a second row of street trees and 1.8 m (6 ft.) for transition landscaping, patios or gardens.

These guidelines informed the development of the rezoning conditions of approval. Staff conclude that the application meets the intent of the Downtown South Guidelines, subject to the conditions of approval contained in this report.

Housing Vancouver Strategy

In November 2017, Council approved the *Housing Vancouver Strategy and Housing Vancouver Strategy Three-Year Action Plan* (Strategy and Action Plan). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining the diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with government and non-profit partners to deliver housing for the lowest income households.

Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50% of the new units are to serve households earning less than \$80,000 per year, and 40% are to be family-size units. This Development Permit application will contribute towards the targets for social housing units to be delivered under the City’s Social Housing or Rental Tenure (SHORT) program, a program identified within the *Strategy and Action Plan* to expedite the processing of social housing projects.

By delivering 193 new social housing units, this development permit application would contribute to the targets for new Social, Supportive and Co-op housing units in the *Housing Vancouver Strategy (2017)*. Table 1 below shows the progress toward these targets.

Table 1:
Progress Towards 10 Year Housing Vancouver Targets for Non-Market Housing as of June 30, 2021

Housing Type	10-Year Targets	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	6,474

Note: Progress towards 10-year Housing Vancouver targets began in 2017, figures include Temporary Modular Housing

● **Conclusion:**

The proposal represents a significant intervention in a highly visible area of Downtown South. The applicant has demonstrated consideration of this context. In addition, the project will deliver on significant social housing goals while knitting into the existing high-density urban fabric. Further refinements are recommended to the public realm interface and to the livability of the units, as outlined in the recommended conditions of approval.

The application conforms to the intent of the form of development in the rezoning approval. Staff conclude that the proposal, on balance, will contribute positively to the neighbourhood and community. Staff recommend approval of this proposal subject to the outlined recommended conditions, and those in Appendix A.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on September 1, 2021, and provided the following comments:

EVALUATION: Support with recommendations (8/0)

Derek Robinson, Development Planner, began by providing an overview of the site and context followed by a brief summary of the proposal, noting this is a social housing project proceeding under the City's expedited SHORT program.

A brief summary of the previous UDP review during the rezoning phase was provided followed by a description of the key design development updates since rezoning, including materiality, architectural expression, the west building interface, unit livability and the public realm interface.

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

Please comment on the revisions since rezoning and the overall performance of:

- The tower expression, in particular the west elevation and the tower top
- The public realm interface, in particular the building core fronting Drake Street and the entrance experience along Richards Street; and
- The livability of the units, in particular the units located in the triangular tower

Applicant's Introductory Comments:

Al Johnson began by presenting the cultural design references for the project. Jamatkhana includes numerous secular spaces for use by the broader community.

Architectural forms and interior spaces are influenced by geometry and the desire for tranquility, balance and overall sense of stability.

Geometry - the geometric pattern being proposed was felt to be appropriate for the Cultural Religious spaces in the podium.

Privacy - varying levels of privacy are required for the numerous spaces that make up the Jamatkhana. Extensive clear glass is used at the lower lobby to provide increased porosity at the public realm, while an overlay of decorative screens provide a degree of privacy important for upper level gathering spaces where required.

Cyan is being used as an accent colour for a grid of spandrel glass squares that form a secondary pattern on all tower facades and is a culturally appropriate colour for this project.

Materiality

A simple restrained palette of materials is being proposed to reflect the architectural program of the Jamatkhana and the residential units above.

High quality durable materials include metal panel wall cladding and soffits, coloured spandrel glass and decorative geometric laser cut metal screens.

Large format porcelain slab "limestone like" panel cladding on the podium serves as a counterpoint to the screen that are suspended above the main lobby.

A pattern of round coloured glass openings in the stairwell wall facing Drake St will provide further animation to the façade when lit at night from within.

Decorative screen

The revised design geometry of the decorative screen was deemed more appropriate in consultation with a specialist on Islamic geometric patterns, while also meeting client objectives in providing various levels of privacy.

The laser cut screen and diagonal braced hollow core aluminum frame at the lower podium levels are pulled away from the glass to facilitate access for cleaning; while the tower screens are a more intimate to

provide a level of privacy and sense of security for the corner triangular balconies while adding depth and texture to the tower facades.

Urban Realm at Richards and Drake

The sidewalk width along Richards St has been expanded with 3 built-in benches being added at the terraced planter. A second linear planter has been included between the ramp and the lobby curtain wall glazing to create a more welcoming landscaped green arrival experience. The entry stair has been further broken down into a series of platforms providing areas for informal gathering.

Steel frame canopies with coloured glass define both the Jamatkhana entry on Richards St and the residential lobby on Drake St.

West Façade

The overall architectural expression of the tower has been further simplified to achieve a more cohesive vertical expression on all elevations with a clarity of materials. Repetitive vertical bands of metal panels are broken up by a secondary grid of windows that are punctuated by light, dark and coloured spandrel glass. A partially recessed balcony has been added to the west facing studio unit while corner balcony sizes have been increased for enhanced livability.

Amenity Spaces

The residents of the building will have access to various proposed institutional amenity spaces located in the lower podium levels of the building. These spaces include the social hall and various meeting multi-purpose rooms. These amenities are in addition to the fitness facility, party room, outdoor play space, garden plots and roof terraces that are for the exclusive use of the residents.

Livability of the suites

- Further defining livability of the suites
- Detailed units plans showing furniture have been provided for all units
- Cooling will be provided in all units
- Corner balconies have been enlarged Juliet balconies added
- Lower podium level units have had balconies added

Peter Kreuk presented on the landscape improvements. He noted the following:

- Lighting added to the walls and building face to increase the level of interest in the evenings.
- Seating added along the Richards St frontage to create some opportunities for socialization.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by MR. LISTER and seconded by MR. FRANCL and was the decision of the Urban Design Panel:

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

1. Improve solar shading of residential suites particularly on the western exposure.
2. Improve legibility of residential entry on Drake St.
3. Design development to the landscape design at the Boulevard.
4. Design development to suite layout and suite mix to improve livability.
5. Consider enhanced accessibility features in all suites.

Panel Commentary

General support from the panel for the overall architectural and urban design as presented in this proposal and the changes from rezoning to DP were for the most part well received and appreciated.

General support and appreciation from most panel members on the tower form and it's response to view cones, creating the most out of the geometry that's available.

General support from the panel for the simplicity and refinement of the graphic motifs of the louver.

Some panel members noted concerns around the west exposure of glass and encourage further development of sun shading devices along that exposure.

The panel noted concerns with the core as it emerges from the top of the building. Panel suggested further exploration of the core as it moves through the building.

The panel noted there has been some positive development related to the core in response to the rezoning at the ground level but as it moves through the tower, some panel members noted the challenges it creates within the suite layouts. Panel suggest further review and exploration of the opportunities a revised core might offer to both the suite layouts and how that will resolve at the roof level in terms of public realm.

A panel member noted concern within the landscape authenticity particularly at the boulevard and encouraging some innovative strategies to avoid AstroTurf if possible.

The panel noted several concerns around the livability of the suites in the tower, particularly the tight dimensions and nature of the unit mix and high number of studio units.

Livability of the tower units, particularly the sharp corners at the top results in some strange configurations in terms of the kitchen and the relationship to the dining and living spaces. However, given the restrictions of the building footprint, this difficulty is understood.

Units on the lower floors are well planned and well configured and will serve the residents well. Panel members encourage more family-oriented units, where possible.

The panel appreciates the accessibility incorporated and encourage further exploration of additional measures that are more comprehensive.

Regarding the tower expression and response to the corridor component, the panel noted the architectural expression creates a strong delineation between podium and tower, which creates interest and works well to break up the complexity of the different programmatic uses of the building.

A Panel member noted the treatment of the core is a lost opportunity for this building. Moving the core east could eliminate the small corner spaces for bathrooms off the east sides of tower units and allow for greater consolidation of the livability of the space on the west side of the building.

A Panel member noted the location of the core is fighting with the unit layouts and livability.

Regarding the public realm, a Panel member noted the premise put forward of trying to create something discreet and minimal to differentiate between the two entrance ways.

Panel supports how landscape and seating is activated on the street.

Panelist noted the precedent of the courthouse with hanging plants that support the minimalism of the building.

Panelist not concerned with the expression of the elevator core as perhaps compared to the initial presentation, particularly the way it comes down to the Drake St frontage and presents itself to the street. Panelist noted the differentiation of the entry for the public vs private residential entrances, and how the private entry on Drake St is a bit underwhelming, given the scale of this building and the number of residences. This entry could be amplified and raised to give a greater sense of presence on to Drake St.

The building itself and presentation to the south and west does beg for some degree of louver or solar shading to give it some protection from the solar exposure on that façade; otherwise the screening that appears elsewhere on the façade will do a beautiful job both architecturally and in terms of screening fenestration

Panelist noted the minimal artwork for this project. Encourage accommodating art that is inspired from the community.

Panelist appreciate the addition of cooling systems to make units more livable.

Panelist noted the ramp is too inviting, suggest wayfinding, making discreet signage at the bottom of the ramp so people do not go up.

A panel member encouraged the applicant to further explore the accessibility features of the accessible and universal units. The bathrooms are large in scale and are adaptable. Encourage incorporating some of the ideas from the universal design into all units.

Applicant's Response: The applicant team thanked the panel for their comments.

ENGINEERING SERVICES

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

BUILDING REVIEW BRANCH

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

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

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

NOTIFICATION

A development permit information sign was installed on the site and confirmed with photos from the applicant July 22, 2021. The development application materials were posted online at shapeyourcity.ca.

There were no responses to the site sign notification.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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

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

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



J. Greer
Chair, Development Permit Staff Committee



D. Robinson
Development Planner



K. Hsieh
Project Coordinator

Project Facilitator: J. Borsa

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

- A.1.1 the pending CD-1 By-law can and does become enacted by City Council;
- A.1.2 the proposed form of development can and does become approved by City Council;
- A.1.3 design development to enhance the architectural expression of the western tower elevation and tower top by incorporating further variety and visual interest. This condition relates to Rezoning condition 1.8;
- i. provision of an improved solar shading strategy for residential units facing southwest;
 - ii. further distinguish the common amenity spaces on level 10 as distinct from the residential units above. This could include providing additional glazing to increase solar access to the common amenity rooms and improve the visual relationship with the outdoor roof deck space;
 - iii. provision of increased variety in material and/or fenestration application on the west façade; and
Note to Applicant: this may be achieved by subtly alternating floor plans. Consider the addition of a small kitchen window for some units labeled 'TC' and/or variation of the fenestration treatment within the circulation corridor or otherwise modulating the façade through similar architectural means.
 - iv. explore further color variation of the white metal panel cladding on the west façade;
Note to Applicant: consider exploring a subtle grey patterning applied to the metal panels which relates in some way to the design motif of the decorative panel screens.
- A.1.4 confirmation that any proposed encroachment into view cone B1/C1 (Charleson Seawall/Laurel Landbridge) is no more than a modest 0.6 m (2 ft.) balcony cantilever and the depth of the privacy screening only. See also Standard Condition [A.1.5](#);
- A.1.5 design development to ensure no other construction encroaches into any Council-approved protected public view cone. This condition relates to Rezoning conditions 1.1 and 1.2;
- A.1.6 confirmation of compliance with View Protection Zones (3.2.1, B1 and C1);
Note to Applicant: 3D Model and renderings should note geodetic heights on all corners of the development and illustrate the development clearly under the view cones heights.
- A.1.7 confirmation of compliance with Section 5 (Floor Area and Density) and Section 10.11 (Thermal Wall Exclusions) of the CD-1 By-Law through verifiable and updated FSR verification package including:
- i. dimension and label all uses; and
 - ii. dimension and identify proposed in-suite storage and thermal wall floor area exclusions;
-

Note to Applicant: In order to be eligible for storage exclusions, the in-suite storage must be located in a single room, must have a minimum clear horizontal dimension of 1.2 m in all directions. Areas that contain laundry space do not need to be physically separated from the storage space but are not eligible for floor area exclusions. Ensure dimensions on floor plans and FSR verification sheets are coordinated.

- A.1.8 confirmation of compliance with Section 11.10 (Dwelling Unit Size) of the Zoning and Development By-Law;

Note to Applicant: Provide illustration of each dwelling unit size as specified under Notes on Dwelling Size. Consider providing a dwelling unit legend key or matrix. See also Standard Conditions [A.1.14](#).

- A.1.9 confirmation of compliance with Sections 4 to 7 (Parking, Bicycle, Loading and Bicycle Spaces) of the Parking By-Law including:

- i. provide an additional (1) Loading Class B;

Note to Applicant: Ensure project data for parking, loading, bicycle and passenger spaces include the required, proposed, type of spaces and TDM variances noted. Staff support providing 2 Class A in lieu of the additional Class B.

- ii. confirm social housing unit type (HILS, low end, shelter etc.) for each dwelling unit;

Note to Applicant: Bicycle rate requirements differ for each social housing type. This information is required to determine accurately how many bicycle spaces are required for this development. Further conditions may be required.

- A.1.10 provision of the following typical architectural and key design details to sufficiently understand the proposed architectural expression:

- i. treatment of feature staircase located at southeast corner of the ground floor lobby;
- ii. decorative screening panels;
- iii. balcony and tower cantilever soffit treatment; and
- iv. any encroachment of balcony and guardrail into Council-approved view cones (refer to [A.1.4](#));

Note to Applicant: Architectural design details, rather than building envelope or construction details, are required for development permit review. The intent is to ensure the provision of high quality materials and construction. Review of these drawings may result in additional Urban Design comments or conditions.

- A.1.11 identification on the architectural and landscape drawings of any built features intended to create a bird-friendly design. This condition relates to Rezoning condition 1.9;

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

- A.1.12 design development to locate, integrate and full screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meter in a manner that minimizes their impact on the building's open space and the public realm;

- A.1.13 provision of a vertical vent space to accommodate any future proposed restaurant exhaust from the retail ground floor levels, and any other kitchen areas of the building;

Note to Applicant: The intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building.

- A.1.14 provision of revised drawings package, which includes the following:

- i. label below grade storage as residential for FSR exclusion;
- ii. remove floor plan of adjacent building on site plan
- iii. provide north arrow on all plans;
- iv. note the following on plans;
 - a) "All building dimensions, setbacks and yards are to the outside of cladding";
 - b) "Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555";
 - c) "The acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations"; and
 - d) "Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building";

- A.1.15 design development to incorporate CPTED measures including the following:

- i. ensure clear view lines and good lighting around building access points including elevator and entry entries and fire exits;
- ii. provide white walls in parking areas;
- iii. avoid deep alcoves and concealed spaces; and
- iv. reduce opportunities for graffiti around the building with graffiti deterrent paint, planting, murals or artworks on blank walls;

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

Standard Landscape Conditions

- A.1.16 design development to replace the artificial turf with sod, on Richards Street boulevard;

Note to Applicant: Artificial turf is not acceptable and is shown on the landscape plan along the front boulevard of Richards Street.

- A.1.17 provision (or further development) of landscape features intended to create bird friendly design;

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples

of landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <https://guidelines.vancouver.ca/B021.pdf>.

- A.1.18 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

“Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees.”;

Housing Regulation

- A.1.19 maintain the proposed unit mix, including 46 per cent studio units, 44 per cent one-bedroom units, and a minimum of 5 per cent two-bedroom units and 5 per cent three-bedroom units;

A.2 Standard Engineering Conditions

- A.2.1 provision of a letter of credit, as per offsite services agreement;

- A.2.2 provision of interpolated building grades (BGs) at the property line in front of all new entrance, parking stalls, parking ramps. (See BG letter and attached pdf for more information);

Note to Applicant: Ensure that the survey monument used is the same as the issued BG plan. See BG letter and attached pdf for more information.

- A.2.3 submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for in the rezoning. Where a design or detail is not available, make note of the improvement on the site and/or landscape plans. Submit a copy of the updated plan to Engineering for review noting the following:

- i. provision of the following notation on the plan: "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion";
- ii. increase front boulevard to 1.22m (4') on Drake St to accommodate the existing trees with the existing cut outs; and
- iii. include Downtown South leaf stamps;

- A.2.4 provision of improved access and design of bicycle parking and compliance with the Bicycle Parking Design Supplement, including provision of the following:

- i. automatic door openers for all doors providing access to Class A bicycle storage; and
- ii. provision of Class B bicycle parking as per Bylaw. It appears that the room is labelled strollers and is shared with Class B bicycle parking;

- A.2.5 provision of improved access and design of loading spaces and compliance with the Parking and Loading Design Supplement, including provision of the following:

- i. provision of 1 Class A passenger loading space;
-

Note to Applicant: The first Class A passenger loading space dimension are to be 4.0m width by 5.5m length and maybe located underground on the first parking level.

- A.2.6 notation of the following on all ground level and parking level plans:
- i. vehicle parking layout approved, subject to compliance with approved Transportation Demand Management (TDM) Plan;
- A.2.7 provision of the following information as part of the drawing submission to facilitate a complete Transportation review and may result in additional conditions:
- i. all types of parking and loading spaces individually numbered, and labelled on the drawings;
 - ii. section drawings showing elevations and minimum vertical clearances for accessible parking spaces and loading bays. These clearances must consider mechanical projections and built obstructions;
 - iii. areas of minimum vertical clearances labelled on parking levels; and
 - iv. design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances;

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- A.2.8 provision of a letter of commitment to release the Easement and Indemnity Agreement 144159M (a commercial crossing), prior to occupancy;

Note to Applicant: Arrangements are to be secured prior to issuance of the development permit, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition at the development permit stage.

- A.2.9 provision and maintenance of parking, loading, bicycle, and passenger loading spaces in accordance with the requirements of the Vancouver Parking By-Law;
- A.2.10 provision of a finalized Transportation Demand Management (TDM) Plan, to the satisfaction of the General Manager of Engineering Services;
- A.2.11 provision of a TDM Plan with a minimum of 12 points for the social housing use and 24 points for the place of worship use is required. The proposed plan achieves 11 points for the social housing use and 23 points for the place of worship use. A single TDM measure may count towards multiple land uses if it is usable by each land use. Refer to Schedule B of the TDM policy for detailed requirements for each measure. Provide TDM Plan as a separate package. The following additional information and clarifications are required to accept the TDM measures proposed:
- i. FIN-02 – Public Transit Passes:
 - a. provision of an operational plan detailing the level of contribution, how subsidies will be offered, and how it will be delivered; and
 - b. if available, provision of any additional information regarding this measure (e.g., online sign-up portals or additional marketing materials) that demonstrates how the property owner will offer transit subsidies.

- ii. ACT-01 – Additional Class A bicycle parking:
 - a. identification of the number and location of the additional Class A bicycle parking on plans.

Note to Applicant: Additional Class A bicycle parking spaces must meet the standards and minimums identified in the Parking By-law, and/or applicable Design Guidelines.
 - iii. ACT-03 – Enhanced Class B bicycle parking:
 - a. provision of concept design for enhanced Class B bicycle parking;
 - b. identification of the number, location and characteristics of the enhanced Class B bicycle parking on plans.
 - c. the Class B bicycle room must be for bicycle parking only. Remove the strollers label for the room.
 - iv. ACT-05 – Bicycle Maintenance Facilities:
 - a. notation and dimension location of facilities on plans;
 - b. bicycle maintenance facilities to be located with convenient access to from Class A bicycle spaces;
 - c. provision of an operational plan detailing the following: and
 - (a) a description of the amenities to be provided;
 - (b) a means of providing access to all residents, commercial tenants, and the public (if applicable); and
 - (c) a plan for maintaining these amenities.
 - d. if available, provision of any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/ instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.
 - v. SUP-01 – Transportation Marketing Services:
 - a. provision of a description of the services to be provided; and
 - b. if available, provision of any additional information regarding this measure (e.g., online signup portals or additional marketing materials) that demonstrates how the property owner will offer this service.
 - vi. SUP-02 – Real-Time Information:
 - a. identification of the general locations for proposed displays on plans;
 - vii. SUP-03 – Multimodal Wayfinding Signage:
 - a. identification of the general locations for proposed displays on plans;
-

- b. provision of conceptual design of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed; and
 - c. A letter of intent from wayfinding signage provider for the proposed signage.
- viii. OTH-01 – Innovative Strategies:
- a. identification of the location of the on-site or off-site amenities and services on plans; and
- Note to Applicant:** Provision of a description/operational plan of the amenities and/or services to be provided, a means of providing access to all residents, tenants, and employees and a plan for maintaining these amenities.
- Note to Applicant:** The proposed measure for the bicycle stand for the bicycle maintenance facility is not acceptable as a TDM measure. An additional 1 points is required to meet the minimum TDM plan requirement.
- A.2.12 subject to the acceptance of the finalized TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which identifies the following:
- i. secures provision of funding towards long-term TDM monitoring funding the amount of \$2 per square metre of gross floor area;
 - ii. Secures the provision of TDM measures on the site:
 - a. FIN-02 – Public Transit Passes
 - b. ACT-01 – Additional Class A Bicycle Parking
 - c. ACT-02 – Improved Access To Class A Bicycle Parking
 - d. ACT-03 – Enhanced Class B Bicycle Parking
 - e. ACT-05 – Bicycle Maintenance Facilities
 - f. SUP-01 – Transportation Marketing Services
 - g. SUP-02 – Real-Time Marketing Services
 - h. SUP-03 – Multimodal Wayfinding Signage
 - i. OTH-01 – Innovative Strategies
 - iii. permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed; and
 - iv. agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results;
- A.2.13 provision of compliance with the Transportation Demand Management (TDM) Plan, as per the finalized TDM agreements;
-

A.2.14 provision of a draft final Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the following:

i. Release Rate

- a. provide further information related to the proposed detention tank system and water quality unit on the RWM drawings such as the method of flow control (orifice size and control structure configuration), emergency bypass and relevant specifications for these features.
- b. calculation of any detention system volume to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 & Tier 2 practices.

Note to Applicant: The proposed release rate may require a very small orifice size. Generally a minimum orifice diameter of 75mm is recommended unless the Water Quality Treatment Unit is placed upstream of the flow control.

- c. revise the storage sizing calculations to use the Modified Rational Method equation as follows for determining the required storage volume to meet the release rate control requirement:

$$V = Q_p D - Q_0 \left(\frac{D + T_c}{2} \right), \quad (A.4)$$

where D is the duration of rainfall, Q_p is the peak runoff rate for D duration, and Q_0 is the maximum allowable discharge. To determine the volume, an iterative process of changing the rainfall duration is required.

Note to Applicant: The above method requires more storage volume for the proposed release rate and the release rate may need to be adjusted as a result.

- d. provide preliminary orifice sizing calculations and a stage-storage-discharge table for the proposed detention tank system.
- e. confirm how the proposed detention tank system will drain by gravity.

Note to Applicant #1: The P1 Architectural drawing shows a detention tank elevation of 11.09 metres, while Drawing RWMP2 indicates the invert of the storm connection at the property line to be 11.90 metres which appears to be above the detention tank invert.

Note to Applicant #2: Pumping systems for rainwater management purposes should be avoided unless used for harvesting purposes. If absolutely necessary, the design should allow for overflow to be directed to the storm sewer connection by gravity during storm events.

ii. General Requirements

- a. confirm where the proposed flow control structure is located and indicate its location on the RWMP drawings as needed.
 - b. indicate how the proposed detention tank and Water Quality system will connect to the storm service connection indicated on Drawing RWMP2.
-

- c. confirm that access to various components of the rainwater management system for maintenance purposes is considered the overall design.

- iii. Water Quality Target

- a. provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review for all proprietary devices:

- (a) product name and manufacturer/supplier;
- (b) total area and % Impervious being treated;
- (c) treatment flow rate; and
- (d) supporting calculations to demonstrate adequate sizing system based on the contributing drainage area;

Note to Applicant #1: Provide unit sizing details and supporting calculations for the proposed Jellyfish Water Quality system.

Note to Applicant #2: If the majority of the site (>=60%) is routed to appropriately sized landscape areas prior to draining to a water quality treatment unit, then a “pretreatment” unit certified by Washington State’s TAPE program may be proposed since cumulatively, the site will achieve the required 80% TSS removal by mass through a treatment train approach.

- iv. Volume Reduction

- a. provide additional details for the proposed green roof system on the landscape drawings.

Note to Applicant: The provided cross-section indicates that Xeroflor green roof system will be used, however specific model number(s) and/or component layer depths should also be indicated. Please also include supporting documentation on the green roof system proposed in the RWMP report.

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

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

- A.2.15 arrangements shall be made for the registration of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services prior to the issuance of the Development Permit;

Note to Applicant: The legal agreement restricts the issuance of a building permit until the final Rainwater Management Plan (RWMP) and Operations & Maintenance (O&M) Manual have been accepted by the City. The approved documents shall be attached to the Agreement as schedules and be registered on the property’s title. The rainwater management system shall be inspected as

necessary during and after construction. A Registered Professional is to inform the City by letter bearing their professional seal whether the system has been so constructed as per the accepted rainwater management plan and if not, sealed final design drawings showing the details of the modified system must be provided.

- A.2.16** provision of a final RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services and the City Engineer **prior to the issuance of any building permit:**
- A.2.17** provision of a final standalone Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services and the City Engineer **prior to the issuance of any building permit:**
- A.2.18 provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary; and
- A.2.19 provision of written confirmation that all required electrical plants will be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features

Note to Applicant: Key Plan should be revised to include all 3rd party utilities' proposed builds and please re-submit directly to the Utilities Management Branch at umb@vancouver.ca. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:

- i. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- ii. All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

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

- A.3.1 as required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter and Section 85.1(2)(g) of the Land Title Act, if applicable; and
- A.3.2 arrangements shall be made to the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site
-

and any contaminants which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this development, until a Certificate of Compliance for each of the on-site contamination and the dedicated lands, if any, have been issued by the Ministry of Environment and provided to the City.

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Building Review Branch contained in the Staff Committee Report dated September 29, 2021. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the “prior-to” response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **April 30, 2022**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All residential floor area must be used for Social Housing.
- B.2.3 Balconies must not be enclosed for the life of the building.
- B.2.4 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.5 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.6 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
-

- B.2.7 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- B.2.8 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**
-

BUILDING REVIEW BRANCH COMMENTS

The following comments are based on the preliminary drawings prepared by DA Architects and Planners Inc., dated June 16, 2021 for the proposed development permit. This is a preliminary review in order to identify issues which do not comply with the Vancouver Building Bylaw #12511 as amended (VBBL), and includes a review of Subsection 3.2.5. "Provisions for Fire Fighting".

Project Description: To develop a new 41 storey mixed use building containing a place of worship and 193 dwelling units (social Housing) all over 5 levels of underground parking having vehicular access from the lane.

1. Building safety facilities such as central alarm and control facility, fire fighter's elevator, and stairwells equipped with standpipe connections shall be coordinated with the location of the firefighters' entrance.
2. This is a high-rise building and VBBL 3.2.6. requirements for high buildings apply to the entire building.
3. *A stairway serving floor below the lowest exit level shall be separated from the stairway serving upper storeys; refer to 3.2.6.2.
4. Additional exit may be required from storage garage where security gate is provided.
5. Exits shall conform to Section 3.4 of the VBBL.
6. No more than one exit from a floor area is permitted to lead through a lobby; refer to Article 3.4.4.2. It appears that at least 2 exits from the place of worship/ church lead through 2 separate lobbies (the Residential lobby and so called "vestibule" facing Richard Street).
7. * It appears that 1st through 5th levels are interconnected. Openings through floor assembly shall conform to Subsection 3.2.8.
8. An exit opening into an interconnected floor space shall be protected at each opening into the interconnected space by a vestibule; refer to Article 3.2.8.4.
9. The loading dock is not permitted to open directly into an exit corridor.
10. * Storage garage security shall conform to Article 3.3.7.7. A stair shaft serving a storage garage shall serve only the storage garage, shall terminate at the storey that contains other than storage garage occupancy, and shall exit directly to exterior; refer to 3.3.7.7.(3) & (4).
11. Means of egress shall be provided from the amenity space at Level 11 in conformance with Article 3.3.4.4; refer to Article 3.3.1.2.
12. Additional code requirements may arise if the childcare facility or social hall operate as a separate tenant spaces.
13. "Plans to show a route/s for future kitchen ventilation system exhaust/s.
14. Enhanced accessibility requirements of Sentence 3.8.3.1.(2) shall apply to all dwelling units served by elevator and a public corridor.
15. All dwelling units shall conform to Section 3.8.5 of the VBBL.
16. The building/s is required to conform to Part 10 of the VBBL.

*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.
