
**CITY OF VANCOUVER
PLANNING & DEVELOPMENT SERVICES**

**DEVELOPMENT PERMIT STAFF COMMITTEE
MEETING
April 3, 2019**

**FOR THE DEVELOPMENT PERMIT BOARD
April 29, 2019**

**600 Robson St (COMPLETE APPLICATION)
DP-2018-01155 – DD**

SC/MC/DY/ZJ/JC

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
C. Yee, Engineering Services
C. Chant, Engineering Services
D. Naundorf, Housing Policy and Projects
C. Buckham, Social Policy

Also Present:

S. Chang, Urban Design & Development Planning
D. Ying, Urban Design & Development Planning
M. Cheng, Development Services
J. Catarino, Development Services
M. Tatra, Development Services

APPLICANT:

Derek Newby
Perkins + Will Architects
1220 Homer St
Vancouver, BC
V5B 2Y5

PROPERTY OWNER:

Boutique Development Inc.
300-526 Granville St
Vancouver, BC
V6C 1W6

EXECUTIVE SUMMARY

- **Proposal:** To develop this site with a 13-storey building with retail uses at ground level and office above; all over three levels of underground parking accessed through a shared access agreement with Capitol Residence (833 Seymour Street). The proposed floor space ratio (FSR) is 5.5 (approx. 65,976 sq ft) including a Heritage Density Transfer from a donor site at 40 Powell St (5,998 sq. ft.).

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. Public Plaza/Public Realm

● **Urban Design Panel: SUPPORT**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2018-01155 submitted, the plans and information forming a part thereof, thereby permitting the development of a 13-storey commercial building with retail uses at ground level and office above; all over three levels of underground parking accessed through a shared access agreement with Capitol Residence (833 Seymour Street). The proposed floor space ratio (FSR) is 5.5 (approx. 65,976 sq ft) including a Heritage Density Transfer from a donor site at 40 Powell St (5,998 sq. ft.), subject to the following conditions:

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

1.1 design development to improve the quality of the plaza design and public realm to engage and enhance the public experience with the following:

- i. refine design of raised terrace to clearly distinguish as an inviting public space;

Note to Applicant: this can be achieved by adding steps oriented to face Seymour Street. Opportunities for social activity such as tables and chairs for outdoor eating are encouraged.

- ii. enhance safety and activation of the Plaza by minimizing extent of blank wall facing Seymour;

Note to Applicant: exterior door located northeast of bike stalls can be oriented to be more visible from Seymour.

- iii. increase pedestrian interest by providing varied, patterned, or finely detailed green wall screen (existing party wall location);

Note to Applicant: proposed climbing mesh is exposed until vine can establish to reach 85' height. Refer to Standard Condition A.12.

- iv. strengthen entry sequence to provide a more intimate scale and to include a more visible building entry given the significant setback from the street;

- v. enhance soffit condition at double height outdoor spaces at level 2 and 6 visible from the street;

Note to Applicant: this can be achieved through cladding material, colour, subdued lighting, while considering potential livability conflicts for nearby residential buildings.

- vi. lighting and signage strategy to reinforce a more intimate pedestrian scale and lighting after office hours; and

- vii. consideration to add carefully detailed and integrated public art to the plaza as noted in Urban Design Panel presentation drawings.

1.2 confirm the successful retention of tree #03 and #04 and provide the following information;

- i. any pruning of branches must be done by Park Board personnel and any pruning of roots over 2" in diameter may on be done under Park Board approval;

- ii. all excavation must be done under supervision by an ISA certified arborist. Any roots encountered and any damage or pruning performed must be photo-documented, to help Park Board assess the total root impacts;
- iii. excavation at the property line should be minimized and executed carefully to protect existing roots. Vertical excavation for the parkade should be done with shotcrete shoring for stability;

Note to Applicant: Every effort should be made to avoid extra excavation and to protect the existing roots.

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

“Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board.”; and

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

- v. it is preferred that the arborist tree management plan becomes the primary document for tree removal / protection related matters and should be submitted at large scale with the revised submission package; and
- 1.3 design development to provide additional green coverage at the Entry Plaza on Seymour Street, to achieve a better balance between hard and soft landscape.

2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.

3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• **Technical Analysis:**

Technical Review for: 600 Robson Street				DD	DP-2018-01155
PERMITTED / REQUIRED				PROPOSED	
Site Size				Overall	99.95 / 99.96 ft by 120.02 ft
Site Area				Per Survey Plan	11,996.00 ft ²
Uses	Area C3 Office Commercial Retail Commercial			General Office Retail	Levels 2 to 13 Level 1
Height	View cones 3.2.2 QE Park to the Downtown skyline and North Shore 9.2.1 Cambie Street to North Shore mountains Area 5 Basic maximum height 299.87 ft			View cones 3.2.2 9.2.1 Top of roof parapet 214.57 ft	Comply Comply
Density ¹	Area C3 Maximum FSR 5.00 FSR 10% heritage density transfer 0.50 FSR Total FSR 5.50 FSR			General Office Retail Total FSR	5.17 FSR 0.36 FSR 5.53 FSR
Floor Area ¹	Area C3 Maximum floor area 59,980.00 ft ² 10% heritage density transfer 5,998.00 ft ² Total floor area 65,978.00 ft ²			General Office Retail Total floor area	62,038.66 ft ² 4,304.49 ft ² 66,343.15 ft ²
Amenity	Maximum 10,000.00 ft ²			9,189.80 ft ²	
Parking ²	Residential uses - for adjacent site: Capitol Residences Required per easement agreement and covenant 2 Non-residential uses - for subject site Disability 3 Maximum Small Car (40%) 20 Minimum - all uses 43 Maximum - all uses 54			Residential uses - for adjacent site: Capitol Residences Standard 2 Total - residential uses for adjacent site 2 Non-residential uses - for subject site Standard 26 Disability 4 Small Car 20 Total - non-residential uses 50 Total - all uses 52	
Loading ³	Class A B C Non-residential uses 1 3 0			Class A B C Non-residential uses 2 1 0	
Bicycle	Class A B Non-residential uses 12 6			Horiz. Vert. Locker Class A A A B 7 4 2 6 Non-residential uses 13 6	

Notes:

1 Note on Density and Floor Area:

Standard condition A.1.3 seeks compliance with Section 3 - Density of the Downtown ODP of the Zoning and Development By-law. The overage of approximately 365 sq. ft. is based on the mechanical room area at Level 13.

2 Note on Parking:

Two parking spaces are required to be provided at 600 Robson Street and to be designated for Capitol Residences at 833 Seymour Street as per easement agreement BB567911 and covenant BB567912.

Staff supports an increase of the maximum number of small car to 40% (from 25%) because the site is primarily reserved and clearly designated for employee parking in association with office.

3 Note on Loading:

Loading relaxation is supported subject to provision of an overall total of 3 Class A loading spaces and 2 Class B loading spaces. Refer to Standard condition A.2.7 for the specific locations of these loading spaces.

• **Legal Description**

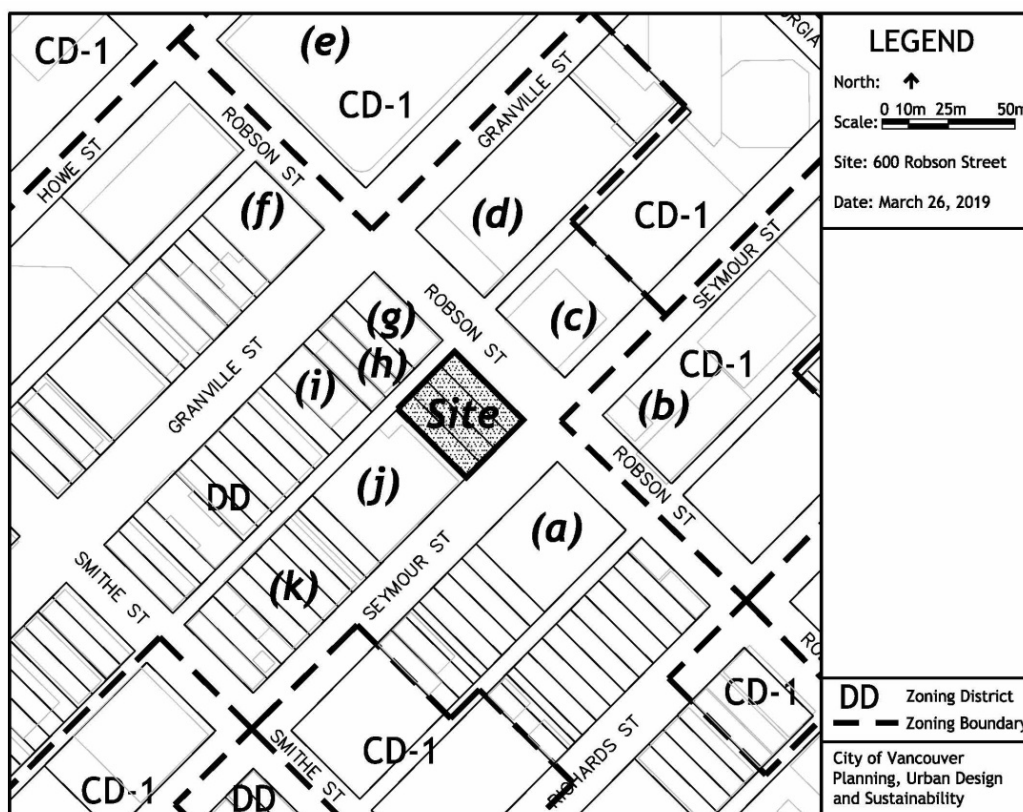
Lot: 35, 36, 37 & 38
Block: 63
District Lot: 541
Plan: 210

• **History of Application:**

18-12-18 Complete DP submitted
19-03-06 Urban Design Panel
19-04-03 Development Permit Staff Committee

- **Site:** The site (100'x120') is located at the southwest corner of Robson and Seymour Street bordering Downtown Central Business District, also known as Central Business District Shoulder. The adjacent development at 833 Seymour Street, includes the retention and expansion of the Orpheum, and a 42 storey residential tower (Capitol Residences). Across Seymour Street is a 13 storey mixed use/residential building and across Robson Street is a 16 storey commercial building.

- **Context:** Significant adjacent development includes:



- a) 822 Seymour Street, 13-storey mixed-use building, (c.2005);
b) William Farrall Building, 768 Seymour Street, 12-storey commercial building, (c.1975);
c) 605 Robson Street, 16-storey commercial building, (c.1989);
d) 798 Granville Street, 4-storey commercial building, (c.2002);
e) TD Building and Nordstrom Building, 725 Granville Street, a 31-storey commercial building and a 7-storey commercial building (c.1973);
f) 720 Robson Street, 5-storey commercial building, Heritage 'B'(c.2012);
g) 800 Granville Street, 2-storey commercial building, (c.1922);
h) 816 Granville Street, 2-storey commercial building, (c.1910);
i) 830 Granville Street, 3-storey commercial building, (c.2006);
j) 833 Seymour Street, 43-storey mixed-use building, (c.2011);
k) The Orpheum, 601 Smithe Street, 3-storey theatre building, (c. 1927).

• **Background:**

A development application was submitted on December 18, 2018. A public open house was held on Feb. 20, 2019. The proposal was reviewed by the Urban Design Panel on March 6, 2019, and received the Panel's support. Staff met with the applicant prior to the Development Permit submission and is generally supportive of the directions

The application generally conforms to the objectives of the applicable by-laws and guidelines.

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

1. **Downtown Official Development Plan (DODP)**

Use: Office Commercial and Retail Commercial uses may be permitted in this C-3 area of the Downtown District.

Retail Continuity is required at this location of the Downtown District.

Density: The maximum permitted density is 5.0 FSR. A transfer of heritage floor space to a maximum of 10 percent over the total permitted floor space ratio may be permitted under Section 3.14 of the DODP.

Height: The height of a building must not exceed a basic maximum height of 91.4m (299.87 ft.) in Area 5 of the Downtown District. View cones F1.2 and F1.3 that pass through the project site exceed the basic maximum height at 490 ft. and 330 ft.

Social and Recreational Amenities and Facilities: Uses of a social or recreational nature are excluded from the floor area measurement up to 20 percent of the allowable floor space ratio or 10,000 sq.ft., whichever is the lesser.

2. **Downtown (except Downtown South) Design Guidelines**

In summary, the intent of the Guidelines as they relate to this development is:

- Public Open Space: To provide varied, accessible, and where appropriate, interconnected open spaces to be used by a wide range of people throughout the year.
- New building should be located to prevent or minimize the shadows they may cast on any public or semi-public open space.
- Introduction of Nature: Generally, plants and other natural landscaping material should emphasize the desired character and function of the public space.
- Proposed design should consider thoroughly the relationship of the building size to the site area, configuration and surrounding physical environment;
- To strengthen the community by encouraging the presence of people in the Downtown district at all hours of the day by permitting mixed-use developments throughout the area; and
- Regardless of heights, new developments should create a pedestrian environment along their major sidewalks which is attractive to, and in scale with the pedestrian.

3. Downtown South Guidelines

This site borders Downtown South along Granville Street. New developments along Seymour should be massed so as to minimize the shadow impact on West Granville Street sidewalks. The northeast corner of Granville Street at the Robson intersection has been identified as a particularly important public space.

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

The Robson Street Character sub-area 5 applies to all of Robson Street (Burrard to Seymour Street) within the downtown centre and is predominantly commercial with retail at the street level.

5. Central Area Pedestrian Weather Protection (except Downtown South)

Where retail use is required at ground floor level as a definite condition of development, then pedestrian weather protection is desirable to be provided along the public street frontage associated with ground level retail uses.

• Response to Applicable By-laws and Guidelines:

1. Downtown Official Development Plan (DODP)

This proposal complies with the permitted uses, height, and density. Retail continuity has been maintained at the Robson Street interface.

Use: The proposed use consisting of an office commercial building with retail at ground floor is consistent with the uses permitted within Area C-3 of the By-law. The site borders Downtown Central Business District, also known as Central Business District Shoulder. Both districts are considered fundamental to meeting the long-term demand for job space as the centre of commerce.

Density: The proposed density of 5.5 is comprised of the maximum permitted in the sub-area of 5.0, plus 10% transfer of heritage floor space over the permitted floor space ratio.

Height: Basic maximum height is 91.2m (300 ft.) however; proposed height and massing have been lowered (214.57 ft.) and sloped to minimize shadow impacts in particular to the northwest corner of Granville and Robson. View cones exceed the basic maximum height.

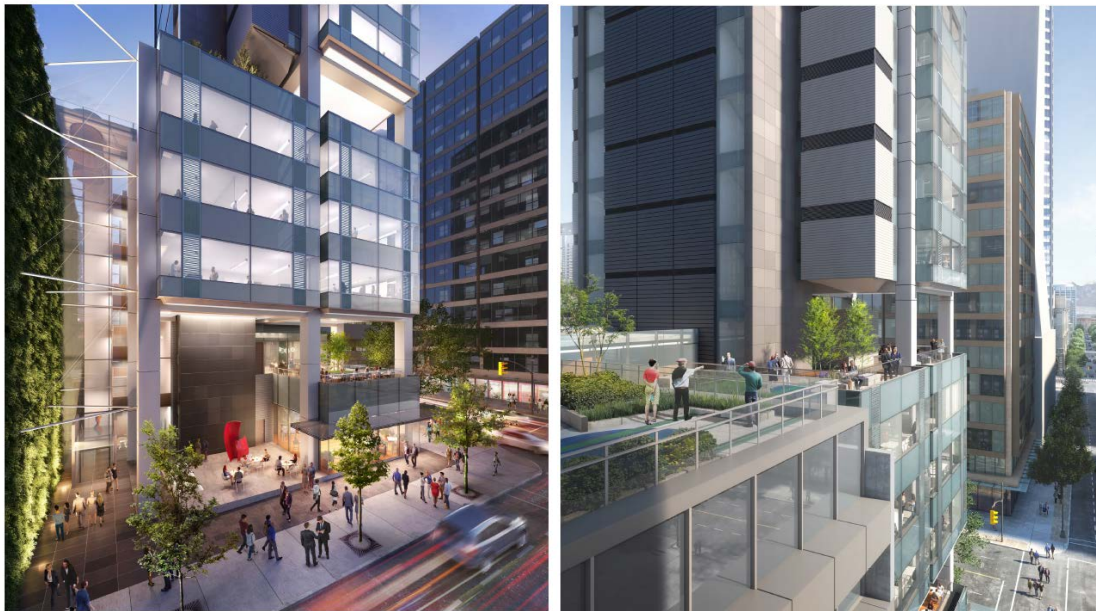
Social and Recreational Amenities and Facilities: Amenity facilities and outdoor spaces are provided on level 2 and 6 for the building occupants.

2. Downtown (except Downtown South) Design Guidelines

Built Form and Massing: The proposed thirteen storey building, on this corner site, is supported as an appropriate massing solution. The heritage floor area transfer (5,998 sq. ft.) equates to proposed floor plates on levels 1-3. The proposal responds to and integrates with the surrounding environment.

Public Open Space: A public plaza is proposed at ground level, comprised of a light well created with the podium massing setback from the shared party wall and covered plaza along Seymour Street. A plant wall is proposed at the party wall which flanks the entry for the office building. Retail is proposed next to the raised terrace which wraps the corner and continues along 120' frontage of Robson Street.

Outdoor terraces are proposed as amenity spaces on level 2 and 6. Existing outdoor views are considered with the alignment of level 6 with the neighbouring podium and outdoor space.



(Source: Rendering produced by Perkins + Will, 2019)

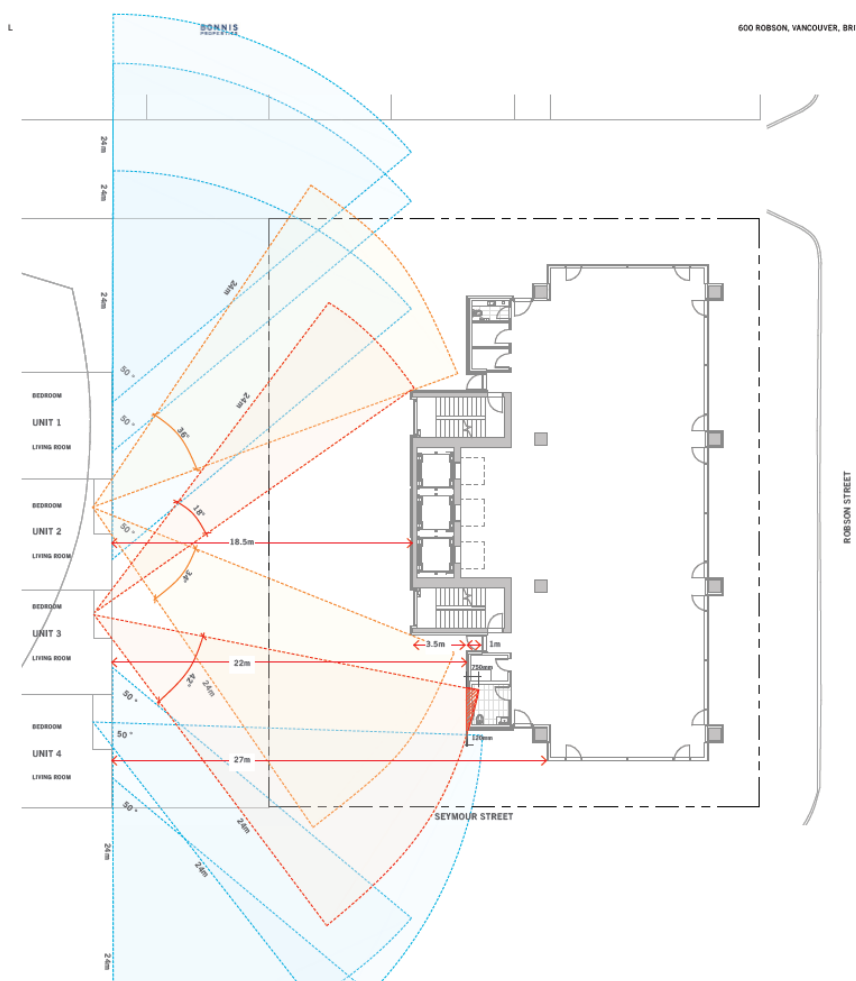
Basic maximum height is 91.2m (300 ft.). Proposed height is 214.57 ft. with the upper storey sloped to minimize shadowing in particular to the northwest corner of Robson and Granville St.

Staff recommends Conditions 1.1(i-vii) to improve the quality of the public plaza design. Improvements include revisions to the raised terrace to clearly distinguish as a public space, enhance safety and activation by minimizing blank exterior walls, contributing to pedestrian interest by enhancing screen design (existing party wall) until planting has established, strengthening entry sequence by enhancing pedestrian scale, development of soffit condition at double height outdoor spaces (levels 2 and 6), lighting and signage strategy and consideration to add public art per the renderings provided.

3. Downtown South Guidelines

The tower height is proposed at approximately 214.57 ft. with the upper storey sloped to minimize shadowing impact.

To address neighbourliness, privacy and access to daylight for the neighbouring residential building the Downtown South Guidelines recommend a 24.4 m (80 ft. tower separation between residential buildings) for portions of the building above 70 ft. in height. There is less guidance on office buildings to residential buildings. The proposal provides 18.5m (60.7 ft.) to the core, stepping to 22m (72.1 ft) and 27m (88.6 ft.) at the edges. Horizontal angle of daylight studies provided generally conforms for the adjacent residential tower. Office tower is oriented to face Robson which mitigates privacy and overlook impacts to the residential building. Staff recommends a condition to further improve privacy with translucent glazing.



(Source: Rendering produced by Perkins + Will, 2019)

4. DD(except Downtown South), C-5, -6, HA-1 and HA-2 Character Area Descriptions: The proposal satisfies the intent of the character area by providing commercial use with retail at street level.
5. Central Area Pedestrian Weather Protection (except Downtown South) Central Area Plan:

Proposal includes weather protection along Robson Street, corner of Seymour Street and large building overhang over the public plaza and Building entry. Staff has recommended a condition to ensure continuous weather protection ie. removing gaps between segments or overlay the canopy.

● **Conclusion:**

This application presents a balancing of impacts, while attempting to satisfy the development potential of this site. The proposal was unanimously supported by Urban Design Panel. Staff recommend the approval of this application, along with the transfer of heritage Density and the conditions contained in this report.

URBAN DESIGN PANEL *(Draft minutes below)*

The Urban Design Panel reviewed this application on March 6th, 2019, and provided the following comments:

EVALUATION: SUPPORT

- **Introduction:**

Susan Chang, Development Planner, introduced the project as located at the Southwest corner of Robson St. and Seymour St. in the Downtown District. Zoning area is C-3, also known as Central Business District Shoulder. The site borders Central Business District. Both districts are considered fundamental to meeting the long-term demand for job space as the centre of commerce. In terms of the context, adjacent site at 833 Seymour St., is a mixed use development which includes the retention and expansion of the Orpheum, and a 42 storey residential tower (Capitol Residences). Tower location and height were accepted in exchange for a significant cultural amenity package including the retention of the Orpheum. Across Seymour St. is a 13 storey mixed use/residential building and across Robson St. is a 16 storey commercial building.

The site measures 100 ft. x 120 ft. As Robson St. is a major shopping street, a 7 ft. building line along Robson is required to improve the public realm and a 5.5 m SRW along Seymour St. The proposal is a 13 storey commercial building with retail at grade and office space above. The density is proposed at 5.5 FSR which includes a 10% Heritage Density Transfer. Parking is accessed from Seymour St. through a shared access agreement with Capitol Residences. Two double height outdoor amenity spaces at level 2 and level 6 are proposed which provide breaks in the vertical massing. The level 6 height aligns with the adjacent building podium and outdoor space maintaining a horizontal street wall height and datum extending to the Orpheum. The podium massing is setback from the party wall approximately 19 ft x 39 ft. creating an interstitial space at Seymour and the lane. A plant wall is proposed at Northeast face of the party wall, at 85 ft. height. Entry for the office building is located inset along Seymour St. A raised terrace flanks the entry along Seymour St. proposed as a public plaza with retail at the corner wrapping around to Robson St.

Basic maximum height allows up to 300 ft. However, per Downtown South guidelines, new developments along Seymour St. should be massed so as to minimize the shadow impact on West Granville St. sidewalks, particularly the Northwest corner of Robson and Granville St. Height is proposed at approximately 211 ft. and upper storey sloped to address shadowing requirements. Tower separation between residential buildings is 80 ft. per Downtown South guidelines. There is less guidance on office buildings to residential buildings. The proposal offers 60.7 ft. for the core, stepping to 72.1 ft. and 88.5 ft. at the edges. Horizontal angle of daylight studies (for the adjacent residential building) generally conforms to requirements. The office tower is oriented towards Robson St. to minimize privacy/overlook concerns. Proposed materials are curtain wall, metal cladding and cement tile.

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

1. Is the proposed interstitial space at the Seymour St. lane successfully resolved?
2. Please provide commentary on public realm interface at both street frontages, in particular the Seymour plaza as a public plaza.
3. Relationship to the adjacent residential tower and setbacks.
4. Please provide commentary on the proposed architectural expression and materiality.

- **Applicant's Introductory Comments:**

The Applicant described the building as distinct from what is seen in downtown. The project tries to address a number of considerations including how office space in downtown will be used in the future. The massing of the building was pulled up to create covered outdoor space for the enjoyment of the building inhabitants and public realm. The predominant face of the building on Robson St. is set further back than the 7 ft. building line to express the structure and incrementally add to sidewalk width. The office entrance is located off Seymour St. to create an entry amenity with a three sided retail opportunity on Seymour St. and Robson St. The entry off Seymour St. offers a semi-public space with retail wrapping around the corner. This encourages the continuation of retail on Robson St. by activating the area for public spaces. Based on daylight simulations, the building is pulled back from the party wall condition to allow daylight and natural ventilation. This is important to the quality of the space; given it is a small building without views. These interstitial spaces are actually light and air wells. The party wall is covered with a natural growing system partially to deal with the blank façade but also to connect to nature. A lot of effort went into creating a building with considerate massing to the dominant neighbour to the South with interesting and articulation to the facing frontage. All the public function spaces is Northward facing so there will not be any privacy issues.

On landscaping, the scope was to articulate the courtyard space and the entry off Seymour St. and to develop a very simple and austere approach. A rich material, such as marble paving with different cuts and sizing, will be used to articulate entrances and plazas. This will be a very well lit, illuminated, bright space with a backdrop of green. The ramping will allow for a large soil volume to support the Boston Ivy that will be used on the green wall. It is a very resilient, fast growing, shape tolerant vine that is perfectly suited for this environment.

On sustainability, the building will comply with the new step code. The energy modelling shows that the EUI is below 130 kwh/m² and TEDI is about 28. The building is about 40% glazed, allows for daylighting and natural ventilation. The mechanical strategy is compartmentalized floor by floor with a VRF system with heat recovery so each floor is treated independently as its own unit.

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

Having reviewed the project it was moved by Ms. Besharat and seconded by Ms. Ockwell and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project.

- **Related Commentary:**

All panel members expressed support for the project and commented that it is a big improvement to the City. A few panel members suggested positive contribution to the lane by moving the recycling, allowing for the powerful atrium lobby to look through to the lane or go to the lane and it would make for a less brutal alley. One panel member suggested that the overlooking stairs should be obscured, rather than glazed to provide some privacy for the neighbouring residents. One panel member commented that the location of the amenity space in middle floors was well done and creates a social dynamic that is more intimate and different than if the spaces were at grade or on the roof. A panel member commented that it is regretful that a restaurant cannot be placed on the second level. A panel member encouraged the Applicant to find modern ways to meet the ground and work on the detailing at grade.

- **Applicant's Response:**

The Applicant thanked the Panel members 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.

LANDSCAPE

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

HERITAGE PLANNING

Letter "A" has been received confirming the intent to purchase heritage density from 40 Powell Street and is in acceptable form. The seller has adequate density and there are no holds on its release. Prior to issuance of DP-2018-01155 the applicant is required to submit Letter "B" confirming the purchase of this density (See Standard Condition A.1.1).

PARK BOARD

The recommendations of the Park Board have been consolidated with the recommendations of Landscape and are contained in the prior-to conditions noted in Appendix A attached to this report.

Further, the Park Board noted that two large oak trees along Robson Street (serial numbers 194407 and 108269) are to be retained. In the event that the trees are damaged as a result of the development process, financial compensation will be required. The current valuation of the trees is as follows:

Table 1: Current Valuation of Oak Trees along the Robson Street frontage

Current Address	Serial#	Current Value
600 Robson	194407	\$ 45,081.10
616 Robson	108269	\$ 20,511.90

Staff recommends that an assessment of the health of the two oak trees (serial numbers 194407 and 108269) along Robson Street be completed by the Park Board prior to occupancy. If it is determined that the health of the oak trees is compromised, the applicant will be required to provide financial compensation to the City of Vancouver. This recommendation is contained in the prior-to conditions noted in Appendix B attached to this report.

ENVIRONMENTAL PROTECTION BRANCH

The recommendations of Environmental Protection Branch are contained in the conditions of the permit noted in Appendix B attached to this report.

BUILDING REVIEW BRANCH

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

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include:

spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire fighting access and energy utilization requirements.

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

NOTIFICATION

Pre-application, developer-lead open house was held on Saturday July 14th, 2018, between 12:00 pm to 4:00 pm at 850 Granville Street, to gauge public feedback ahead of a formal development permit application. 18 individuals signed in at this open house, and a total of three (3) responses to the survey were received. Of those who responded, all three (3) were generally supportive of the proposal, however, two (2) respondents mentioned retaining a heritage component within the new development.

On February 1st, 2019, 6257 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. In addition, two site signs were installed, one along Robson Street and the second along Seymour Street. The signs were installed on February 12th, 2019 offering information about the development with direction to the City's Development Permit Board website.

A Community Open House was held on February 20th, 2019 between 5:00 pm to 8:00 pm at the Central Library, Peter Kaye Room. 19 people signed the attendance sheet and a total of seven (7) written comments were submitted.

A total of six (6) written responses were received via email. One (1) response outlined concerns with the project, two (2) responses expressed support for the proposal and two (2) response requested additional information.

Through the Open House and neighbourhood notification process, the majority supported the project and provided the following comments:

- building is well designed and the height, massing and use are appropriate for the area; and
- that the building interface with the public realm was successful.

Those who expressed concern included the following comments:

Shared Access with 833 Seymour Street

It was noted that utilizing the existing parkade entrance at 833 Seymour Street to service the proposed development at 600 Robson Street, will result in longer traffic bottlenecks to enter and exit the building making the parking lot considerably more unsafe and cumbersome than it is currently. The existing driveway from P1 to street level is narrow and convoluted. There are blind spots at almost every turn and very narrow one-way passages to enter and exit the building.

Many pedestrians including children attending the music school walk in the laneways of the parking lot to access the elevators or driveway exit. Vehicles are often parked in the temporary school drop-off parking spots which, obstructs almost half of the width of the laneway. Also, there is no area for students, or other pedestrians, to walk safely when drivers are exiting as the lanes are too narrow.

The respondent acknowledged the Shared Access Agreement is in place, however noted that the agreement was established prior to the completion of 833 Seymour Street and that additional studies should be completed to accommodate the proposed development at 600 Robson Street to ensure that the proposed development will not create an unsafe condition in the parking lot, especially at the entrance and exit.

Staff Response: Staff have included a condition that requires the study of the parkade safety and operations to understand the complexity of this ramp interface. See Engineering Standard Condition A.2.3.

Negative Impacts additional construction will have on the transportation network

A resident of 833 Seymour Street noted that due to the number of construction projects occurring in the immediate vicinity, there is a lot of congestion along Seymour Street. The additional traffic generates a longer than usual queue entering and exiting the parkade.

Staff Response: Typically, for private construction project, a traffic management plan is required to be submitted to the City for review/acceptance, if the work area will impact a travel lane on an *arterial* or *collector* street (streets with painted lines), a *bicycle facility* (local street bikeways included), or a *sidewalk*. If the works is contained to a full time parking lane or local street that is not designated bike route a traffic plan does not have to be submitted, but a traffic plan must be on site.

To support the traffic management plan review and acceptance process, the City provides the private contractor with street use restrictions, conditions and respond to any traffic related questions. Additionally, TDM reviews truck routes for development site, and requires all sites to comply with City of Vancouver truck by-laws.

Retain Heritage Façades

Respondents at the pre-application open house and one response from the application notification questioned whether there was an opportunity to retain any heritage, historic or social attributes that may be lost into the new development.

Staff Response: After consulting with Heritage Staff, there is no obligation to retain the existing buildings or façades along Robson Street as the buildings are not listed on the Vancouver Heritage Register. The applicant's proposal does include enhancements to the public realm.

Additional Information Requested to Assess Application

It was noted that further study is required to fully assess in impacts of this development permit application as information regarding wind flows, sky and street lighting, noise ambiance and earthquake effects were not identified in the submission package. Further analysis regarding drainage, fire protection on the upper floors and heat generation should be provided.

Staff Response: Given the size of the proposed building, staff did not request wind flow studies as part of a complete submission. A lighting strategy has been requested in condition 1.1 vi. An acoustical report is required prior to Development Permit issuance and seismic measures will be assessed through the Building Permit application. Drainage and the necessary fire protection information will be obtained by Engineering and Building Review Branch.

Obstruction to Private Views and a decrease in property values

Owners of Capitol Residences expressed concerns regarding the obstruction of sightlines and private views as a result of the proposed building height. A decrease of property values as a result of the construction of the new building and shared accessed to the parkade were also identified as concerns and compensation was requested.

Staff Response: The City of Vancouver does not have policies to protect private views from new developments; however there are policies to ensure that residential units have access to daylight. As noted on page 9 of this report, the horizontal angle of daylight studies provided generally conforms for the adjacent residential tower. The office tower is oriented to face Robson Street, which helps reduce the privacy and overlook impacts to the existing residential tower.


DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:


The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law and Official Development Plan, it requires a decision by 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 regarding the approval of the Heritage Density Transfer.

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



J. Greer
Chair, Development Permit Staff Committee

S. Chang
Development Planner

M. Cheng
Project Coordinator

Project Facilitator: J. Catarino

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

- A.1.1 submission of Letter "B" completed by the owner of the "donor" site at 40 Powell Street, confirming that an agreement has been reached to sell 5,998.00 sq. ft. of heritage density to the developer of the "receiver" sites at 600 Robson Street and 809 Seymour Street, and also confirming the balance of transferable heritage density remaining on the donor site at 40 Powell Street;

Note to Applicant: Refer to the link for Letter "B" at <https://vancouver.ca/files/cov/letter-b-proof-of-density-sale-development-application.pdf>

- A.1.2 compliance with Section 3 - Density of the Downtown ODP of the Zoning and Development By-law;

Note to Applicant: The overage of approximately 365 sq. ft. is based on the mechanical room area at Level 13.

- A.1.3 compliance with Section 6 - Off-street Bicycle Space Regulations of the Parking By-law, as follows;

- i. provide an electrical outlet for each two Class A bicycle spaces in accordance with Section 6.3.21;
- ii. demonstrate end of trip facilities in accordance with Section 6.5;
- iii. confirmation that at least 10% of all off-street parking spaces will be available for charging of electric vehicles; and

- A.1.4 provision of Level 1 mezzanine office floor plan;

- A.1.5 design development to the ground-oriented storefront, and weather protection systems to ensure variety and pedestrian interest along Robson, and Seymour Street frontages;

- i. demonstrate how the triple-fronting retail space will function, by providing floorplans with potential layouts; and

Note to Applicant: the requested drawing should demonstrate how storage, shelving, cashier station can be provided without obstructing either the street or plaza frontage.

- ii. Provision of continuous weather protection canopy on Robson Street (ie. remove gaps between segments or provide overlap).
- iii. enhance pedestrian interest and scale to ground level retail unit entries;

Note to Applicant: this can be achieved by providing more distinct entries and entry definition through texture, pattern, colour, and lighting.

- A.1.6 design development to enhance unrestricted access to outdoor terrace space on level 2;

Note to Applicant: this can be achieved by reconfiguring access door to exterior space to be more visible from the elevator lobby.

- A.1.7 design development to minimize privacy and overlook impacts from exit stairs windows facing the residential building;

Note to Applicant: this can be achieved with partial translucent glazing.

- A.1.8 design development to upgrade the appearance of the lane environment;

Note to Applicant: architectural treatment and landscaping of the lane facades should receive comparable detailing and attention as other facades of the project.) Refer to standard condition A.1.14.

- A.1.9 design development to refine and architecturally integrate rooftop mechanical penthouse, elevator override service volumes, and other service equipment including window washing infrastructure to minimize view impacts to adjacent residents;

- A.1.10 design development of the architectural detailing and materials, as follows;

- i. building and retail entries (indicating special features such as lighting, soffit, furnishing, planters, etc.);
- ii. weather protection canopy; and
- iii. provide further information on materials.

- A.1.11 design development to identify on the architectural and landscape drawings of any built features intended to create a bird friendly design;

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

- A.1.12 provision of a large-scale detail drawing for the green wall to confirm its viability and that there's enough soil volume to support its growth and health. Refer to recommended condition 1.1 (iii);

- A.1.13 design development to provide tree and/or shrub planting in the lane to enhance its appearance, space permitting. Refer to standard condition A.1.9.

- A.1.14 verification of adequate soil volume for proposed planting, by providing detailed dimensions (depths, widths etc.) on the landscape sections and applicable architectural sections;

Note to Applicant: Soil depths should exceed Canadian Landscape Standards, specifically, a minimum of 3 feet of growing medium depth should be provided for all tree plantings.

- A.1.15 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.1.16 provision of an outdoor lighting plan; and
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- A.1.17 provision of a high efficiency irrigation system to ensure new planting can establish and be viable into the future, to be confirmed by an irrigation plan or notations on the Planting Plan.
- A.1.18 Identify on the drawings strategies that consider the principles of Crime Prevention Through Environmental Design (CPTED) including the following conditions:
- i. limiting opportunities for nuisance activities, mischief in alcoves, and blind corners;
 - ii. limiting unobserved access or activity and encouraging natural visual surveillance;
 - iii. site lighting developed with considerations for safety and security; and
 - iv. reduce opportunities for graffiti.
- A.1.19 Provision of a Letter of Credit to secure the protection of the Oak trees along Robson Street (serial numbers 194407 and 108269) in the amount of \$65,593 to the satisfaction of the General Manager of Vancouver Park Board and the General Manager of Planning.

A.2 Standard Engineering Conditions

- A.2.1 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 35 to 38, Block 63, District Lot 541, Plan 210 to create a single parcel and subdivision of that site to result in the dedication of the northerly 7 feet (2.134 metres), the building line area, for road purposes;
- A.2.2 provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, adjacent to Seymour St, to achieve a 5.5 M metre offset distance from the back of the existing curb to the building face. A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final setback and SRW width is required. The SRW will be free of any encumbrance such as structure, stairs, door swing and plantings at grade and is to accommodate the underground parking structure within the SRW agreement;
- A.2.3 provision of a study of the parkade safety and operations, including recommendations on signage and pavement markings to deal with the complexity of the ramp interface;
- A.2.4 arrangements to be made for the provision and registration of an easement agreement to secure access to and use of the two parking stalls to be provided on the subject site for the benefit of the adjacent Capitol site, as obligated in Article 3 of Covenant BB567912;

Note to Applicant: Vehicle access to the site is provided via the parking ramp on the adjacent Capitol site, secured by Easement/Covenant BB567911-2 (of which the City is a signatory).

- A.2.5 provision of a canopy application will be required for the portions of canopy which will be over Robson Street after the dedication of the northerly 7 feet of the site, should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-Law;
- A.2.6 provision of the following improvements to the satisfaction of the General Manager of Engineering Services;
- i. provision of a 1.22m (4'-0") front boulevard in exposed aggregate with exposed aggregate tree grates for all new street trees. Light broom finish saw cut concrete sidewalk to the new property line on the Robson St frontage;
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- ii. provision of a 1.22m (4'-0") front boulevard and light broom finish saw cut concrete sidewalk to the edge of the SRW area the on Seymour St frontage;
- iii. label the SRW area on the Seymour St frontage on all landscape plans;

Note to Applicant: This is intended as a SRW over the setback for pedestrians not a future widening line as noted on the drawings.

- iv. update section 1 on drawing L4.11 to specify that CIP concrete sidewalks are to be light broom finish, not medium sandblast finish as shown; and
 - v. please place the following statement on the landscape plan; This plan is *"NOT FOR CONSTRUCTION"* and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive *"For Construction"* approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."
- A.2.7 parking, loading and bicycle spaces as per By-Law, except that 2 Class B and 1 Class A loading bay to be provided at grade and 2 Class A loading bays to be located underground on P1;
- A.2.8 provision of design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances to be shown on the submitted drawings;
- A.2.9 provision of additional Section drawings showing elevations and minimum vertical clearances for parking levels, the loading bays, the circulation ramps, and through all overhead security gates. These clearances must consider mechanical projections and built obstructions Show the dimensions of the vertical clearances under all of the overhead gates for the parking levels and the Class B loading;
- A.2.10 provision of dimensions for the column encroachments and the column setbacks from the drive aisles;
- A.2.11 provision of stall width dimensions;
- A.2.12 provision of dimensions for additional setbacks for parking spaces due to columns and walls;
- A.2.13 design development to the access and design of bicycle parking and comply with the Bicycle Parking Design Supplement;
- i. provision of automatic door openers on the doors providing access to the bicycle storage room;
 - ii. provision of an alcove for the bike room access off the maneuvering aisle;
 - iii. relocate the Class B bicycle racks so that they are located approximately 0.61m (24") from the NW building face for ease of use;
 - iv. eliminate conflict between the Class B bicycle parking and door access at grade. (Refer to A11-04); and
 - v. provision of a plan that indicates the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
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A.2.14 design Development to the access and design of loading spaces and comply with the Parking and Loading Design Supplement;

- i. existing wood pole in lane conflicts with access. Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation are required;
- ii. provision of convenient, internal, stair-free loading access to/from all site uses;

Note to Applicant: The loading access to the Office elevators requires the use of stairs.

- iii. provision of additional loading bay width for the second and subsequent Class B loading space; and
- iv. provision of 2.9m stall width for the Class A loading bays with reduced aisle width.

Note to Applicant: column encroachments are not permitted in loading bays.

A.2.15 design development to the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following;

- i. engineering recommends provision of corner cuts on the inside radius of the 90 degree turns with 6.1m drive aisle widths on all parking levels. Refer to Gridline C;
 - ii. provision of improved visibility for two-way vehicle movement at turns. Parabolic mirrors are recommended at the top and the bottom of the 11% circulation ramps on all parking levels;
 - iii. provision of 2.75m (9') parking stall widths for standard spaces with 6.1m aisle widths;
 - iv. explore opportunities to relocate Accessible space O01 closer to the elevator lobby access for more convenient use; and
 - v. provision of 2.9m stall width for standard parking space RT05 next to a wall and a column setback more than 4'.
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B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **(6 months after DP Board date)**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.2.1 That an assessment of the health of the two oak trees (serial numbers 194407 and 108269) along Robson Street be completed by the Park Board prior to occupancy. If it is determined that the health of the oak trees is compromised, the applicant will be required to provide financial compensation to the City of Vancouver.
- B.1.2 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.1.3 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.2.2 That an assessment of the health of the two oak trees (serial numbers 194407 and 108269) along Robson Street be completed by the Park Board prior to occupancy. If it is determined that the health of the oak trees is compromised, the applicant will be required to provide financial compensation to the City of Vancouver.
- B.2.3 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.2.4 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
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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 Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

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

- B.2.9 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- B.2.10 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

- B.2.11 Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work. Note: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

Environmental Protection Conditions:

- B.2.12 Waste Discharge permit may be required for any dewatering on the site.

- i. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.
 - ii. In the event, contamination of any environmental media are encountered, a Notice of Commencement of Independent Remediation must be submitted to the Ministry of Environment and a copy to the City of Vancouver.
 - a. Upon completion of remediation, a Notification of Completion of Independent Remediation must be submitted to the Ministry of Environment and a copy to the City of Vancouver.
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- b. Dewatering activities during remediation may require a Waste Discharge Permit.
- c. Submit a copy of the completion of remediation report signed by an Approved Professional stating the lands have been remediated to the applicable land use prior to occupancy permit issuance.
- iii. Comply with all relevant provincial Acts and Regulations (e.g. Environmental Management Act, Contaminated Sites Regulation, Hazardous Waste Regulation) and municipal By-laws (e.g. Fire By-law 8191, Sewer and Watercourse By-law 8093).

B.2.13 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.



COMMUNITY SERVICES GROUP
Development Services
Processing Centre - Building

MEMORANDUM

March 27, 2019

TO: Jennifer Catarino, Project Facilitator
FROM: Tsvetanka Nedyalkova, Building Code Specialist
SUBJECT: 600 Robson St. - DP-2018-01155

The following comments are based on the preliminary drawings prepared by Perkins+Will, dated December 2018 for the proposed development permit. This is a preliminary review in order to identify issues which do not comply with the Vancouver Building Bylaw #10908 as amended (VBBL), specifically with respect to the proposed shared vehicle access for 833 Seymour St (existing building) and 600 Robson St. (proposed new high rise development).

The proposed alteration of this existing building shall not create non-conformity with regards to the current VBBL. The fire protection, structural capacity, and accessibility of this existing building may be required to be upgraded per Part 11 of the VBBL.

All new work shall comply with the Vancouver Building By-Law (No. 10908 and amendments) and all its referenced standards, including ASHRAE Standard 90.1-2010.

1. The parking garage for this project will be connected to the parking garage of the existing building at 833 Seymour St. The future shared vehicle access to U/G parking garages shall be reviewed by the BRB and it is subject to an application for a new BP application for 833 Seymour St. development. Additional trade permits may be required to address changes to fire alarm and sprinkler systems at 833 Seymour St.
2. * As part of the future building permit applications alternative solutions will be required to address the interconnection between these buildings as outlined in sentences 3.1.10.2.(1), and 3.2.4.2.(1).
3. * Measures shall be taken to limit movement of contaminated air from one building into another during fire, please refer to 3.2.6.3.
4. Principle entrance is not within 15m of fire access route.
5. Water lines cannot cross property line.

*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.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. 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.

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