
**CITY OF VANCOUVER
DEVELOPMENT, BUILDINGS, & LICENSING**

**DEVELOPMENT PERMIT STAFF COMMITTEE
MEETING**

**FOR THE DEVELOPMENT PERMIT BOARD
May 16, 2022**

**658 Homer St (COMPLETE APPLICATION)
DP-2022-00178– DD**

DC/MC/LEB/JF

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

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

Also Present:

D. Cha, Urban Design & Dev. Planning
M. Cheng, Development Services
L. Beaulieu, Urban Design & Dev. Planning
J. Freeman, Development Services

APPLICANT:

Musson Cattell Mackey
1900 – 1066 W Hastings Street
Vancouver, BC
V6E 3X1

PROPERTY OWNER:

8384410 CANADA INC
C/O Quadreal Property Group
800-666 Burrard Street
Vancouver, BC V6C 2X8

EXECUTIVE SUMMARY

- **Proposal:** Alterations to the existing Post Office Building, approved by DP-2018-00380 and DP-2019-00968, including additional Heritage Density of 5,434.38 sq. m (58,495.2 sq. ft.) through heritage density transfer from a donor site at 1285 West Pender Street. Changes to the overall distribution of uses and exclusions within the approved floor areas. Alterations to the rooftop forms, landscape and at grade canopies in order to better align with the Heritage retention and uses.

See Appendix A Standard Conditions
 Appendix B Standard Notes and Conditions of Development Permit
 Appendix C Plans and Elevations
 Appendix D Applicant's Heritage Memo
 Appendix E Draft Letter B for Heritage Density
 Appendix F Development Permit Board report DP-2018-00380

● **Issues:**

1. Transfer of additional Heritage Density
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2022-00178 submitted, the plans and information forming a part thereof, thereby permitting the Heritage Density Transfer equal to 5,434.38 sq. m (58,495.2 sq. ft.) from the proposed donor site, subject to the following conditions:

- 1.0 That the Conditions set out in Appendix A be met prior to the issuance of the Development Permit**
- 2.0 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: 658 Homer Street Zone: Downtown				Minor Amendment #1: DP-2019-00968	Minor Amendment #2: DP-2022-00178
PERMITTED				EXISTING	PROPOSED
Site Area	Per Survey Plan			12085.9 m ²	
Uses	Office Commercial			Office Commercial	Office Commercial General Office
	Retail Commercial			Retail Commercial	Retail Commercial Retail Store Restaurant Class 1
Height ¹	Maximum			Maximum	91.4 m
	Area 4 basic maximum height	45.7 m		North tower	83.6 m
	Discretionary height increase per Development Permit Board	137.2 m		South tower	84.5 m
Floor Space Ratio (FSR) ²	Maximum			Overall FSR	11.06 FSR
	Density Area C1	7.00 FSR		Density Area C1	7.00 FSR
	Discretionary FSR increase per Development Permit Board			Restoration	3.64 FSR
	Restoration of existing building in Vancouver Heritage Register	3.64 FSR		Heritage Amenity Share	6.07%
	Heritage Amenity Share	10%	0.70 FSR	Heritage Amenity Share	6.42%
	Overall maximum allowable FSR	11.34 FSR		Overall FSR	11.06 FSR
Floor Area ²	Maximum			Overall Floor Area	133,674.00 m ²
	Density Area C1	84,601.30 m ²		Density Area C1	84,601.30 m ²
	Discretionary Floor Area increase per Development Permit Board			Restoration	43,938.12 m ²
	Restoration of existing building in Vancouver Heritage Register	43,938.12 m ²		Heritage Amenity Share	5,134.58 m ²
	Heritage Amenity Share	8,460.13 m ²		Overall Floor Area	133,674.00 m ²
	Overall maximum allowable Floor Area	136,999.55 m ²		Overall Floor Area	133,973.80 m ²
Floor Area Exclusions ³	Discretionary exclusion per Development Permit Board			Parking	
	Parking	As proposed		Above-grade parking at Levels 5 to 6	
				Vehicular ramp at Levels 2 to 6	
				Total Parking	13,233.00 m ²
Parking ⁴	Maximum Amenity	929.03 m ²		Amenity	
				End of Trip Facilities at Level 2	
				Bicycle Storage at Level 2	
				Total Amenity	991.83 m ²
Loading ⁵	Class A	14		Class A	18
	Class B	20		Class B	10
	Class C	2		Class C	4
Bicycle ⁶	Class A	259		Class A	341
	Class B	12		Class B	12

Notes:

¹ Note on Height:

This site falls within Area 4 defined by the *Downtown Official Development Plan By-law (DODP)*. At the discretion of the Development Permit Board, the basic maximum height may be increased to no more than 137.2 m. The original Development Permit DP-2018-00380 and Minor Amendment #1 DP-2019-00968 permitted height up to 91.4 m for this development. No changes to height are being proposed for this Minor Amendment #2 DP-2022-00178.

² Note on Floor Space Ratio (FSR), and Floor Area:

The floor area is calculated per DODP and this site lies in "C1" Density Area which permits 7.00 FSR. As compensation for the cost and extent of heritage restoration, as per Section 3, Paragraph 9 of the DODP, the original Development Permit DP-2018-00380 and Minor Amendment #1 DP-2019-00968 approved an approximate additional 3.64 FSR (equivalent to 43,938.12 m²), which will remain for this Minor Amendment #2 DP-2022-00178. The overall proposed FSR for this site is 11.09, an increase in FSR of approximately 0.025 (equivalent to 299.80 m²) from the approved Minor Amendment #1 DP-2019-00968. This addition is requested through the purchase of additional Heritage Amenity Shares. An overall FSR of approximately 0.45 (equivalent to 5,434.38 m²) is requested through the purchase of Heritage Amenity Shares. As per Section 3, Paragraph 15 of the DODP, the Development Permit Board may permit an increase in FSR up to 10% of the permitted FSR for this site through the purchase of Heritage Amenity Shares. An overall increase in FSR of approximately 6.42% through this purchase is being proposed.

³ Note on Floor Area Exclusions:

The original Development Permit DP-2018-00380 and Minor Amendment #1 DP-2019-00968 supported the following 2 exclusions.

- i. Above-grade parking as proposed, per Interpretation clause of the DODP.
- ii. Amenity as proposed, per Section 7 of the DODP.

The above-noted exclusions will remain for this Minor Amendment #2 DP-2022-00178.

⁴ Note on Parking:

To meet the minimum parking requirement, the original Development Permit DP-2018-00380 and Minor Amendment #1 DP-2019-00968 supported the following 3 bonus.

- i. Each required accessible parking space is counted as 2 parking spaces.
- ii. Each car share parking space is counted as 5 parking spaces.
- iii. Each additional bicycle space, provided beyond the minimum requirement, is counted as 5 parking spaces.

The above-noted bonus will remain for this Minor Amendment #2 DP-2022-00178.

Required number of parking spaces was calculated based on the area of Uses excluding common areas in the original Development Permit DP-2018-00380 and Minor Amendment #1 DP-2019-00968, which will remain for this Minor Amendment #2 DP-2022-00178. To meet the minimum parking requirement, only 21 required accessible parking spaces, out of a total of 29 proposed accessible parking spaces, needs to be double-counted. Adjustments to parking have been made for this Minor Amendment #2 DP-2022-00178, and are satisfactory as previously approved.

⁵ Note on Loading:

The original Development Permit DP-2018-00380 and Minor Amendment #1 DP-2019-00968 supported a relaxation of Class B loading spaces. As a consideration for relaxing Class B loading spaces, 3 additional Class A loading spaces and one additional Class C loading space have been provided, which will remain for this Minor Amendment #2 DP-2022-00178. Required number of loading spaces was calculated based on the area of Uses excluding common areas in the original Development Permit DP-2018-00380 and Minor Amendment #1 DP-2019-00968, which will remain for this Minor Amendment #2 DP-2022-00178. No changes to loading are being proposed for this Minor Amendment #2 DP-2022-00178.

⁶ Note on Bicycle:

Required number of bicycle spaces was calculated based on the area of Uses excluding common areas in the original Development Permit DP-2018-00380 and Minor Amendment #1 DP-2019-00968, which will remain for this Minor Amendment #2 DP-2022-00178. Adjustments to bicycle have been made for this Minor Amendment #2 DP-2022-00178, and are satisfactory as previously approved.

• **Legal Description**

Block: 46
District Lot: 541
Plan: 210

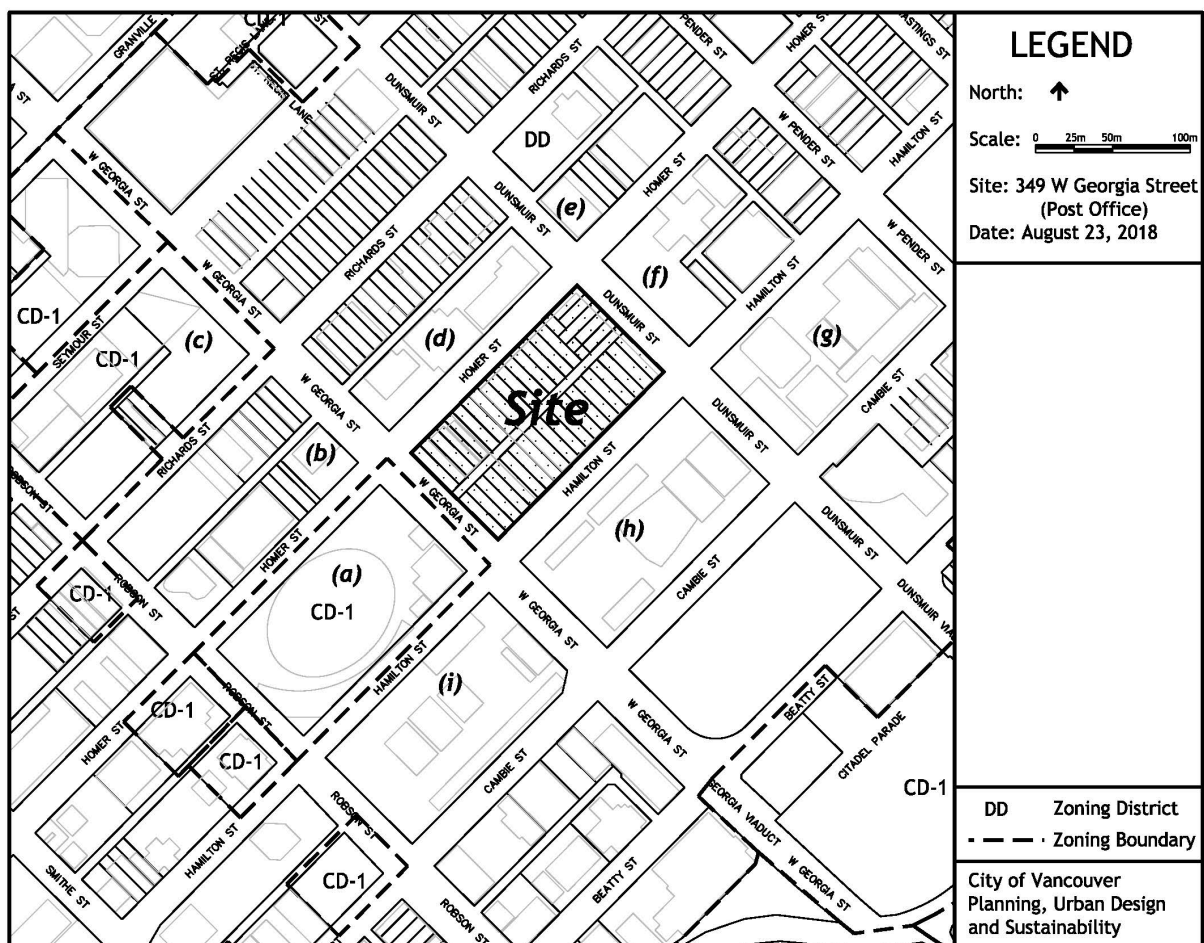
• **History of Application:**

April 28 2018 Complete DP submitted
June 13 2018 Urban Design Panel
September 4 2018 DP Board
November 9 2020 DPMA approved at Board

• **Site:** The site is located between Dunsmuir and W. Georgia, Homer and Hamilton Streets.

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

- (a) Vancouver Public Library, 345 Robson Street, 20-storey mixed-use building, (c. 1995).
- (b) 731 Homer Street, future 25-storey mixed-use building, (under construction).
- (c) Telus Garden, 510 W Georgia Street, 22-storey mixed-use building, (c. 2014).
- (d) 402 Dunsmuir Street, 22-storey mixed-use building, (c. 1984).
- (e) 411 Dunsmuir Street, 4-storey commercial building, Heritage 'B', (c. 1911).
- (f) BC Hydro, 333 Dunsmuir Street, 18-storey mixed-use building, (c. 1992).
- (g) Vancouver Community College, 250 W Pender Street, 9-storey mixed-use building, Heritage 'A', (c.1962).
- (h) Queen Elizabeth Theatre, 3-storey cultural venue, 675 Cambie Street, Heritage 'A', (c. 1959).
- (i) 788 Hamilton Street, 22-storey mixed-use building, (c. 2009).



● **Background:** On September 4, 2018, the Development Permit Board approved DP-2018-000380, which permitted the development of the site with two office towers (21 and 22 storeys) including the retention of the Post Office façade and structure containing commercial and parking uses. The proposal also included a Heritage Density Transfer (3,618 sq. m.) utilizing the Heritage Amenity Share program.

The application seeks an increase to the 7.0 maximum Floor Space Ratio of 0.45 FSR, equal to 5,434.38 sq. m. (58,495.2 sq. ft.) Under Section 3.9 of the *Downtown Official Development Plan (DODP)*, the Development Permit Board may consider an increase, taking into account the cost and extent of the heritage restoration. Staff have undergone a proforma analysis of this request and deem it to a justifiable amount. Staff therefore recommend that that Board approves this requested increase in density. The building is to be designated by Council as per the recommendations of approved DP-2018-00380 (see Recommended Condition 1.4 in Appendix G)

The additional floor area of 0.45 FSR, equal to 5,434.38 sq. m. (58,495.2 sq. ft.) proposed by this Minor Amendment, is requested through the purchase of additional Heritage Amenity Shares. An overall FSR of 0.025 FSR (299.80 sq. m.) is requested through the purchase of Heritage Amenity Shares. As per Section 3, Paragraph 15 of the *DODP*, the Development Permit Board may permit an increase in FSR up to 10% of the permitted FSR for this site through the purchase of Heritage Amenity Shares. An FSR increase of 6.42% though this purchase is being proposed. As this added density does not affect the public realm in a negative manner, staff recommend that the Board approve this increase in density to this site through the purchase of Heritage Amenity shares.

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

1. *Downtown Official Development Plan (DODP; 1975, last amended 2019)*
2. *Transfer of Density Policy and Procedure (1983, last amended 2014)*
3. *Heritage Policies (see section 6.1)*
4. *Vancouver Charter*
 - a. *Withholding of demo [588(1)(a) and (b)]*
 - b. *Heritage designation protection (593 (1)*

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

Downtown Official Development Plan (DODP)

Floor Space Ratio: The by-law allows up to a maximum of 7.00 FSR for office use, and up to 10 percent additional heritage density transfer allowed under Section 3.12 (see below). The proposed floor space amount under this application is 299.80 sq. m. (3227.02 sq. ft.) or 0.025 FSR, which equates to 6.42 percent of the maximum heritage density transfer eligible for this site.

Heritage Density Transfer: The *DODP*, under Section 3.12 contains in part, the following:

Notwithstanding subsection 1, 3, and 4, the Development Permit Board may permit an increase to floor space ratio for any use where the increase results from a transfer of heritage floor space to a maximum of 10 percent over the total permitted floor space ratio, except that this increase shall not apply to hotels where the floor space has already been increased pursuant to subsection 2. On review, staff have determined that the application is compliant with the provisions of the *DODP*.

Transfer of Density Policy and Procedure

Staff have reviewed the *Transfer of Density Policy and Procedure* and confirmed that the application is generally compliant.

The proposed increase in density results in little or no measurable changes in the form, massing, or architectural expression of the building.

- **Conclusion:** Staff are supportive of this proposal for an additional 5,434.38 sq. m. (58,495.2 sq. ft.) of Heritage Density Transfer through the Heritage Amenity Share program.

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.

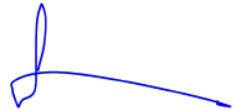
NOTIFICATION

On April 4, 2022, 567 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. No responses to the public notification were received during the comments period ending on April 20, 2022 or prior to the date of publication of the Development Permit Board report on May 16, 2022.

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.

Staff support the proposal subject to the recommended conditions.



J. Greer
Chair, Development Permit Staff Committee



David Cha
Development Planner



Maria Cheng
Project Coordinator

Project Facilitator: John Freeman

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

Heritage

- A.1.1 provision of a heritage density transfer Letter “B” which includes confirmation from the owner of a “donor” site that the agreement has been finalized, and confirming the new “balance” of transferable density remaining on the donor site, or a statement of intent to secure the required amount of density through the purchase of heritage amenity shares to the City’s Heritage Conservation Reserve, explaining the circumstances that made transfer of density from the density bank unviable.

Standard Landscape Conditions

- A.1.2 coordination with Park Board and Engineering with regard to the proposed removal and replacement of trees located on city property;

Note to Applicant: further arborist reporting may be requested concerning tree removals and/or tree protection.

- A.1.3 confirmation of the information shown on Tree Management Plan submitted by ACL Consultants into the landscape plan submission;

Note to Applicant: It is preferred that the arborist tree management plans become the primary document for tree removal/ protection related matters and should be submitted at large scale with the revised submission package.

B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been addressed on or before **November 16 2022**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.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 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.2.3 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.2.4 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.2.5 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.
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- B.2.6 Any other changes or deviations from the originally approved development permit drawings under DP-2018-00380 that may have been shown on the drawings forming a part of this permit are not approved. You are further advised that this application has not been processed with regard to the requirements of the Building By-law. You must comply with any Building By-law requirements and obtain all the necessary relevant permits.
- B.2.7 Amenity areas of approximately 991.83 m² excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the building; and Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.
- B.2.8 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.**
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