

October 28, 2016

Mr. Rod Maas
Perkins + Will Canada Architects Co.
1220 Homer Street
Vancouver, BC
V6B 2Y5

Dear Mr. Maas:

**RE: 701 West Georgia Street
Development Application Number DE-2016-00107**

On behalf of the Director of Planning, your application has been approved to replace the existing rotunda at Pacific Centre Mall with a three-storey addition of approximately 25,600 sq. ft. containing Retail uses.

A permit may be issued upon the completion of the revisions and conditions noted below under items 1.0 to 2.7 of this “prior-to permit issuance” letter.

IMPORTANT!!! HOW TO SUBMIT YOUR REVISIONS

Arrange a meeting by calling at least two days in advance of your drawings being ready for submission. **Partial submissions will not be accepted.** You may contact Kyle Pringle at 604.873.7088 or kyle.pringle@vancouver.ca, 8:00 a.m. to 4:30 p.m., Monday to Friday. Please do not mail, drop-off or courier your response because this will delay the processing of your application. The purpose of the meeting will be to complete a preliminary review of your submission which must include your revised drawings and a written explanation describing how you have addressed each of the conditions.

1.0 Prior to the issuance of the Development Permit, five (5) sets of revised drawings shall be submitted, to the satisfaction of the Director of Planning, clearly indicating:

Urban Design conditions:

1.1 design development to increase the setback of the second storey from West Georgia Street;

(Note to Applicant: The intent is to reduce the depth of building mass that overhangs the public realm. At a minimum, the plane of the second storey should be set back to meet the northerly edge of the chamfer of the office tower to the east.)

- 1.2 design development to add visual interest to the solid stone-clad wall along Howe Street;

(Note to Applicant: Enhance as much as possible through exterior wall surface treatment, lighting, colour, and other elements that provide a sense of inhabitation and break up the appearance of solidity of the west wall. Design options considered should include expressing the passenger elevator to the restaurant as fully glazed and/or incorporating landscaping into the wall plane. See also Landscape Review condition 1.8.)

- 1.3 design development to significantly reduce the extent of stone cladding at sidewalk frontages and provide further glazing to maximize pedestrian interest and amenity;

(Note to Applicant: A high degree of visibility into retail spaces at grade level is required for interactive relationships with the public realm.)

- 1.4 design development to improve the CPTED (Crime Prevention Through Environmental Design) performance of the interstitial space between the proposed infill and the Four Seasons Hotel to the north while maintaining a positive and interesting presence to adjacent public areas;

(Note to Applicant: Deep alcoves that are concealed from public view can invite undesirable activity. Design development is needed to dissuade mischief while still supporting a positive, safe presence to the public realm that also holds a degree of pedestrian interest. The design solution should exceed the visual performance of a conventional metal gate and should be thoughtfully integrated with the architecture of the hotel.)

- 1.5 provision of further enhancements to the public realm including increasing setbacks and providing furnishings, seating, and planting in locations that would not impede pedestrian travel;

- 1.6 identification 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>.)

Development Review Branch conditions:

- 1.7 compliance with Section 6.2.5.1 *Required Off-Street Bicycle Spaces* of the Parking Bylaw;

(Note to Applicant: Five new Class A bicycle spaces and six new Class B bicycle spaces shall be provided in the new development. See also Engineering Services condition 1.10.)

Landscape Review conditions:

- 1.8 design development to increase the amount of planted landscape features;

(Note to Applicant: The landscape features removed from this property will have to be compensated for through the use of green walls or a planted landscape feature with the same intent.)

- 1.9 design consideration to implement landscape features that support Bird Friendly Design guidelines;

(Note to Applicant: Plant species to consider implementing on the green roof include salmonberry, vine maple, hemlock, and sword fern. Please refer to the Vancouver Bird Strategy for more information.)

Engineering Services conditions:

- 1.10 provision of Class B bicycle parking to replace the existing Class B bicycle parking at this location, as well as to provide for the new floor area;

(Note to Applicant: The Class B bicycle parking indicated near the building entrance is not an acceptable design due to capacity and stability issues inherent to the 'wave' design shown. Provide standard 'U' shaped bicycle parking or similar that allows for two points of contact between the bike and the rack when used as intended. See also Development Review Branch condition 1.6.)

- 1.11 provision of Building Grades and Design Elevations at all entrances.

2.0 Condition(s) to be met prior to the issuance of the Development Permit:

Development Review Branch conditions:

- 2.1 Notwithstanding compliance with the foregoing conditions no. 1.1 to 1.11, the Development Permit for this application cannot be issued until Council has first approved the form of development.

Engineering Services conditions:

- 2.2 Provision of building setback and a surface SRW to achieve a 18.04 ft. [5.5 m] distance from the back of the City curb to the building face on Georgia and Howe Streets. A legal survey of the existing dimension from the back of the City curb to the existing property line is required to determine the final setback/SRW dimension. The SRW agreements must accommodate the existing below-grade portions of the mall and the proposed upper portions of building within the SRW areas.

(Note to Applicant: The dimensions on the drawing are measured from the face of the curb. Reduce door swing encroachment into the ground floor setback to 1.00 ft. or less.)

- 2.3 Provision of a commitment to address the obligations set out in Recital C(c)(ii)-(iii) of the No-Development Covenant CA4240084 relating to the redevelopment of a portion of Block 42 prior to occupancy. A 250mm water line appears to be located in Block 42 within the area to be redeveloped.
- 2.4 Arrangements shall be made to the satisfaction of the City Engineer for the relocation, upgrading, or building design to accommodate the 250 mm water main running under the proposed development.
- 2.5 Provision of a canopy application.

(Note to Applicant: The canopies located on Howe and West Georgia Streets must be fully demountable and meet the requirements of the Building By-law. Canopies are defined as a rigid roof like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56mm in thickness (refer to VBBL Section 1A.9.8).)

- 2.6 Provision of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements. Submit a copy of the Landscape Plan directly to Engineering Services for review.)
- 2.7 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 are not limited to, junction boxes, switchgear, pad mounted transformers 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. 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. The applicant may be required to show details of how the site will be provided with all services being underground.

3.0 Conditions of the Development Permit:

- 3.1 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.
- 3.2 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.

(Note to Applicant: In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit [amount to be determined by the City] as a guarantee for completion of the work by an agreed upon date.)

- 3.3 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.

4.0 Notes to Applicant:

- 4.1 It should be noted that your Development Permit will be issued when you have complied with all the above conditions. However, if these conditions have not been complied with on, or before **December 15, 2016**, this Development Application may stand refused.
- 4.2 A new Development Application will be required for any significant changes. This approval is subject to any change in the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- 4.3 The following comments have been made by the Building Review Branch and are based on the preliminary architectural drawings submitted by Perkins & Will Canada Architects Co. dated May 24, 2016 for the proposed Development Permit application. This is a preliminary review in order to identify issues which do not comply with Vancouver Building By-Law (2014) #10908 and includes a review of Subsection 3.2.5. "Provisions for Fire Fighting".
 1. The proposed development appears to be an interior and exterior alteration, major horizontal addition and a major vertical addition of three-storey retail to this existing commercial building (Pacific Centre Mall) on this site.
 - a. * The proposed work will trigger significant upgrade requirements to the existing building as per Part 11 of the VBBL 2014 and shall not increase the non-conformity of the existing building.
 - b. All new work must fully conform to VBBL 2014 requirements.
 2. Building code analysis and code compliance drawings will be required during Building Permit application stage.
 3. * "Provisions for Fire Fighting" is required to comply with VBBL 3.2.5. requirements.
 4. * Exits are required to comply with VBBL 3.3. and 3.4. requirements.
 5. * Exit exposure to another fire compartment and protection of exit shall comply with VBBL 3.4 requirements.

6. * This building is required to be accessible, access shall be provided to persons with disabilities to all public areas, common areas, storage and to areas where work functions could reasonably be expected to be performed by persons with disabilities.
7. Green roof assemblies are required to comply with VBBL 3.1.14.4. requirements.

Notes:

1. Items marked with asterisks (*) have been identified as important non-conforming Building By-law issues.
 2. 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.
 3. It is the applicant's responsibility to ensure the project meets the requirements of the Vancouver Building Bylaw. In projects where a Certified Professional (CP) will be used, it is recommended to bring in the CP at an early stage to provide this building code overview. Failure to address building code issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.
- 4.3 If this Development Application included a written notification of neighbouring property owners or other interested parties, a copy of this letter will be sent to all respondents advising them of the decision.
- 4.4 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows or ventilation openings.
- If the building design cannot meet these requirements, modifications must be made. If you wish to discuss design options, please contact Electrical Inspections at 604.871.6401.
- 4.5 This site will be affected by a Development Cost Levy By-law. Levies will be required to be paid prior-to issuance of Building Permits. For more information, please refer to the Development Cost Levies Information Bulletin, available at the Planning Department Reception Counter, or online at vancouver.ca/financegrowth. The next increase is scheduled for September 30, 2017; projects without a Building Permit in process will be charged at a higher rate. Additional information about the increase can be found at vancouver.ca/commsvcs/planning/infobul1.pdf.

- 4.6 All Building permit applications submitted on or after January 2, 2015, will be reviewed for compliance to the 2014 Vancouver Building By-law. Submission of most Building Permit applications now requires an appointment. When your Building Permit application is ready, please phone 604.873.7611 to book an appointment for an application intake with the Project Coordinator who will manage your application. Only full and complete applications will be accepted. If you need advice in preparing your application, you may book an enquiry appointment (604.873.7611), or walk into our Development and Building Services Centre (1st Floor, 515 West 10th Avenue).

Yours truly,



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KP

cc: Patrick O'Sullivan, Development Planner
Adam Finlayson, Landscape Development Specialist
Terry Wilson, Engineering Services