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969 Burrard Street (COMPLETE APPLICATION)  
DP-2017-00905 - CD-1(Pending)

ML/BAB/LK

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

J. Greer (Chair), Development Services  
C. Joseph, Engineering Services  
T. White, Park Board

**Also Present:**

M. Linehan, Urban Design & Development Planning  
L. King, Development Services  
J. Bosnjak, Development Services  
M. Vernooy, Housing Policy and Projects  
Y. Hii, Social Policy  
Z. Jankovic, Heritage

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**APPLICANT:**

Farouk Babul  
Westbank Projects Corp.  
501-1067 West Cordova Street  
Vancouver BC V6C 1C7

**PROPERTY OWNER:**

First Baptist Foundation  
969 Burrard Street  
Vancouver BC V6Z 1Y1

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**EXECUTIVE SUMMARY**

- **Proposal:** To develop the site with a 57-storey mixed use building with church use on Levels 1 to 3, child day care on Level 4, and 331 market dwelling units, a 7-storey residential building with 61 social housing dwelling units, and seismic upgrading and heritage restoration of the First Baptist Church all over 7 levels of underground parking accessed from the lane.

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

Appendix F Response to Rezoning Conditions

● **Issues:**

1. Nelson Plaza character
2. Podium treatment and pedestrian interest at the lane
3. Treatment of 'scallop' in the tower design
4. Planter details at breezeways (and FSR exclusion)

- **Urban Design Panel:** Resubmission Recommended
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**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DP-2017-00905 submitted, the plans and information forming a part thereof, thereby permitting the development of a 57-storey mixed use building with church use on Levels 1 to 3, child day care on Level 4, and 331 market dwelling units, a 7-storey residential building with 61 social housing dwelling units, and seismic upgrading and heritage restoration of the First Baptist Church all over 7 levels of underground parking accessed from the lane, subject to the following conditions:

**1.0 Prior to submission of a complete application and a final decision, the applicant is to carry out the following;**

- 1.1 design development to provide a more open and integrated character for Nelson Plaza, including improved access to Nelson Plaza from both buildings;

**Note to Applicant:** The plaza should provide amenity for both buildings. Patio space should be located adjacent to the amenity room at the midrise social housing building, comparable to the common patio at the market residential tower across the plaza. Additional doors should be provided to allow both amenity rooms to open up to the patio space. Weather protection should be provided at patio entries to the midrise. The plaza and planter design should facilitate visual porosity and movement through and across the plaza. Plaza furnishings and seating should be considered to encourage informal gathering and interaction. Refer Standard Condition A.1.26.

- 1.2 design development to the podium to improve the relationship with the lane by providing additional transparency, particularly at the base of the podium;

**Note to Applicant:** Additional glazing to provide pedestrian level views into the gymnasium space and the rear addition to the church should be provided.

- 1.3 design development to the “scallops” to ensure a respectful relationship to the church, and consider residential livability for adjacent units in the market tower;

**Note to Applicant:** The scallops should read as a background to the retained church. The treatment should primarily be clear glazing; mirrored or coloured spandrel glass, or exterior lighting of the scallops, is not supported. A design strategy for interior window coverings to ensure privacy as well as functionality and a consistent design appearance should be provided, noting the concave surface precludes conventional window coverings. An alternate location for public art should be explored to avoid undue impact on residential units. Refer to Standard Condition A.1.30.

- 1.4 design development to the planters containing trees in the common outdoor hallways (breezeways) of the strata use building; and

**Note to Applicant:** Refer to rezoning landscape condition A.(b).16(iv) and urban design condition #10. The teardrop shaped planters will not support a tree species and size that has visual presence, commensurate with scale of the building and in a manner that warrants the breezeway relaxation. It is recommended that each tree proposed be located in a large, open planter with an integrated security railing, and containing maximized soil volumes (as permitted in the CD-1 bylaw for the site) of no less than 6.25 cubic metres;

- 1.5 design development to provide canopies for improved entry identification and weather protection at primary building entries;

- 1.6 design development to provide a clearer entry sequence for the midrise; and

**Note to Applicant:** A generous entry lobby with a visual connection to amenity room should be provided. A glazed wall between the lobby and amenity room is recommended. The width of the entry lobby should be expanded and the route to the elevator should be less circuitous.

- 1.7 design development to provide access from the ground floor patios at the south side of the midrise to the adjacent public path to further activate the path;

**Note to Applicant:** Patios maybe be gated at 42 inch height.

- 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:

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED																					
Site Size <sup>1</sup>	-	-	120.76 m x 39.93 m																					
Site Area <sup>1</sup>	-	-	4,821.6 m <sup>2</sup>																					
Floor Area <sup>2</sup>	Circulation/service 9,763.0 m <sup>2</sup> Rooftop mech. 288.0 m <sup>2</sup> Amenity 23.0 m <sup>2</sup> Tower 42,736.0 m <sup>2</sup> Midrise 4,208.0 m <sup>2</sup> All uses 54,339.0 m <sup>2</sup>	-	Residential (market) 38,790.0 m <sup>2</sup> Circulation/service 3,672.0 m <sup>2</sup> Rooftop mech. 248.0 m <sup>2</sup> Amenity 23.0 m <sup>2</sup> Sub-total (tower) 42,733.0 m <sup>2</sup> Midrise 4,199.0 m <sup>2</sup> Total residential area 46,932.0 m <sup>2</sup> Church (existing) 2,810.0 m <sup>2</sup> Church (addition) 3,776.0 m <sup>2</sup> Daycare 725.0 m <sup>2</sup> Retail Store 93.0 m <sup>2</sup> Total (all uses) 54,336.0 m <sup>2</sup>																					
FSR <sup>2</sup>	Total (all uses) 11.27	-	Residential (market) 8.05 Circulation/service 0.76 Rooftop mech. 0.05 Amenity 0.00 Sub-total (tower) 8.86 Midrise 0.87 Church (existing) 0.58 Church (addition) 0.79 Daycare 0.15 Retail store 0.02 Total (all uses) 11.27																					
Balconies <sup>3</sup>	Open 5,632.0 m <sup>2</sup> (max. 12% of residential area)	-	Open 4,192.0 m <sup>2</sup> (9.0% of 46,932.0 m <sup>2</sup> )																					
Residential Amenity & Planter exclusions <sup>4</sup>	Tower amenity 929.0 m <sup>2</sup> Midrise amenity 929.0 m <sup>2</sup> Total amenity 1,858.0 m <sup>2</sup> Tower planters 200.0 m <sup>2</sup>	-	Tower amenity 939.0 m <sup>2</sup> Midrise amenity 58.0 m <sup>2</sup> Total amenity 997.0 m <sup>2</sup> Tower planters 200.0 m <sup>2</sup>																					
Height <sup>5</sup>	Tower (top of roof slab) 169.5 m Tower (mech. penthouse) 178.6 m Midrise (top of roof slab) 18.3 m Midrise (top of parapet) 22.3 m Midrise (mech. penthouse) 29.5 m	-	Tower (top of roof slab) 169.75 m Tower (mech. penthouse) 178.89 m Midrise (top of roof slab) 18.27 m Midrise (top of parapet) 20.73 m Midrise (mech. penthouse) 26.16 m																					
Yards <sup>6</sup>	-	West side yard 6.6 m	West side yard 6.65 m																					
Unit Type	-	Tower: 2-BR+ (25%) 83 Midrise: 2-BR+ (35%) 21	<table border="0"> <tr> <td></td> <td>Tower (market)</td> <td>Midrise (rental)</td> </tr> <tr> <td>Studio</td> <td>0</td> <td>15</td> </tr> <tr> <td>One-bedroom</td> <td>136</td> <td>22</td> </tr> <tr> <td>Two-bedroom</td> <td>159</td> <td>19</td> </tr> <tr> <td>Three-bedroom</td> <td>36</td> <td>5</td> </tr> <tr> <td>Totals</td> <td>331</td> <td>61</td> </tr> <tr> <td>Total no. of dwelling units</td> <td colspan="2">392</td> </tr> </table>		Tower (market)	Midrise (rental)	Studio	0	15	One-bedroom	136	22	Two-bedroom	159	19	Three-bedroom	36	5	Totals	331	61	Total no. of dwelling units	392	
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	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED																																										
Parking <sup>7</sup>	Church 57 Retail Store 1 Small Car (25% of 395) max. 99	Residential (market) 305 Residential (rental) 30 Church 45 Daycare 7 Retail Store 1 Shared Vehicle (Public) 2 Shared Vehicle (Private) 3 Rapid Charge Station 2 Total (min.) 395 Residential disability Min. 14 Non-residential disability Min. 4	Residential (market) 505 Residential (rental) 31 Church 40 Daycare 7 Retail Store 0 Shared Vehicle (Public) 2 Shared Vehicle (Private) 3 Rapid Charge Station 2 Total 590 Small Car 91 Residential disability 16 Non-residential disability 3																																										
Loading <sup>8</sup>	-	<table border="0"> <tr> <td></td> <td>Class A</td> <td>Class B</td> </tr> <tr> <td>Residential</td> <td>0</td> <td>2</td> </tr> <tr> <td>Church</td> <td>0</td> <td>2</td> </tr> <tr> <td>Daycare</td> <td>0</td> <td>0</td> </tr> <tr> <td>Retail Store</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total</td> <td>0</td> <td>4</td> </tr> </table>		Class A	Class B	Residential	0	2	Church	0	2	Daycare	0	0	Retail Store	0	0	Total	0	4	<table border="0"> <tr> <td></td> <td>Class A</td> <td>Class B</td> </tr> <tr> <td>Residential</td> <td rowspan="4">}</td> <td rowspan="4">6</td> </tr> <tr> <td>Church</td> </tr> <tr> <td>Daycare</td> </tr> <tr> <td>Retail Store</td> </tr> <tr> <td>Total</td> <td>2</td> <td>2</td> </tr> </table>		Class A	Class B	Residential	}	6	Church	Daycare	Retail Store	Total	2	2												
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Bicycle Parking <sup>9</sup>	-	<table border="0"> <tr> <td></td> <td>Class A</td> <td>Class B</td> </tr> <tr> <td>Residential</td> <td>490</td> <td>12</td> </tr> <tr> <td>Church</td> <td>15</td> <td>6</td> </tr> <tr> <td>Daycare</td> <td>-</td> <td>-</td> </tr> <tr> <td>Retail Store</td> <td>1</td> <td>0</td> </tr> <tr> <td>Private Bike Share</td> <td>12</td> <td>-</td> </tr> <tr> <td>Total</td> <td>518</td> <td>18</td> </tr> </table>		Class A	Class B	Residential	490	12	Church	15	6	Daycare	-	-	Retail Store	1	0	Private Bike Share	12	-	Total	518	18	<table border="0"> <tr> <td></td> <td>Class A</td> <td>Class B</td> </tr> <tr> <td>Residential</td> <td>494</td> <td>12</td> </tr> <tr> <td>Church</td> <td>16</td> <td>6</td> </tr> <tr> <td>Daycare</td> <td>-</td> <td>-</td> </tr> <tr> <td>Retail Store</td> <td>-</td> <td>-</td> </tr> <tr> <td>Private Bike Share</td> <td>12</td> <td>-</td> </tr> <tr> <td>Total</td> <td>522</td> <td>18</td> </tr> </table>		Class A	Class B	Residential	494	12	Church	16	6	Daycare	-	-	Retail Store	-	-	Private Bike Share	12	-	Total	522	18
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<sup>1</sup> **Note on Site Size and Area:** Site area is from the pending CD-1 By-law, and matches the submitted survey.

<sup>2</sup> **Note on Floor Area and FSR:** Midrise floor area consists of social housing, and tower floor area consists of market housing. Submitted plans indicate inconsistencies in proposed circulation/service area in the tower, and Standard Condition A.1.8 seeks clarification.

<sup>3</sup> **Note on Balconies:** Balcony area includes total residential balcony area in the tower and midrise components of the proposed development. Submitted plans indicate inconsistencies in FSR documents and project statistics, and Standard Condition A.1.9 seeks clarification.

<sup>4</sup> **Note on Amenity:** Tower amenity area, of which maximum 23.0 m<sup>2</sup> has been included in FSR, as permitted by the pending CD-1 By-law, still exceeds maximum permitted area by 10.0 m<sup>2</sup>. Standard Condition A.1.8 seeks compliance.

<sup>5</sup> **Note on Height:** Proposed tower height exceeds maximum permitted height, and Standard Condition A.1.6 seeks compliance. Projection of tower height into the Queen Elizabeth Park View Cone is permitted by the pending CD-1 By-law, and no other view cones affect the site. Except for maximum permitted Midrise height measured to top of roof slab, required as a rezoning condition, all building heights are subject to the pending CD-1 By-law.

<sup>6</sup> **Note on Yards:** The setback requirement from the west property line is a rezoning condition, and is to provide a public passage with landscaping see Standard Conditions A.1.27 and A.2.2.

<sup>7</sup> **Note on Parking:** Required parking for Daycare has been based on maximum 37 children. Public and private shared vehicles and spaces are being provided as part of the Green Mobility Strategy, a rezoning condition required by Engineering Services. Requirement of private shared vehicles and spaces, as well as rapid charging stations, is a rezoning condition as part of the Green Mobility Plan. The proposal is deficient in the number of church and retail store parking spaces, and Standard Condition A.1.16 seeks compliance. The non-residential component of the proposed development is deficient in the number of required disability parking spaces, and Standard Condition A.1.18 seeks compliance.

<sup>8</sup> **Note on Loading:** Staff support the proposed loading arrangement, as recommended in the Transportation Study submitted by Bunt & Associates. Refer to Standard Condition A.2.3.

<sup>9</sup> **Note on Bicycle Parking:** Requirement of 12 Class A bicycle spaces and bicycles, for private bike share, as well as 15 Class A bicycle spaces required for the church and daycare, are rezoning conditions as part of the Green Mobility Plan.

<sup>10</sup> **Note on Residential Storage:** Several storage rooms proposed in the midrise and underground parking levels are undersized, and Standard Conditions A.1.11 and A.1.12 seek compliance.

• **Legal Description**

Lots: 13, the east 30 feet of Lot 14,  
Lot 14 except the east 30 feet, the  
east and west of ½ Lots 15 and 16,  
Lot 17 and Lot 18  
Block: 7  
District Lot: 185  
Plan: 92

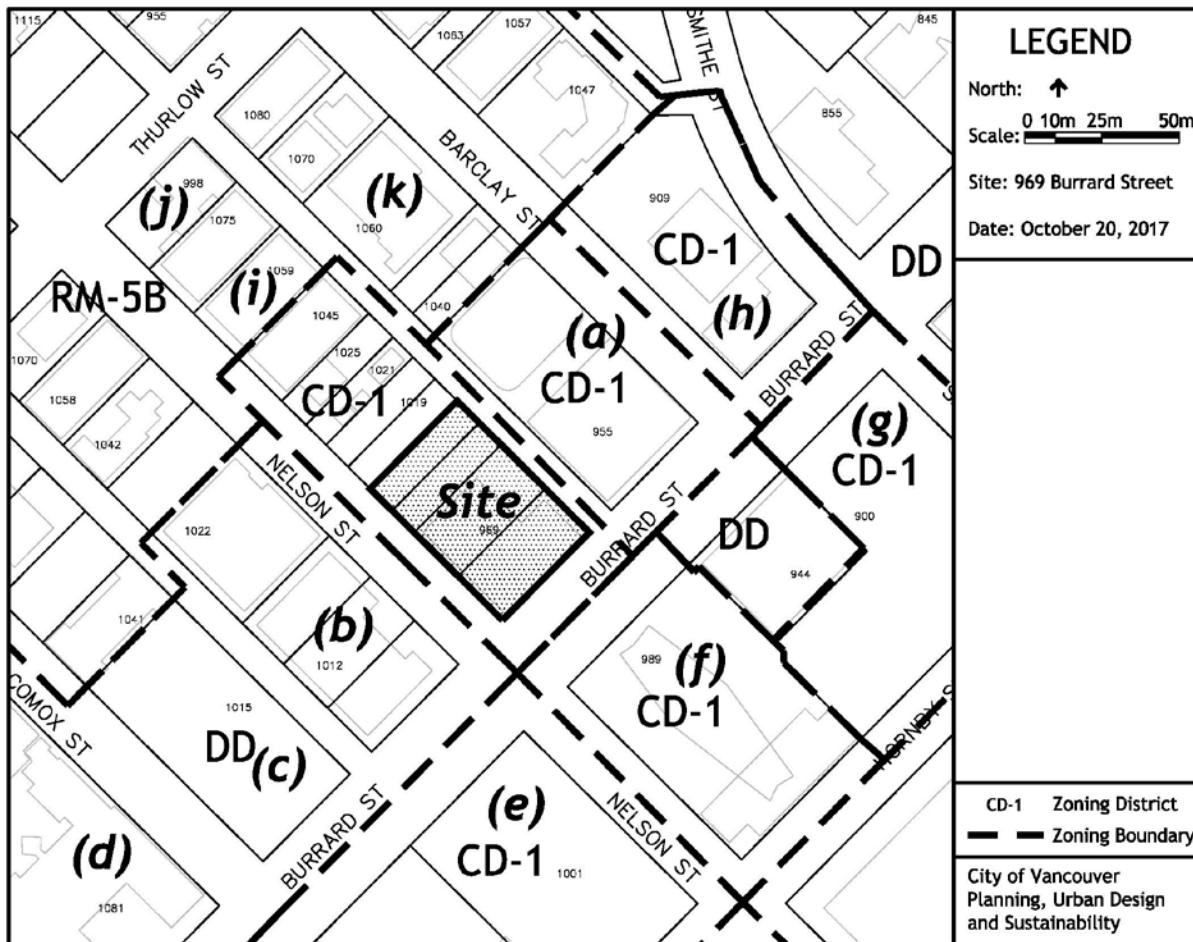
• **History of Application:**

17 08 25 Complete DE submitted  
17 10 02 Urban Design Panel  
17 11 01 Development Permit Staff Committee

• **Site:** The subject site is located at the northwest corner of Burrard and Nelson streets in the Burrard corridor of the West End Community Plan. It occupies 4,821.6 sq. m (51,912 sq. ft.) and has a frontage of 119 m (395 ft.) along Nelson Street, two-thirds of the length of the block, and a depth of 39.6 m (130 ft.) along Burrard Street. Along Burrard Street to the south and across Nelson Street is St. Andrew's Wesley United Church and to the north and across the lane is the Downtown YMCA. The blocks surrounding the site and west of Burrard Street contain a variety of residential developments ranging from low-rise apartments to recently built high-rise strata development. Some of the older buildings have heritage value. To the west of the site and across Thurlow Street is Nelson Park, where Lord Roberts Elementary School Annex is located.

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

- (a) 1028 Barclay Street ("*Patina*") – a 42-storey market strata residential building; and 955 Burrard Street – Downtown YMCA Facility, built/renovated in 2005
- (b) 1022 Nelson Street – St. Andrew's Wesley United Church and 1028 Nelson Street – "*the Residences at St. Andrew's Wesley*", a 24-storey market rental building, built in 2002
- (c) 1763 Comox Street – Century Plaza Hotel, a 35-storey building, built in 1969
- (d) 1081 Burrard Street – St. Paul's Hospital
- (e) 1088 Burrard Street – Sheraton Wall Centre Hotel, including a 48-storey residential/hotel tower, built in 2001
- (f) 969 Nelson Street ("*Electra*") – a 21-storey market strata residential building converted from the former BC Hydro offices
- (g) 900 Burrard Street – Scotia Bank Theatre Complex and 933 Hornby Street/938 Smithe Street ("*Electric Avenue*") – a 23-storey market strata residential building, built in 2005
- (h) 909 Burrard Street ("*Vancouver Tower*") – 28-storey market strata residential building, built in 1992
- (i) 1045-1075 Nelson Street, 3 to 4-storey residential buildings
- (j) "*Washington Court*", 998 Thurlow Street, 6-storey residential building
- (k) 1040-1080 Barclay Street, 4-10 storey residential buildings





• **Background:**

On July 26, 2017, City Council approved the application to amend CD-1 (445) (Comprehensive Development) District for 969 Burrard Street and 1019-1045 Nelson Street to permit the development of a 57-storey residential tower containing 331 market strata units and expanded church program space and a 7-storey residential building containing 61 social housing units, as well as seismic upgrading, conservation and restoration of the First Baptist Church building. A height of 169.5 metres (556 feet) and a floor space ratio (FSR) of 11.27 were approved.

A development permit application was submitted August 25, 2017, and was reviewed by the Urban Design Panel on October 2, 2017. The Urban Design Panel recommended further design development and resubmission. Staff have reviewed the recommendations of the Urban Design Panel, as well as the project's programmatic requirements and site specific conditions, and have included conditions to address the recommendations of the Panel to improve the proposed form of development.

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

Relevant Council Policies for this site include:

**1. CD-1 By-law and overall form of development (approved July 26, 2017)**

This by-law establishes the permitted uses, height, and density for the site; to be considered in combination with the overall form of development approved in principle by Council.

**2. West End Community Plan and the Rezoning Policy for the West End (2013)**

The West End Community Plan outlines a blueprint for the future of this historical neighbourhood. The plan embraces continued population and economic growth, while maintaining and enhancing the quality of community life. The Burrard Corridor is envisioned as one area where significant population growth will be accommodated. In keeping with the overall directions of the plan, the Rezoning Policy for the West End allows consideration for rezoning on sites within the Burrard Corridor for market residential when significant public benefits can be achieved for the community. The plan and the policy further outline that, for the subject site, a tower up to 167.6 m (550 ft.) in height may be considered, subject to view cone restrictions, shadowing and other urban design considerations.

The West End Community Plan provides a clear direction for positive urban development and public benefits in the West End over the next 30 years. The Plan identifies the need to increase the supply of affordable housing for all household types, including families with children, and introduces policy to achieve a variety of housing choices and community facilities to attract and retain a vibrant local workforce. The Plan requires that 50% of social housing units and 25% of market units are two and three bedrooms units for families, meeting the standards of the High Density Housing for Families with Children Guidelines.

**3. High-Density Housing for Families with Children Guidelines (1992)**

These guidelines apply to any development that proposes a density that is 75 dwelling units per hectare or higher. The guidelines describe the recommended design of child-friendly areas, including indoor and outdoor amenity spaces and outdoor play areas.

**4. Rental Housing Stock Official Development Plan (2007)**

In May 2007, Council updated the Rental Housing Stock Official Development Plan (ODP). The ODP requires one-for-one replacement of existing rental housing units on redevelopments of six or more units in certain RM, FM, and CD-1 zoning districts. The rental replacement requirement of the ODP applies to this site. The proposal exceeds the requirement of the ODP with provision of replacement of the existing 32 units and 29 additional units, for a total of 61 secured rental units.

A number of other policies inform review of the application as follows:

- Heritage Designation By-law No. 9158*
- Green Buildings Policy for Rezoning (2009; last amended 2017)*
- Rezoning Policy for Sustainable Large Developments (2013)*
- Vancouver Neighbourhood Energy Strategy (2012)*
- Neighbourhood Energy Connectivity Standards - Design Guidelines (2014)*
- General Policy for Higher Buildings (1997; last amended 2014)*
- West End RM-5B Guidelines*
- View Protection Guidelines (1989)*
- Affordable Housing Policies (1991)*
- Housing and Homelessness Strategy 2012-2021 (2011)*
- Mayor's Task Force on Housing Affordability (2012) - Priority Action Plan*
- Housing Design and Technical Guidelines*
- Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- Community Amenity Contributions – Through Rezoning (1999, last amended 2016)*
- Financing Growth Policies (2003)*
- Transfer of Density Policy and Procedure (1983; last amended 2013)*
- Heritage Designation By-law No. 9158*
- Heritage Policies and Guidelines (1986, last amended 2002)*
- Public Art Policy for Rezoned Developments (2014)*
- Transportation 2040*
- Greenest City Action Plan*

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

It is the assessment of staff that the relevant policies and guidelines have been addressed in this development permit application, except as noted below and in the recommended conditions of approval.

● **Response to Applicable Design Development Rezoning Conditions:**

Rezoning Condition A.(b).1 : Design development to provide a 6.6 m (21.5 ft.) setback from the west property line including a public passage and landscaping.

**Note to Applicant:** Intent is to provide more space for residential units located along this interior property line, to provide a pedestrian passage for all users, and to help break up the scale of development facing toward Nelson Street and the lane, while still providing interior connections requested to serve the building program. The west elevation should be developed to a similar standard as the street facing sides in terms of architectural interest.

Applicant Response:

The project has increased the west setback to 21.5 ft., measured from the property line to the west face of the Rental building. It will include a fully landscaped pedestrian passage which will serve as a formal mid-block connection between Nelson St. and the lane. A 7 ft. wide above-grade S.R.W. will be provided for the walkway component of the passage. At such time the adjacent site to the west is developed, the intention is that it would also provide a similar setback, and further expand and enhance this mid-block connection.

Along the mid-block passage is the rental building, arranged for the majority of its units to directly face onto the pedestrian passage. Since Rezoning, we have incorporated balconies on all sides of the rental building. These balconies improve comfort of living for the residents, while increasing opportunities for having 'eyes on the street' that can monitor ground level activity and encourage both a safer passage and better livability for the residents. These alternating balconies are playfully arranged providing increased articulation and break down the scale of development.

Staff Assessment:

The application generally meets the intent of this condition as outlined in the applicant response.

Standard Landscape Condition A.1.27 further requires that the planters along the edge of the path be lowered to provide a more open and public character for the midblock path while maintaining privacy for the adjacent patios.

Staff note that relocation of the midrise building results in a shift in the upper podium massing above the Galleria such that it is closer to the church roof. The Urban Design Panel recommended design development to ensure a respectful relationship between the podium and the church by providing sufficient space so that the podium does not compete with the church. In response to the UDP recommendation, staff further studied the relationship between the podium and the church. The continuous podium provided at Levels 1 to 3 along the lane is consistent with the rezoning application and the shift in podium massing occurs at the upper Levels 3 to 5. Staff are satisfied that the visual break between the podium and the church at the Galleria as viewed from Nelson Street is not compromised by the relocation of the upper podium massing, which is set to the rear. The church is not prominent as viewed from the lane due to the rear addition to the church. While the upper podium has been relocated in closer proximity to the church, this does not represent a substantive change in how the church is perceived from the lane, and staff are satisfied with the change to the form of development.

Rezoning Condition A.(b).2 :

Design development to improve the visual transparency and reduce the apparent scale of the podium element, seen by pedestrians on Nelson Street and along the lane.

**Note to Applicant:** Intent is to reduce the visual mass of the podium, and to reflect the general intent of the West End Community Plan to

	<p>improve the appeal of lanes as secondary walking routes. This can be accomplished by providing substantial openings at the lower levels that permit filtered views and the passage of natural light through the podium, in combination with a more varied approach to the massing and wall treatments of the lane side façade. Public passage is not required through the podium element.</p>
Applicant Response:	<p>Through considerable negotiations with the planning department, we have recomposed the church programs spaces and the podium façade to create a more varied and articulated treatment that breaks down the scale of development along the lane and Nelson Street.</p> <p>On the lane side, we have increased building relief through a series of alternating setbacks, ranging from 0 to 3.6 m from the north property line. This façade arrangement breaks down the building mass while creating opportunities for enhanced green spaces at multiple levels of the podium. This approach intends to enhance pedestrian experience along the lane, while improving the residential outlooks for the lower levels units of the Patina building.</p>
Staff Assessment:	<p>The application generally meets the intent of this condition as outlined in the applicant response.</p> <p>Staff confirm that a visual connection to the lane from Nelson Plaza is supported; a public passage from Nelson Plaza to the lane is not required, noting the public passage to the lane is provided at the west side of the site as per Rezoning Condition A.(b)1.</p> <p>Recommended Condition 1.2 seeks further design development to the lane elevation to improve pedestrian interest by providing additional transparency at the podium, where possible.</p>

Rezoning Condition A.(b).4 :	<p>Design development to the residential midrise to reduce its height to no more than 18.3 m (60 ft.), as measured below.</p> <p><b>Note to Applicant:</b> Intent is to provide more openness between buildings to improve access to natural light and other benefits. The required dimension may be taken from the southwest corner to the roof surface to allow development of the rooftop as an intensive green roof for common access by all residents of the midrise. The provision of 22.3 m (73.1 ft.) height limit in the CD-1 By-law is measured to the base surface, as is standard in the Zoning and Development By-law.</p>
Applicant Response:	<p>The height of the Residential midrise (Rental bldg.) has been reduced by 1 storey, to a height not exceeding 22.3m, measured from the Rental bldg's base surface to its roof parapet. This height also measures 18.3m (60 ft.) measured from the SW corner of the site to the roof slab. As permitted in the amended CD-1 445, no structure above the Rental bldg. roof exceeds a height of 29.5m. By reducing the Rental building height by 1 storey and increasing the west setback by an additional 14.5 ft., we have created more openness between the buildings allowing for improved access to natural light, air and views.</p>

	<p>The entire site is well-landscaped, including the west passage, the lane, rental roof and Nelson plaza, which will benefit both the Rental residents as well as the adjacent properties on all sides of the development.</p>
Staff Assessment:	<p>The application meets the intent of this condition.</p>

Rezoning Condition A.(b).8:	<p>Provide high quality and durable exterior finishes consistent with the rezoning application.</p> <p><b>Note to Applicant:</b> Intent is to maintain the proposed quality in all aspects, including but not limited to appearance, durability, and performance, by retaining the use and extent of the specific finishes shown such as pre-cast and architecturally finished concrete panels. Material choices including visible areas such as wall returns and soffits should be noted on the elevation drawings.</p>
Applicant Response:	<p>The project is committed to providing high quality and durable finishes. For the tower, its features include a dynamic exterior assembly composed of high quality insulated precast panel system and high-performance curved glazing, forming an iconic expression which defines the tower's architectural significance and its leadership towards sustainability.</p> <p>At the podium and Rental building, high performance glazing and metal cladding will be provided throughout. Landscaping will provide permanent exterior paving, and stone and precast furniture. All roof areas will be landscaped and be made accessible for private, common or public use.</p>
Staff Assessment:	<p>The application generally meets the intent of this condition as outlined in the applicant response, with Standard Conditions A.1.2 and A.1.3 to provide additional information with regards to material quality and details.</p>

Rezoning Condition A.(b).9:	<p>Design development to mitigate privacy and overlook toward nearby residential units.</p> <p><b>Note to Applicant:</b> This can be accomplished by further development of landscape drawings, enlarged sections, and other drawings that illustrate the specific built features proposed to balance the amenity of future and existing residents.</p>
Applicant Response:	<p>Tower: Although the tower is centrally positioned across from the Patina, the tower units and their balconies are arranged to have their primary directions be oriented away from the Patina. With regard to outlooks from neighboring Patina, we have introduced additional planters on the north side of each level of the breezeways along the tower, to provide a greener outlook from across the street. Furthermore, the trees on the south side of the breezeways maintain views of the gardens from neighboring buildings.</p>

	<p><b>Podium and Rental Bldg:</b> We have reduced the height of the rental bldg. and increased the west setback to 21.5'. We have also broken down the mass of the podium by providing increased building relief allowing to provide a tiered landscape approach on every level of the podium. Regardless from which direction the neighboring buildings are viewing the project site, their outlooks will always be onto a lush and green outdoor space such as green roofs, courtyards, streetscapes, or gardens.</p> <p>Additional landscape sections and views have been added to provide a more complete vision of the proposed exterior landscape spaces.</p>
<b>Staff Assessment:</b>	The application meets the intent of this condition as outlined in the applicant response.

<b>Rezoning Condition A.(b).10:</b>	<p>Design development to tree planters in the market residential building to provide optimized growing conditions.</p> <p>Note to Applicant: This can be accomplished by providing an overhead clearance of approximately 24 ft. and by relocating some planted area from the north side to create larger soil volumes for the south-facing planters located at every third floor from Level 4 and up.</p>
<b>Applicant Response:</b>	<p>The breezeway has been designed with careful considerations to maintaining a balance between suitable growing conditions and effective social spaces.</p> <p>On the south side of the building, located at every third level of the open breezeways, we have provided custom designed sculptural planters with integrated bench seating, providing an architectural expression that celebrates the unity of nature and humanity.</p> <p>For these tree planters, we are providing sufficient soil volumes for healthy growth, and a minimum of 24' overhead clearance in order for these south-facing trees to receive abundant light and air.</p>
<b>Staff Assessment:</b>	Further design development is required to meet the intent of this condition. The required overhead clearance to the trees has been met, but an alternate planter design is required, as per Recommended Condition 1.4 to ensure optimal soil volumes to support a tree species and size with visual presence in-keeping with the proposed design.

<b>Rezoning Condition A.(b).23:</b>	<p>All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning, including a minimum of LEED® Gold rating, with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.</p> <p><b>Note to Applicant:</b> A Sustainable Design Strategy must submitted as part of the Development Permit that articulates which credits the</p>
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applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration from the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

**Note to Applicant:** For conditions related to meeting the Low Carbon requirements of the Rezoning Policy for Sustainable Large Developments, refer to the Neighbourhood Energy Utility conditions below. For conditions related to meeting other requirements of the Rezoning Policy for Sustainable Large Developments, refer to Engineering, Landscape and Social Policy conditions.

Applicant Response:

The new buildings will meet the rezoning condition of 22% energy cost savings compared to ASHRAE 90.1-2010. The project is targeting independent certifications for LEED Gold including, at minimum, 1 point for water efficiency and stormwater management. Currently, the project is intending to exceed the minimum water management credits.

A sustainability design strategy has been provided for the projects' LEED related strategies, along with the LEED checklists for both the Tower and Rental/Podium certifications.

By demonstrating its leadership in innovative sustainable design, the project is intending to surpass its LEED Gold targets through features that further contribute to social well-being and improved human behaviour in high density living. A Green Innovations narrative has also been provided that will elaborate on these sustainable features.

Staff Assessment:

The application meets the intent of this condition.

Rezoning Condition A.(b).24: The applicant commits the proposed residential tower to demonstrate leadership in sustainable design as required by the General Policy for Higher Buildings, through the following measures:

(i) Energy/GHG Savings: the proposed tower shall achieve the greenhouse gas reductions equivalent to a 45% reduction in energy use from ASHRAE-90.1 using Appendix G (68% GHG reduction compared to BAU), through measures such as energy efficient design and/or connection to a lowcarbon energy system. For more on the definition and requirements of a low carbon energy system, refer to the NEU conditions below.

(ii) High-Performance Envelope: provide a high-performance thermal envelope that meets or exceeds the performance level described in the rezoning application, which included:

a. an effective R(IP)-value of 6 or better for the opaque enclosure when

Applicant Response:	<p>accounting for thermal bridging;</p> <p>b. high-performance double pane windows with thermal breaks at exterior wall conditions; and</p> <p>c. a moderate glazing ratio.</p> <p>(iii) Air-tightness Testing: testing the airtightness of at least 10% of suites under the LEED v2009 ETS protocol.</p> <p>(iv) Heat Recovery Ventilation: make use of ventilation heat recovery for ventilation air provided to all suites, and with direct ventilation provided to each space as interpreted by LEED.</p> <p>(v) Thermal Sub-Metering &amp; Billing: provide suite-level thermal sub metering, such that the building's total thermal energy use costs can be allocated to the suites based on their monitored usage in the strata bylaws.</p> <p>(vi) Smart Thermostats: provide smart thermostats in all suites, such as the Nest or similar.</p> <p>(vii) Master Cut-Out Switch: provide a single master cut-out switch for each suite, capable of turning off the majority of the lighting loads within the suite.</p> <p>(viii) Post-Occupancy Energy Model Update: the applicant commits to update the energy model for the building post-occupancy, using the actual building energy use, and use this to provide support for ongoing energy performance of the building.</p> <p>(i) Passive sustainable design features such as moderate GWR, highly insulated opaque walls, spandrels and precast concrete panels, high efficiency double glazing assembly as well as very efficient mechanical systems such as heat recovery ventilation, fan coils with EC motors, demand control ventilation in the amenity areas, high efficiency chillers with heat recovery to pre-heat domestic hot water are all the features that make the project achieve the greenhouse gas reductions equivalent to a 45% reduction in energy use from ASHRAE-90.1 using Appendix G.</p> <p>(ii) The tower will have a High-Performance Envelope which will meet or exceed an R(IP) value of 6 or better for opaque panels, when accounting for thermal bridging; high-performance double pane windows with thermal breaks at exterior walls; and a moderate window to wall ratio with min 50%: 50%</p> <p>(iii) This will be provided.</p> <p>(iv) This will be provided.</p> <p>(v) This will be provided.</p> <p>(vi) This will be provided</p> <p>(vii) This will be provided</p> <p>(viii) This will be provided</p>
Staff Assessment:	The application meets the intent of this condition. The Engineering section contains comments regarding the low-carbon energy approach.



● **Conclusion:** The application meets the intent of the conditions established at rezoning. Staff recommend support, subject to the conditions noted.

## URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on October 2, 2017, and provided the following comments:

### **EVALUATION:** Resubmission Recommended

**Introduction:** Marie Linehan, Development Planner, introduced the project as a development permit application following rezoning. The rezoning application was reviewed and supported by the Urban Design Panel in April 2016 and approved by Council in July this year under the provisions of the West End Community Plan. The height, density and general form of development was approved through the rezoning.

The proposal includes 3 elements: restoration of the Heritage-A listed First Baptist Church, a new 57-storey market residential tower, and a new 7-storey building containing 66 social housing units. A podium connects the church, tower and midrise elements, and contains new ancillary spaces for the church and a 37-space daycare. The pool amenity for the market residential units also spans the lane elevation.

The rezoning was approved with conditions which incorporated the previous advice of the Panel as well as staff. The urban design conditions focused on the podium scale, visual porosity through the site, and the amenity of the open spaces.

In particular a condition requires a 21.5' setback from the west property line. This was intended to provide more space for units facing the interior property line, as well as a pedestrian path to the lane secured via a statutory right-of-way. Other conditions seek improvements to the visual transparency and reduction to the scale of the podium, as viewed from Nelson Street and along the lane, and to provide a more varied massing and landscaping at the podium at the lane, noting the general intent of the West End Community Plan to improve the pedestrian quality of the lanes.

It is also noted that the development is subject to rezoning conditions with regards to sustainability to meet a minimum LEED Gold rating, and to demonstrate leadership in sustainable design as required by the General Policy for Higher Buildings, though specific criteria.

It is also noted that higher buildings in the downtown are expected to demonstrate a high degree of architectural creativity and excellence.

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

Staff asks the UDP to comment on the response to the urban design conditions, as well as the further design development of the tower and open spaces.

- 1) Design development to improve the visual transparency and reduce the scale of the podium;
- 2) Design development to the open spaces at Nelson Plaza and the church courtyard to improve pedestrian amenity. In particular, provide comments on the reorientation of the main church entry stairs to face Burrard Street.
- 3) Design development to the tower form, in particular the introduction of greater transparency to the panels.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

The applicant noted the changes to the form of the development. The west set back was increased in the design to improve the day lighting for the units as well as to create a mid-block connection. The landscape was intended to be improved by the setback as well as balconies along the passage. From the lane side, there is a loading bay planned. Filtered views along the lane are meant to create greenscapes. Along the lane, the massing design is varied to increase the building setbacks on different levels. The scale of development is broken down and there is more opportunity for landscape to improve pedestrian experience and views from the balconies. The stair orientation is important to the form of development. The courtyard design is intended to be 'opened up' and connectivity improved. The accessible ramp is designed more at grade.

The façade design symbolizes clouds and the glazing symbolizes blue sky. The façade was developed later. There were new screens brought down to scale in the proposal. The concrete structure is closer to the language of the tower.

Landscaping wise, the intention was to improve all four sides. There is a water feature that is intended to be retained. But on the Nelson side the water feature is planned for removal. The landscape would be an ally of trees with screening and a mid-block landscape connection. There is a community garden and a children's outdoor play area with edible plants planned. The back of the building has its own frontage. Grasses break up the volume and trees were added in the design. The windscreens were improved in the proposal.

The applicant team then took questions from the panel.

- **Panel Consensus:**

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

THAT the Panel recommend **RESUBMISSION** of the project with the following recommendations to be reviewed by City Staff:

- Clarify and simplify the architectural ideas in the overall scheme
- Activate the lane with more physical connections and porosity
- Design development to the podium open spaces: the courtyard on Nelson is too small and could be reconsidered as a unifying space including a common entrance for both buildings, and the heritage courtyard needs more attention due to its' small size and location, including consideration of afterhours gating
- The rental building needs to be given the same degree of design attention as the tower including the facades and space planning particularly at the entry
- Provide improved sense of entries to the buildings
- Re-consider the glass enclosure of the swimming pool
- Ensure a respectful relationship between the podium and the church and provide sufficient spacing so the podium does not compete with the church
- Simplify or re-size the organ pipe cut-outs so they do not compete with the church and work more in scale with the street and podium
- Consider passive energy conservation methods for the building
- Consider the public art to ensure it does not negatively impact residential units

**Related Commentary:** The panel generally agreed that the tower design was well developed and iconic, but there was a loss of quality in the design development to the podium and open spaces since rezoning. The Panel noted the clarity of the three elements (church, tower and midrise) at rezoning and the importance of the podium as a fourth element and a connecting piece. It was felt in particular that the lane elevation had suffered, and the proximity and connection of the podium to the church was not an improvement.

There were questions about the height at the lane in relation to the other elements (church and midrise). It was felt that the setback at the lane was not adequate to support the proposed landscape. It was suggested that the book ends of the pool need a different treatment. It was suggested that the pool be open air, instead of enclosed to reduce the height at the lane. It was also noted that this would improve solar/daylight access for the childcare outdoor amenity space, which was seen to be needed. The Panel noted that the relocation of the midrise reduced the size of Nelson Plaza such that it was reading as cramped and needed to be rethought. It was suggested that the plaza be more of a unifying space and provide a common entry for both the tower and midrise; one member suggested enclosure of the plaza as an atrium noting its' reduced size. It was noted that the connection to the lane should be more than just a visual connection as proposed; a pedestrian connection through the plaza to the lane was recommended. It was noted that further activation of the lane through active uses and entries was needed.

Some members had concerns about energy loss at the open breezeways in the tower versus the benefits of social interaction that they would provide. It was noted that insulation was not needed in the guardrails. There were concerns that the public art is not in the right place in the glass structure as it may impact livability of adjacent units. Some suggested that the scallops for the 'organ pipes' were out of scale and distract from the overall form.

• **Applicant's Response:** The applicant team thanked the panel for the comments and noted they hoped to create an opening through the podium. The courtyard was meant to be more intimate. The rental building was not intended as an afterthought, but rather a back drop.

## ENGINEERING SERVICES

The site is well served by public transit, with multiple bus routes within walking distance. The application proposes to meet and exceed the minimum parking requirements under the Parking By-law, with the exception of the church and retail parking. A total of 590 vehicle parking spaces and 540 bicycle parking spaces are proposed, an increase from the respective 540 and 520 proposed in the rezoning application. Staff are seeking compliance with the church and retail parking minimums, therefore a slight modification to their parking layout over seven levels of parking is required (see Standard Condition A.1.16).

With this amount of vehicle parking spaces provided on site, staff have reviewed the traffic study by the transportation consultant and are satisfied that there would be no significant negative impact on the local road network.

Staff have reviewed the loading proposal, a total of six Class A and two Class B loading spaces, and are satisfied with the proposal. Several conditions are outlined to demonstrate compliance with the Parking and Loading Design Supplement (see Standard Condition A.2.21). Further development of the applicant's Green Mobility Plan, a condition of rezoning, is required (see Standard Condition A.2.15).

The site falls under the General Policy for Higher Buildings and the Policy for Large Sustainable Sites, requiring a 45% reduction in energy consumption as compared to the 2014 Vancouver Building Bylaw, and a feasibility study to identify and assess viable low-carbon energy approaches, respectively. The applicant has yet to confirm a preferred low-carbon pathway that achieves a greenhouse gas reduction

equivalent to a 45% reduction in energy use from ASHRAE-90.1 using Appendix G (68% GHG reduction compared to BAU), but they continue to work with Engineering, Sustainability and Legal Services to confirm an approach. Standard Engineering Conditions reflect the current status (see Standard Conditions A.2.1 and A.2.4).

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

## HERITAGE PLANNING

The First Baptist Church sits on the easterly portion of the site, with its main entrance currently fronting Nelson Street. The church is municipally designated for its exterior as well as a part of the interior (Sanctuary and Nartex), and it is listed on the Vancouver Heritage Register as an “A” category resource. It is proposed that the building be rehabilitated and upgraded, including the seismic and structural upgrade to meet current VBBL requirements, provision of additional functional space as well as upgrades to all the building system. Both, conservation and comprehensive rehabilitation plan were developed to guide the conservation and rehabilitation efforts. Plans are consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada and were presented and discussed with the Vancouver Heritage Commission on a couple of occasions, on April 26, 2016 and October 2, 2017.

Four more structures are located on the remainder of the development site. Although not listed on the VHR, the three structures were evaluated as potential “C” buildings. However, these structures will be offered for relocation, offered salvaged to interested parties or deconstructed in order to facilitate the new development. The Interpretative Plan will be developed and interpretative plaques installed to preserve memory and provide context for the removal of these four potential heritage structures.

On the recent development permit application review on October 2, 2017, the Vancouver Heritage Commission has supported the proposed conservation plan but it reserved its support for the idea of animation of the tower “scallop” façades, as well as the proposed design development of the diamond pattern on the “scallop” feature of the façade, given its scale, the proximity to the church and its overwhelming presence. The Commission requested “a quieter, more respectful backdrop to the church” (see Recommended Condition 1.3 and Standard Condition 1.30). Also, the Commission opposed the re-orientation of the staircase from Nelson to Burrard Street.

## HOUSING POLICY & PROJECTS

### West End Community Plan

The West End Community Plan provides a framework to guide positive change, development and public benefits in the West End. Deepening housing affordability and meeting the needs of a growing community are a priority. The Plan identifies new social housing opportunities and has a goal of providing over 500 social housing units through additional density and rezoning applications in the Corridors. For market housing the Plan requires that 25% of units in new multi-family developments have two and three bedroom units for families designed in accordance with the High Density Housing for Families with Children Guidelines and located on the lower floors. The Plan requires that 50% of social housing units are two and three bedroom units for families with children. The definition of “social housing” applicable to this application, located within Zoning and Development By-law, is as follows:

- a. in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication;

- b. which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and
- c. in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require.

The market housing component consists of 331 units, while the social housing component consists of 61 units. The market housing includes 195 (59%) family units, comprised of 159 2-bedroom and 36 3-bedroom units, exceeding the requirement. With a total of 24 (36%) family units, comprised of 19 2-bedroom and 5 3-bedroom units, the social housing component did not meet the requirement of 50% family units. However, this was supported in this case, because the First Baptist Church is targeting senior households. The social housing component will provide 67% of the units at or below the housing income limits. Provision of the social housing will be secured through a Housing Agreement which was a condition of rezoning and will be registered on title prior to by-law enactment.

#### **High Density Housing for Families with Children Guidelines**

The intent of the guidelines is to address the key issues of site, building and unit design which relate to residential livability for families with children. The guidelines provide both quantitative measures and qualitative guidance on designing family-friendly housing, including outdoor and indoor amenity and play areas, safety and supervision of children, and provision of storage space appropriate for families.

With 195 (59%) family units in the market housing component, the High Density Housing for Families with Children Guidelines are applicable to the Development Permit application. Unit design and associated storage and amenity space must meet the intent of these Guidelines (see Standard Conditions A.1.11 and A.1.34).

#### **Urban Agriculture Design Guidelines for Private Realm**

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The "Urban Agriculture Guidelines for the Private Realm" encourage edible landscaping and shared gardening opportunities in private developments. Opportunities for edible landscaping in the outdoor amenity space should be provided for both the market and social housing units (see Standard Conditions A.1.36 and A.1.38).

#### **SOCIAL POLICY & PROJECTS**

The proposed expansion of the church services and programs include a new 37-space childcare facility to serve the church community and local families. Staff are supportive of the proposal to provide a childcare. There is a high level of unmet needs for childcare facilities in the downtown area. Childcare is in short supply across the city, with an estimated service level of only 35% for children under five years of age. In the West End and Downtown, childcare facilities serve both families who live and work near the downtown peninsula, as well as employees who work in the area. Staff recommend additional information be provided to ensure the childcare meets City guidelines and performs to childcare licensing regulations as required by the CCFL (see Standard Condition A.1.41)

#### **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

Two site signs were placed on site facing Burrard and Nelson Streets. On September 14, 2017, 3,366 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the City's website. The postcard and the development application materials were posted online at [vancouver.ca/devapps](http://vancouver.ca/devapps). The November West End Plan Implementation Newsletter also included information about the project and upcoming Development Permit Board date. This newsletter was sent to the West End Plan list-serv and was also posted at key locations in the community.

A total of five comments were received expressing concerns summarized below:

**Traffic:** Residents expressed concerns regarding an increase in traffic during and after construction resulting in increased noise, pollution and congestion.

**Staff Response:** The applicant exceeds the required number of parking spaces under the Parking Bylaw. Staff have assessed the traffic study and have concluded that additional traffic from this development would not have significant negative impact on the local road network.

**Building Size:** Concerns were noted that the scale of the proposal and height of the market tower does not fit in with the neighbourhood character of the West End.

**Staff Response:** The application is consistent with the form of development approved in principle by Council at the rezoning stage, including the height of the market tower.

**Shadowing and Privacy:** It was expressed that the proposal will affect access to daylight and reduce privacy for residents in the adjacent Patina building.

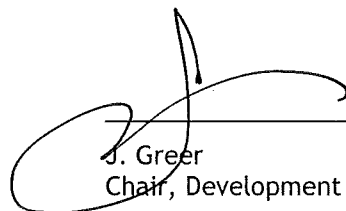
**Staff Response:** The application is consistent with the form of development approved in principle by Council at the rezoning stage, including shadowing on adjacent buildings. The intent of rezoning condition A.(b).9, to provide design development to mitigate privacy and overlook toward nearby residential units, has been met as outlined in the Response to Applicable Design Development Rezoning Conditions, above.

**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

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

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

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



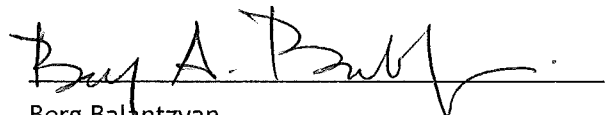
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J. Greer  
Chair, Development Permit Staff Committee



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Marie Linehan  
Development Planner



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Berg Balantzyan  
Project Coordinator

Project Facilitator: L. King

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

### A.1 Standard Conditions

A.1.1 the pending CD-1 By-law can and does become enacted by City Council, and the proposed form of development can and does become approved by City Council;

A.1.2 provision of large scale details illustrating high quality materials and details throughout;

**Note to Applicant:** Confirm provision of curved profile aluminum ribbon windows and curved profiles at precast concrete panels for the market tower. High quality soffit materials and details should be provided, including at balconies at both residential buildings.

A.1.3 provision of large scale details illustrating the connection of the galleria roof to the retained church to ensure the church;

A.1.4 design development to exhaust and intake grates at the base of the midrise building and at the edge of the public path;

**Note to Applicant:** Consider relocation of flush grates to be adjacent to the path with the more substantial landscape buffer to be adjacent to the building to reduce impact on residential units.

A.1.5 compliance with Section 10.12.2 - Demolition of a Building, of the Zoning and Development By-law which states that:

“Except as set out in Section 10.12.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued. The development permit for the new development shall not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable.”

A.1.6 compliance with Section 5 - Building Height, of the pending CD-1 By-law, noting the following:

i. building height, measured to top of roof slab of the tower, must not exceed 169.5 m;

**Note to Applicant:** Proposed building height measured to top of roof slab has been computed to be 169.75 m.

ii. building height, including mechanical appurtenances in the tower, must not exceed 178.6 m;

**Note to Applicant:** Proposed building height including mechanical appurtenances has been computed to be 178.89 m.

A.1.7 provision of the interpolated City building grade under the northeast corner of the elevator/stair core rooftop parapet of the midrise building, to be shown on Sheet No. A109 - Base Surface;

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A.1.8 compliance with Section 4 - Floor area and density, of the pending CD-1 By-law, noting the following:

- i. if the egress stair located at the west side of the amenity pool on Levels 4 and 5 of the tower is enclosed, the area of the stair must be included in the computation of the tower's amenity area;
- ii. after excluding 23.0 m<sup>2</sup>, as permitted by Section 4.3(c) of the pending CD-1 By-law, proposed amenity area in the tower has been computed to be 939.0 m<sup>2</sup>, which exceeds the maximum permitted area of 929.0 m<sup>2</sup> by 10.0 m<sup>2</sup>;
- iii. area of the Pet Relief/Wash Station, and Bike/Hub Repair Room on Level 0 Mezzanine is to be included in the computation of amenity area;

**Note to Applicant:** In addition to their proposed use(s), all amenity rooms and spaces are to be noted as "Amenity".

- iv. submission of a separate computation of floor area is required for the child day care Facility on Level 4 of the tower;
- v. area of circulation, garbage, mechanical and other service areas on Levels 1 to 57 in the tower should match on the FSR documents and Condo Tower Program table on Project Data and Stats Sheet No. A102;
- vi. clarification of excludable planter area on Levels 14 to 52 of the tower is required;

**Note to Applicant:** Planter areas do not match on FSR sheets and Architectural floor plans.

- vii. unless designated as residential storage, the area of storage rooms in the underground parking levels must be included in the computation of the FSR;
- viii. area of the Building Manager Room on Parkade Level P1 must be included in the computation of the FSR;

**Note to Applicant:** Submission of revised detailed colour-coded FSR overlays indicating all spaces and uses included or excluded from FSR calculations will be required.

A.1.9 clarification and confirmation of proposed balcony area, noting the following:

- i. balcony area in the tower component of the proposed development does not match on FSR sheets and project statistics table on Sheet No. A102;
- ii. balcony area in the midrise is missing from the project statistics table on Sheet No. A102;

A.1.10 compliance with Section 7 - Horizontal angle of daylight, of the pending CD-1 By-law, noting that the following rooms/spaces in the social housing component of the proposed development do not comply:

- i. sleeping area of Studio Unit R-105, Level 1, Sheet No. AR200;
  - ii. Den in 3-bedroom Townhouse Unit R-101, Level 1, Sheet No. AR200;
  - iii. Studio Unit R-205, Level 2, Sheet No. AR201;
-

**Note to Applicant:** Windows are shown on the east elevation drawing, but not on the floor plan;

- iv. room between Grid Lines M and N, and 5 and 6 in Unit R-309 on Levels 3 and 4, Sheet No. AR202;

**Note to Applicant:** Provision of a window on the exterior wall of the building is required for each of the rooms/spaces noted above.

A.1.11 compliance with Planning - By-law Administration Bulletin entitled, "Bulk Storage and In-suite Storage - Multiple Family Residential Developments", for the social housing component of the proposed development, noting the following:

- i. the storage space in the den of the 3-bedroom Townhouse Unit R-101, Level 1, Sheet No. AR200, cannot be substituted for a closet, and must be accessed from a common area or hallway within the dwelling unit;
- ii. a maximum of one storage space with a maximum area of 3.7 m<sup>2</sup> may be excluded from floor area in the 2-bedroom Townhouse Unit R-106 on Levels 1 and 2, Sheet Nos. AR200 and AR201;

**Note to Applicant:** A storage room is shown on each level, for a total of two storage rooms in the unit. The storage space, including the area below the stairs, on Level 1 exceeds 3.7 m<sup>2</sup>, and its total area must be included in the computation of the FSR.

- iii. in-suite storage rooms in the following dwelling units are undersize:
  - a. 1-bedroom Unit R-203 on Level 2, Sheet No. AR201;
  - b. 1-bedroom Units R-307 and R-309, and 3-bedroom Unit R-308 on Levels 3 and 4, Sheet No. AR202;
  - c. 1-bedroom Units R-507 and R-510, and 2-bedroom Unit R-509 on Levels 5 through 7, Sheet No. AR203;

**Note to Applicant:** Bulk storage area must be minimum 2.34 m<sup>2</sup> when minimum ceiling height provided is 2.44 m in order to achieve minimum required storage space of 5.7 m<sup>3</sup>.

A.1.12 provision of residential storage units in the underground parking levels in compliance with Planning By-law Administration Bulletin entitled, "Bulk Storage and In-suite Storage - Multiple Family Residential Developments";

**Note to Applicant:** Each storage unit in the underground parking levels must accommodate minimum 5.7 m<sup>3</sup> of storage space, have a minimum clear horizontal dimension of 1.2 m in all directions, and a full floor-to-ceiling height of minimum 2.1 m. All storage units should be dimensioned to demonstrate compliance.

A.1.13 dwelling units containing a minimum floor area of 37.0 m<sup>2</sup>, in accordance with Section 10.21.2 of the General Regulations of the Zoning and Development By-law, noting the following:

- i. floor area of all dwelling units, including market and social housing units, should be shown on floor plans;

**Note to Applicant:** Measurement of dwelling unit size shall be calculated using the inside dimension of the walls. Interior partition walls, within the dwelling unit, are to be included in the measurement.

Further, any bulk storage EXCLUDED FROM FLOOR AREA CALCULATIONS, shall NOT be included in the measurement of the dwelling unit floor area.

A.1.14 notation/clarification/correction of the following items:

- i. "CRU" to be noted as "RETAIL STORE" on Level 0 of the church;
- ii. church uses in the podium, to be noted on floor plans, matching those shown on FSR documents;
- iii. proposed use of all rooms/spaces in the social housing dwelling units, to be noted on floor plans;

**Note to Applicant:** Balconies should also be noted on the floor plans.

- iv. "3 BED-TOWNHOUSE" to be noted as "2 BED-TOWNHOUSE" on the floor plan of Unit R-103, Level 2, Sheet No. AR201;

**Note to Applicant:** Floor plans indicate a 2-bedroom townhouse unit. However, the unit is noted as a 2-bedroom unit on Level 1, and as a 3-bedroom unit on Level 2.

- v. "Room" to be noted as "Storage" in 3-Bedroom Unit T-4002 on the floor plan of Levels 40 to 52 in the tower, Sheet No. AT215;

A.1.15 provision of a vertical vent space to accommodate future proposed restaurant exhaust from the retail unit on Level 0 of the church;

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

A.1.16 provision of a minimum of 45 parking spaces for the church, and a minimum of one parking space for the retail store component, in accordance with the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** Submitted plans show only 40 parking spaces for church and none for the retail store component in the proposed development.

A.1.17 provision of parking spaces in accordance with the Parking By-law, to the satisfaction of the General Manager of Engineering Services, including the following:

- i. parking spaces should be numbered, and number of parking spaces designated for each use is to be clearly identified on the plans;

**Note to Applicant:** Abbreviations in the parking legend should be clarified.

- ii. provision of a man-door in each private garage;
- iii. provision of garage doors for private garages on Parkade Level P7, including intended use of parking spaces within;

**Note to Applicant:** Intended use of parking spaces in the private garage at the southeast corner of Parkade Level P6 is also required.

- iv. provision of standard parking spaces for the child day care Facility, in accordance with Section 4.1.6 - Vehicular Access and Parking, of the Childcare Design Guidelines;

- A.1.18 compliance with Sections 4.8.1 and 4.8.4 - Disability Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services, for the non-residential component of the proposed development;

**Note to Applicant:** A minimum of 4 disability parking spaces is required, based on an area of 7,404.0 m<sup>2</sup>, proposed for church, daycare, and retail uses. Submitted drawings indicate provision of only 3 disability parking spaces.

- A.1.19 provision of curbs, in accordance with Section 4.8.9 - Curbs, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services, for perpendicular parking spaces, and distant from pedestrian circulation routes in the underground parking levels;

**Note to Applicant:** Curbs should be dimensioned and identified with notation on the floor plans.

- A.1.20 confirmation that at least 20 percent of all off-street residential parking spaces will be available for charging of electric vehicles;

**Note to Applicant:** Although this is a Building By-law requirement under Part 13 of the Vancouver Building By-law, the Director of Planning is seeking acknowledgement that this condition can be met during the Building review of this development. For more information, refer to the website link:

<http://vancouver.ca/home-property-development/electric-vehicle-charging-requirements.aspx>

- A.1.21 compliance with Section 5.5.1 - Size of Loading Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services, including the following:

- i. a minimum clear unobstructed height of 3.8 m is required for the 2 Class B loading spaces proposed on Level 1;

**Note to Applicant:** Proposed height should be dimensioned on Section 2 of Sheet No. AT800. Proposed size should be dimensioned on the Site Plan or on the floor plan of Podium Level 1.

- ii. the 6 proposed loading spaces should be noted as Class A loading spaces, on Parkade Level 0, Sheet No. AP207;

- A.1.22 provision of bicycle parking in accordance with Section 6 of the Parking By-law, noting the following:

- i. a maximum of 40 Class A bicycle spaces is permitted in a bicycle room, in accordance with Section 6.3.5 - Bicycle Room Size, of the Parking By-law;

**Note to Applicant:** 42 Class A bicycle spaces are shown in the bicycle room located between Grid Lines L / N, and 7 / 11 on Parkade Level 0 Mezzanine, Sheet No. AP208.

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- ii. clarification and confirmation of proposed number of Class A bicycle spaces in each bicycle room on Parkade Level 0 Mezzanine, Sheet No. AP208;

**Note to Applicant:** The number noted and actual number of Class A bicycle spaces shown on the floor plan do not match in several rooms. Bicycle spaces should be numbered on plans for clarity.

- iii. Class A bicycle spaces, shown in the bicycle room with 115 actual bicycle spaces, but noted as 101, should be noted as “Bicycle Lockers”, on Parkade Level 0 Mezzanine, Sheet No. AP208;

- iv. a minimum of 11 clothing lockers is required for each gender for the 16 Class A bicycle spaces in the bicycle room on Parkade Level 0, Sheet No. AP207, in compliance with Section 6.5 - Clothing Lockers, of the Parking By-law;

**Note to Applicant:** The Class A bicycle spaces in the room should be designated for church, daycare, and commercial use, as per rezoning conditions. At least 50 percent of the clothing lockers must be full size. “End-of-trip” facilities, including showers, and washrooms, may be required during the Building Permit stage for these bicycle spaces.

- v. a minimum of 6 Class B bicycle spaces is required on site for church use;

**Note to Applicant:** Landscape Plans indicate provision of only 3 Class B bicycle spaces for church use. Proposed number and location of all Class B bicycle spaces should match on Architectural and Landscape Plans.

- A.1.23 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meter in a manner that minimizes their impact on the building’s residential units, open space, and the public realm;

**Note to Applicant:** In order to prevent contaminated air from being drawn into the building, all fresh-air intake portals must be located away from driveways, and parking or loading areas.

- A.1.24 provision of the following note wherever signage occurs on the plans:

“All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner[s] assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits”;

**Note to Applicant:** The Sign By-law Coordinator should be contacted at 604.873.7772 for further information.

- A.1.25 provision of the following notations on the submitted plans:

- i. “The acoustical measures will be incorporated into the final design, based on the consultant’s recommendations;”

- ii. “Adequate and effective acoustic separation will be provided between the residential and non-residential portions of the building;

- iii. “The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law”;

- iv. “The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law”;
- v. “A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces”;
- vi. “Mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555”.

### Standard Landscape Conditions

A.1.26 design development to provide trees planted level with the plaza surface;

**Note to Applicant:** refer to rezoning landscape condition A.(b).16(iii) and Recommended Condition 1.1. Planter design should support the character and program of the plaza space. Trees should be provided with a minimum growing medium below slab containing soil volume targets of 16 cubic metres. Growing medium should be no less than 1 m deep and no less than 2 m radially, measured from the trunk. Soil cells, structural soils and contiguous planting troughs should be explored. Strategies such as driveway ramp slope adjustment, localized drops in the slab, and relocation of bike stalls should be fully explored to accommodate lowering the planters.

A.1.27 design development to lower the planter walls adjacent to the path along the West property line to increase openness within the corridor;

**Note to Applicant:** Planter height should be 0.6 m.

A.1.28 provision of a response to rezoning landscape condition A.(b).16(v);

**Note to Applicant:** meet the requirement for 25% green roof area for the midrise rental building as a combination of adequately sized urban agriculture planters and other intensive green roof features.

A.1.29 provision of a response to rezoning landscape condition A.(b).19;

**Note to Applicant:** design development to reduce potable water consumption in the irrigation systems by using drought tolerant species, rainwater harvesting methods and efficient irrigation technology for all planted areas. Potable water may be needed for urban agriculture areas and patios. Individual hose bibs to be provided for all patios of 100 sq. ft. or greater in size, to encourage patio gardening.

### Heritage Planning

A.1.30 design development to the “scallop” design feature of the tower and its diamond shape reflecting surfaces in order to provide more respectful and compatible backdrop to the historic building;

**Note to Applicant:** Special consideration to be given mitigating the impact of close proximity, the overwhelming presence of the tower and the recognized dwarfing effect of the “scallop” design feature with its diamond (crystal) articulation. Refer to Recommended Condition 1.3.

A.1.31 design development to provide an intermediary landing as a rest area at the main front entry stairs to the church;

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**Note to Applicant:** It is acceptable to reorient the existing stairs to face Burrard Street as proposed and provide an intermediary landing, noting the landing cannot be accommodated with stairs oriented towards Nelson Street due to the limited setback to the property line at that side.

#### Public Art

- A.1.32 confirmation of a detailed Public Art Plan to the satisfaction of the Public Art Program Manager prior to issuance of the Development Permit;

#### Park Board

- A.1.33 provision of more details of the dog relief area;

**Note to applicant:** Research shows dogs are more comfortable relieving themselves in more open areas with one or more vertical elements. Please provide details of any precedents for the type of dog relief area proposed.

#### Housing Policy & Projects

- A.1.34 confirm that the social housing indoor amenity space meets minimum size requirements;

**Note to Applicant:** The multi-purpose/meeting room should be designed to permit a range of activities and gatherings. The common amenity room should be at least 37m<sup>2</sup> to allow for the greatest range of use and be large enough to accommodate at one time, 40 percent of the adult population of the building. See High-Density Housing for Families with Children Guidelines for more details on common indoor amenity space;

- A.1.35 design development to the social housing outdoor children's play area on the rooftop to allow for a range of children's play activities for a range of ages;

**Note to Applicant:** Play equipment is not required for the children's play areas but a soft surface play area and creative landscape/play features (such as balancing logs and boulders, sandbox, a small/tangible water stream or feature, creative motor-skills developing features, etc.) which provide a myriad of creative play opportunities for a range of ages is encouraged;

- A.1.36 design development to social housing outdoor amenity spaces;

- a. provide handicap accessible washroom for users of urban agriculture and play area;
- b. incorporate enhanced universal accessibility features for some of the garden plots;
- c. provide additional outdoor seating areas;
- d. provide hose bibs in proximity to garden plots;

**Note to applicant:** See Urban Agriculture Design Guidelines for further details, including Appendix A for suggested edible plant species;

- A.1.37 design development to the market housing to provide outdoor children's play area to allow for a range of children's play activities for a range of ages;

**Note to Applicant:** Play equipment is not required for the children's play areas but a soft

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surface play area and creative landscape/play features (such as balancing logs and boulders, sandbox, a small/tangible water stream or feature, creative motor-skills developing features, etc.) which provide a myriad of creative play opportunities for a range of ages is encouraged. An alternative option is to provide access to the outdoor children's play area in the adjacent social housing building.

- A.1.38 design development to include opportunities for edible landscaping in the market housing outdoor amenity space;
- A.1.39 provision of a notarized declaration to be submitted prior to issuance of a development permit which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes information on posting of notice regarding the intent to redevelop as per section 6.1(a); and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant;
- A.1.40 provision of a final Tenant Relocation Report to be submitted prior to issuance of the occupancy permit which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant(moving costs, rent, any other compensation); and includes a summary of all communication provided to the tenants; and

**Note to applicant:** As per Section 10.12.2 of the Zoning and Development By-law pertaining to developments resulting in the demolition of existing residential rental accommodation, the development permit is not issuable until all building permits for the new development and a building permit for the demolition are issuable. Please do not issue any Notices to End Tenancies until all permits described above are issuable.

### Social Policy & Projects

- A.1.41 design development to the proposed child day care facility to meet the intent of the City of Vancouver's Childcare Design Guidelines to the satisfaction of the Director of Social Policy and Projects:

- a. improve supervisability of narrow areas between pillars and walls;

**Note to applicant:** Suggest closing off all or part of the narrow area between pillar and window where children may squeeze through and hide in the toddler area, and improve supervisability of the narrow area between pillar and window next to the storage room in the 3-to-5 program.

- b. provision of mat/crib/cot layout on nap room drawings;

**Note to applicant:** Nap rooms are slightly undersized as per the Childcare Design Guidelines. Applicant to demonstrate that proposed nap rooms are of sufficient size to accommodate naps for all children in the program at a given time. Ideally, there is a circulation area of 18-24" between mats.

- c. clarification of rationale for providing entrance near kitchen rather than closer to cubbies;

**Note to Applicant:** Revision of area where janitor closet is currently located may provide less intrusive access to the program, rather than having parents and children walk through main activity areas and kitchen during pick up and drop off.

- d. consider relocating laundry closer to the infant/toddler side may help improve operational efficiency;
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**Note to Applicant:** Laundry is likely to be used more frequently for the infant/toddler program.

- e. consider a semi-open corral, rather than enclosed storage cupboard, to increase efficiency of stroller storage area; and
- f. consider one-way glass in the parent room.

## A.2 Standard Engineering Conditions

A.2.1 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and Director of Legal Services to secure neighbourhood energy utility requirements, that may include, but are not limited to:

- a. Require the project to implement and operate a building-scale low-carbon energy system or energy supply strategy that must achieve a 45% reduction in energy use from ASHRAE-90.1 using Appendix G (68% GHG reduction compared to BAU); and
- b. Require the developer to undertake monitoring and reporting of the development's low-carbon energy system and performance;

A.2.2 provision of a surface Statutory Right of Way on the westerly 7 feet for the purpose of a publicly accessible pedestrian mews, which will serve as a mid-block connection between Nelson Street and the lane;

**Note to Applicant:** A legal survey prepared by a British Columbia Land Surveyor is required.

A.2.3 provision of a shared loading agreement and implement the Loading Management Plan for the Class A and Class B loading spaces between the rental, market residential and church uses;

**Note to Applicant:** Clarify if the church requires use of the Class B loading spaces as the Transportation Study Update dated August 2, 2017 indicates occasional use in the Loading Management Plan write-up while the response to rezoning condition A.(b).48 (vi) indicates that the church will use the Class A spaces. If use of the Class B spaces is required by the church, provide 'stairs free' access from the loading spaces to the church and note on plans. Designate a loading manager and update the loading procedure signage in the loading areas to include the name, phone number, and email for the loading manager.

A.2.4 provision of a comprehensive memorandum of the development that clearly outlines the building-scale low-carbon energy system or low-carbon energy supply strategy proposed to achieve the required GHG reduction equivalent to a 45% reduction in energy use from ASHRAE-90.1 using Appendix G (68% GHG reduction compared to BAU [where BAU is condensing gas boilers]). The memorandum must include a GHG performance analysis and any further information required to confirm the suitability and viability of the preferred low-carbon approach, to the satisfaction of the General Manager of Engineering Services.

A.2.5 provision of new or replacement duct banks adjacent to 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 to Applicant:** as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

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A.2.6 provision of building grades on Volume 4 plans;

**Note to Applicant:** Grades shown on sheet AD.02 are not City issued building grades.

A.2.7 clarification is required of the feature shown near Grid-line H2 on page A203FSR crossing the Burrard Street property line;

A.2.8 deletion of paving detail P5, the proposed 150mm wide light grey coloured concrete bands adjacent the site on Nelson Street that extend from the plaza on drawing L1.01;

A.2.9 deletion of the concrete paving in the front boulevard near the condo entry on Nelson Street located to provide pedestrian access from the sidewalk to the curb lane. The curb lane is designated as no stopping any time and this area should not be used for pick up and drop off;

A.2.10 provision of saw cut joints on all concrete sidewalks and addition of a note to the descriptions of paving details P1 and P2 on drawing L1.01;

A.2.11 deletion of what appears to be added curbing in the lane. The site has existing standard roll over curb for the length of the site, no additional curbing is required; and

**Note to Applicant:** No overhead doors are shown for the private garages on drawing AP200. Consider providing additional vertical clearance for the Class B loading spaces to improve the functionality of the stalls.

A.2.12 provision of draft lane lighting plan, clearly shown on the development permit plans;

**Note to Applicant:** Engineering Services will provide the applicant with a draft lane lighting plan prior to development permit issuance, which they can incorporate into their drawings.

A.2.13 deletion of plantings at the base of trees along Burrard Street shown on drawing L2.02;

A.2.14 replacement of *Euonymus fortunei* 'Emerald Gaiety' shown on drawing L2.02 at perimeter of boulevard planting bed with shorter species to mitigate encroachment to sidewalk and road. Consider breaking up monoculture of *Euonymus* with swaths of another low growing species;

**Note to Applicant:** Add note to landscape plans "Installation of parking regulatory signage on Burrard Street, Nelson Street and the lane north of Nelson Street adjacent the site to the satisfaction of the General Manager of Engineering Services".

A.2.15 provision of an improved plan highlighting the required items for the Green Mobility Plan as listed in condition A.(b).44 from the rezoning;

**Note to Applicant:** Provide details on the three private carshare vehicles or alternative green mobility actions in lieu of the private carshare.

A.2.16 clarification and confirmation of location of the MODO carshare spaces;

**Note to Applicant:** The carshare support letter from MODO dated June 23, 2017 states that surface level spaces are being provided and the spaces are shown on P0. If carshare spaces are on P0, update MODO support letter to match.

A.2.17 provision of an improved plan showing the 12 residential Class B bicycle spaces on private property and ensure that bicycles locked to the rack do not encroach over the property line;

**Note to Applicant:** Bicycles locked to the Class B spaces (item F5 on drawing L1.01 would encroach onto public property or block the on-site walkway. Consider providing 6 single Class B racks, parallel with the concrete planter (item F3), to accommodate 2 bicycles each (12 total). Provide a minimum of 24" separation from the planter. City of Vancouver bike racks on City property do not count towards required Class B bike parking.

A.2.18 provision of automatic door openers on the doors providing access to the bicycle room(s) and note on plans;

**Note to Applicant:** Drawing AP208 has no notation regarding automatic door openers.

A.2.19 confirmation of access to the bicycle repair room for the rental tenants;

A.2.20 clarification of how security for the bike elevator and Class A bicycle spaces will be provided if the bicycle elevator is shared with carshare users;and

A.2.21 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services; and

- a. Number all parking and loading spaces and clarify what 'PCSH' and 'IN' stalls are on P1.
- b. Dimension all stalls adjacent to walls or stalls with columns set back more than 1.2 m (4 ft.) from the end of the stall to confirm that the required stall widths are being provided.
- c. Dimension all columns encroaching into parking stalls.

**Note to Applicant:** Column and stall at gridline H/17 on drawing AP207 is showing a 0.2 m encroachment into the stall and exceeds the permitted encroachment of 0.15 m. Adjust stall and column accordingly and this condition may exist on multiple levels. Dimensioning all column encroachments will assist to speed up the prior-to review process.

d. Provision of hatched paint markings at gridline V/12 to V/16, adjacent to the sprinkler water storage room on drawing AP200.

**Note to Applicant:** This triangular area could be mistaken for a parking space and this condition exists on multiple levels.

- e. Provision of a north arrow on drawing AP200-AP208.
- f. Provision of an access aisle for the storage room at gridline N/2 on drawing AP200.
- g. Provision of a 6.6 m wide maneuvering aisle or provide additional stall width as 6.36 m is shown along gridline V.

**Note to Applicant:** Consider relocating the column at gridline V/9 to achieve this. This condition exists on multiple levels. Additional stall width is required for the stalls across the podium elevator lobby on P1 on drawing AP206 or provide a 6.6 m maneuvering aisle.

h. Dimension the Class B loading spaces and any required loading throats.

**Note to Applicant:** Truck maneuvering shall respect the parking on the north side of the lane and provide a 2.5 m offset from the north property line of the 10 m wide lane.

i. Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, and at all entrances.

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**Note to Applicant:** Where there is a curved ramp, provide grades two feet from the wall on the inside radius (Section I.A). The slope and length of the ramp sections must be shown on the submitted drawings. Design elevations are required within the Class B loading area and at the top of the parking ramp. Using the design elevations shown on the building grade plan, the slope of the inside radius of the ramp would exceed 10%, within the first 6.1 m from the property line.

- j. Provision of additional parking ramp width at the top of the ramp to achieve 2-way flow.

**Note to Applicant:** Exhibit 1.1 in the traffic study shows vehicles maneuvering through structure at the top of the ramp.

- k. Provision of a reduced slope within the loading corridor as 12.5% is shown on drawing AT200.

**Note to Applicant:** Consider providing a loading lift or elevator to achieve this.

- l. Provision of minimum vertical clearance for the main ramp and security gates.

**Note to Applicant:** Provide an improved section drawing showing the minimum vertical clearance for the parking ramp from grade to P0. Provide a section drawing for the private garages to confirm the minimum vertical clearance.

- m. Provision of an improved drawing AP207 showing the access route from the Class A bicycle spaces to reach the outside.

**Note to Applicant:** The route must be 'stairs free' and confirm the use of the parking ramp, if required.

Please contact Dave Kim of the Parking Management Branch at 604-871-6279 for more information or refer to the Parking and Loading Design Guidelines at the following link: (<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>)

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**B.1 Standard Notes to Applicant**

- B.1.1 The applicant is advised to note the comments of the Building Review Branch, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated November 1, 2017. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the “prior-to” response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **May 27, 2019** this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.6 Details of swimming pools/hot tubs to be submitted to the Environmental Health Division and Provincial Health Engineer prior to construction;
- B.1.7 Detailed drawings of the Child Care Facility to be submitted to and reviewed by CCFL for compliance with the CCF Act and Child Care Regulation.

Note to Applicant: The application must meet the requirements of the CCF Act and Adult Care Regulations prior to approval at Building Permit stage.

**B.2 Conditions of Development Permit:**

- B.2.1 All services, including telephone, television cables and electricity, shall be completely underground.
- B.2.2 No exposed ductwork shall be permitted on the roof or on the exterior face of the building without first receiving approval of the Director of Planning.
- B.2.3 Amenity areas of 154.0 m<sup>2</sup> on Level 4 and 808.0 m<sup>2</sup> on Level 5 in the tower, and 58.0 m<sup>2</sup> on Level 1 of the midrise, 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 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.2.4 All approved street trees shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.5 In accordance with Protection of Trees By-law Number 9958, all trees are to be planted prior to
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issuance of any required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.

- B.2.6 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of site trees is permitted only as indicated on the approved Development Permit drawings.
- B.2.7 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.
- B.2.8 No enclosure of balconies is permissible for the life of the building.
- B.2.9 If the development is phased and construction is interrupted, the project will require an amendment, to the satisfaction of the Director of Planning, to address how the incomplete portions of the development will be treated.
- B.2.10 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.2.11 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 12<sup>th</sup> 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.2.12 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during subsurface work at the site.
- B.2.13 Provision of assurance, to the satisfaction of the General Manager of Engineering Services, that the building-scale low-carbon energy system or low-carbon energy supply strategy will provide low-carbon energy to the development prior to occupancy, and will result in reliable and permanent GHG reductions over the life of the development.
- B.2.14 The applicant must submit for approval by the General Manager of Engineering Services, detailed design drawings of the low-carbon energy system, including any low-carbon energy sources, and conventional heating and cooling infrastructure required to meet base load, peaking, and backup energy demand.
- B.2.15 The applicant must make arrangements for the provision of energy and emissions data relating to the performance of the development's low-carbon energy system or low-carbon energy supply strategy. Arrangements, including scope and post-occupancy reporting requirements, must be to the satisfaction of the General Manager of Engineering Services.
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- B.2.16 The applicant must provide updated energy modeling data, to the satisfaction of the General Manager of Engineering Services, to demonstrate that development is on track to meeting required energy use and GHG reduction requirements at each development phase, including prior to development permit, building permit, and occupancy permit issuance.
- B.2.17 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- B.2.18 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.2.19 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. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. 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.2.20 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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The following comments are based on the architectural drawings dated August 25, 2017 that have been submitted for Development Application DP-2017-00905. This is a cursory review in order to identify issues which do not comply with the 2014 Vancouver Building By-law #10908 (VBBL).

- The high building provisions of Subsection 3.2.6. are applicable.
  - Demonstration of compliance with ASHRAE 90.1-2010 will be required at the Building Permit stage.
  - Level P7 : The distance between two exits shall be no less than  $\frac{1}{2}$  of the maximum diagonal dimension.
  - It is indicated that the proposed development will be connected to the existing building (church). In this case the following options might be considered:
    1. The whole site (existing plus new building) could be considered a single building. In this case the existing building will have to meet today's codes (100% compliance with fire protection, structural, accessibility requirements; extensive upgrading might be required).
    2. The existing and new building are separated by substantial 2-hr rated fire separation at the connection points. Each portion will have to be served by its own exits. This approach will allow that each building is considered a separate building and consequently the existing building may require lesser upgrading. However, in this case spatial separation requirements between two buildings will have to be reviewed.
  - Despite the potential of reduced upgrading levels of the existing building, consider that these two buildings are located on the same property. There must be some level of assurance that as a result of a seismic event or some other emergency the new building will not be damaged/compromised by the existing building. A structural analysis will be required for the existing building to determine its seismic capacity with respect to present requirements. Also a fire and life safety assessment of the existing building will be required.
  - Addressing, floor level and suite numbering shall comply to the requirements of Bulletin 2015-005-BU (revised October 20, 2015)
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