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

**DEVELOPMENT PERMIT STAFF COMMITTEE
MEETING
December 6, 2023**

**FOR THE DEVELOPMENT PERMIT BOARD
January 15, 2024**

**990 Beatty Street (COMPLETE APPLICATION)
DP-2023-00631 – CD-1**

MA/PS/LB/EB/JF

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

PRESENT:

M. Au (Chair), Development Services
P. Cheng, Urban Design & Development Planning
D. Lee, Engineering Services
A. Mauboules, Strategic & Long Range Planning
K. Issac, PDS Landscape

ALSO PRESENT:

D. Drewitt, Rezoning Centre
M. Alborg, Urban Design & Development Planning
D. Lao, Engineering Services
J. Mei, Engineering Services
L. Beaulieu, PDS Landscape
E. Brooker, Housing and Homelessness Services
P. Sheikhabari, Development Services
J. Freeman, Development Services

APPLICANT:

City of Vancouver – Non-Market Housing
Development and Operations
310-814 Richmond Street,
Vancouver, BC V6B 3A7

PROPERTY OWNER:

Concord - One West Holdings Ltd.
900-1095 W Pender St,
Vancouver, BC V6E2M6

EXECUTIVE SUMMARY

• PROPOSAL:

To develop this site with a 28-storey mixed-use residential building, containing 283 social housing units, a fire hall and a 44-space childcare facility above two levels of parking accessed from Expo Boulevard, subject to Council approval if the Enactment and Form of Development.

This application is being processed through the Social Housing or Rental Tenure (SHORT) program.

See Appendix A Standard Conditions
 Appendix B Standard Notes and Conditions of Development Permit
 Appendix C Building Review Branch comments
 Appendix C Urban Design Panel Minutes
 Appendix D Notes from Vancouver Coastal Health (childcare)
 Appendix E Plans and Elevations
 Appendix F Applicant's Design Rational

URBAN DESIGN PANEL: SUPPORT with recommendations (Non-Voting Session)

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2023-00631 submitted, the plans and information forming a part thereof, thereby permitting the development of a 28-storey mixed-use residential building, containing 283 social housing units, a fire hall and a childcare over two levels of parking accessed from Expo Boulevard, subject to the following conditions:

- 1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating that the Conditions set out in Appendix A be met prior to the issuance of the Development Permit.**
- 2.0 That the Conditions set out in Appendix A be met prior to the issuance of the Development Permit.**
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.**

• **TECHNICAL ANALYSIS:**

Technical Review of: 990 Beatty St						CD-1(324)				DP-2023-00631				
PERMITTED / REQUIRED						PROPOSED								
Site Size						Irregular		30.11, 31.12 m X		72.29, 86.75 m				
Site Area ¹						Per survey plan				2,882.20 m²				
Uses	Dwelling Uses, limited to Mixed-Use Residential and Multiple Dwelling					Mixed-Use Residential Building:		283 Social Housing Units						
	Public Authority					Public Authority Use								
	Child Day Care Facility					Child Day Care Facility								
	and other uses permitted under the By-law													
Height ²	From base surface(excl. mech penthouse and roof)			91.00 m		Top of S corner of elevator overrun		at 6.12m IG		85.42 m				
	<u>View Cones limit maximum allowed height</u>					ToP at S corner level 28 roof		at 5.38m IG		84.38 m				
FSR						Total				7.29 FSR				
Floor Area ³	Residential Uses		Within Sub-area A		19,300.00 m²	Residential		Within Sub-area A (Section 6.2)		19,433.38 m²				
			CD-1(324)		249,543.00 m²			proposal at 990 Beatty & 1050 Expo Blvd		248,853.78 m²				
	Public Authority					Public Authority (Fire Hall)				1,585.07 m²				
										Beatty) 21,018.45 m²				
Floor Area Exclusion ⁴	Child Day Care Facility			No limit		Child Day Care Facility		Indoor(Incl. outdoor circulation and covered area)		887.78 m²				
								Outdoor(Uncovered)		115.09 m²				
	Amenity			10%	1,930.00 m	Amenity(for residential use)		Indoor(Incl. covered outdoor)		473.87 m²				
	Open and enclosed balconies or sundecks			12%	2,332.01 m²	<u>Balconies and sundecks</u>		7.39%		1,437.00 m²				
Dwelling Unit Type						Studio		29.33%		83 units				
						1-bedroom		32.16%		91 units				
						2-bedroom		31.10%		88 units				
						3-bedroom or more		7.42%		21 units				
						Total		100%		283 units				
Parking ⁵	Residential		Accessible		10 min	Residential		Accessible		11				
			<u>Total Residential</u>		<u>10 min</u>			<u>Total Residential:</u>		<u>11</u>				
			Visitor		<u>1 min</u>			Visitor		1				
			Visitor		28 max									
	Child Day Care Facility		Pick-up/Drop-off		6 min	Child Day Care Facility		Standard		7				
			Staff		2 min			Accessible		1				
			<u>Total Child Care Facility</u>		<u>8 min</u>			<u>Total Child Care Facility</u>		<u>8</u>				
	Public Authority(Fire Hall)		Accessible		1 min	Public Authority (Fire Hall)		Standard		12				
			<u>Total Public Auth.(Fire Hall)</u>		<u>0 min</u>			Accessible		0				
					14 max			<u>Total Public Auth.(Fire Hall)</u>		<u>12</u>				
Loading ⁶	Class		A	B	C	Class		A	B	C				
	Residential		0	1	0	Residential		0	1	0				
	Child Day Care Facility		0	0	0	Child Day Care Facility		0	0	0				
	Public Authority(Fire Hall)		0	0	0	Public Authority(Fire Hall)		0	0	0				
	<u>Total</u>		<u>0</u>	<u>1</u>	<u>0</u>	<u>Total</u>		<u>0</u>	<u>1</u>	<u>0</u>				
Bicycle ⁷	Class		H	V	L	O/S	Class		H	V	L	O/S	S	
			A	A	A	A	B			A	A	A	A	B
	Residential		118	141	47	24		Residential		228	106	52	26	110
	<u>Total Res.</u>		<u>472</u>			<u>16</u>	<u>Total Res.</u>		<u>522</u>			<u>16</u>		
	Child Day Care Facility		0			0	Child Day Care Facility		6	0	0	0	0	3
	Public Authority(Fire Hall)		0			0	Public Authority(Fire Hall)		4	0	0	0	0	4
	<u>Total Non-Res.</u>		<u>0</u>			<u>0</u>	<u>Total Non-Res.</u>		<u>10</u>			<u>7</u>		
	<u>Total(Entire site)</u>		<u>472</u>			<u>16</u>	<u>Total(Entire site)</u>		<u>532</u>			<u>23</u>		
Passenger Space ⁸	Class		A	B	C	Class		A	B	C				
	Residential (1 CI A is TDM measure)		3	0	0	Residential (1 CI A is TDM measure)		3	0	0				
	Child Day Care Facility+Public Authority(Fire Hall)		0	0	0	Child Day Care Facility+Public Authority(Fire Hall)		0	0	0				
	<u>Total</u>		<u>3</u>	<u>0</u>	<u>0</u>	<u>Total</u>		<u>3</u>	<u>0</u>	<u>0</u>				

Notes:

1 Site Area: Site area is noted per survey and architectural drawings.

2 Height: Proposed height is within the maximum allowed height under the Draft CD-1 By-law and it has been confirmed that the protrusion into the view cone is within the Telus Garden view.

Geodetic elevations are missing from Elevation and Section drawings at top of mech screen and to top of parapet at the roofs. See condition A.1.12.

3 Floor Area: The area of Residential Uses within sub-area A is limited to 19,300 square meters as per Section 6.2 of the draft amended CD-1(324) By-law and current proposal is over by approximately 133 square meters. The residential floor area within Draft CD-1(324) By-law is limited to 249,543 square meters and the proposed residential area (including the proposed area at 1050 Expo Boulevard application which is currently under review) is within the maximum allowed residential floor area within the entire CD-1(324) (56 sq.m. balcony overage which was included in residential area under DE406606 is now excluded from floor area). However, further confirmation is required for proposed area at Expo Boulevard.

4 Floor area exclusions: Supporting documents and details are required to confirm the exclusion for exterior walls. See condition A.1.7.ii.

The noted childcare area within above table, includes the outdoor covered area and the area of the outdoor circulation.

5 Parking: Staff have supported relaxation of accessible space (1) for the Public Authority use (Fire Hall).

6 Loading: Proposed Class B loading space is shared between residential use and child care facility.

7 Bicycle: Calculation of number of required Class A bicycle spaces within the above table is based on net unit areas provided by Applicant but the calculation will have to be updated once the net unit areas are corrected/confirmed on next submission. This will result in an increase in the number of required spaces. Updated and detailed calculation of the number of required Class A and Class B bicycle requirements for the residential use is required for review including clarification on number of dwelling units dedicated as shelter rate units.

Class B bicycle spaces must be proposed within the boundaries of the property and not within any SRW. See condition A.1.9.iii.

8 Passenger Space: One of the provided Class A passenger spaces at Level P1 is proposed as a TDM measure.

• **LEGAL DESCRIPTION**

Lot: 292
 District Lot: False Creek
 Plan: BCP5364 New Westminster

• **HISTORY OF APPLICATION:**

2023-10-16 Complete DP submitted
 2023-12-06 Development Permit Staff Committee

• **SITE**

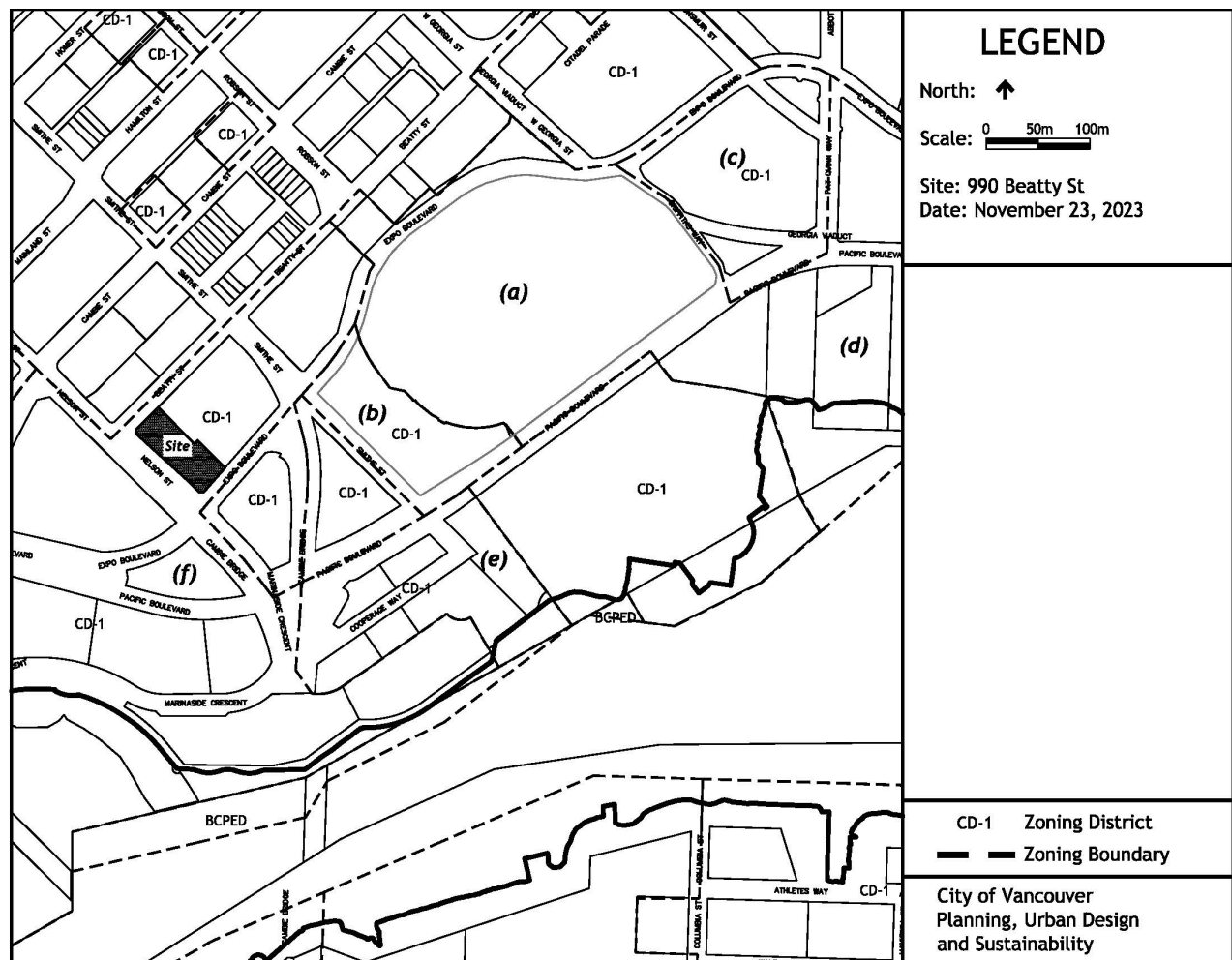
Currently a vacant lot, the site is 2,882 m² (31,028 sq. ft.) and is roughly rectangular in shape. It's bordered by Nelson Street to the south, Beatty Street to the west, and Expo Boulevard to the east. An adjacent tower property borders the parcel to the north. It sits beside the Cambie Bridge and near BC Place and the Plaza of Nations. 1050 Expo Boulevard, another proposed social housing tower site, is located kitty corner to the south.

It falls under the *Northeast False Creek Official Development Plan*, Beatty Precinct, Sub-area 5B West. Additional policy includes the *Northeast False Creek Plan*, the *CD-1 (324) By-law* and the *Quayside Neighbourhood CD-1 Guidelines*.

• **CONTEXT:**

Significant adjacent development includes:

- (a) BC Place
- (b) Parq Casino Vancouver
- (c) Rogers Arena
- (d) Sub-area 6C in the NEFC Plan
- (e) Coopers Landing
- (f) 1050 Expo Boulevard Site



- **BACKGROUND:**

On July 15, 2022, the City in its landowner capacity entered into the Master Transaction Agreement (“MTA”) with One West Holdings Ltd. and Concord NMH Limited Partnership (together “Concord”). The MTA provides for the transfer to the City of three of the non-market housing sites in False Creek North located at 450 Pacific Street, 1050 Expo Boulevard and 990 Beatty Street (collectively, the “City Sites”) in order to facilitate the delivery of non-market housing required for the six sites under the *FCN ODP*. This agreement with Concord creates the opportunity for the City to partner with BC Housing to develop these non-market housing homes on the City Sites.

On July 13, 2023, Council approved amendments to the *False Creek North (FCN) Official Development Plan (ODP)* and consequential *CD-1 (324) By-law* amendments. These approvals were made to facilitate the transfer of three parcels of land (990 Beatty Street, 1050 Expo Boulevard, and 450 Pacific Street) from Concord Pacific Ltd. to the City of Vancouver and to deliver a total of 661 units of social housing, a fire hall and a 44-space childcare facility on the three development sites combined.

A development permit application for this site (990 Beatty Street) was consequently submitted on October 16, 2023 to permit a 28-storey mixed-use residential building (see Figure 1), containing a fire hall, a childcare above, and 283 social housing units (see Figure 2). This application is in alignment with the amended *CD-1 (324) By-law* and *Guidelines* as approved by Council. This proposal is from Non-Market Housing Development and Operations, along with design teams Franci Architecture and Groundswell Landscape Architecture.



Figure 1: 990 Beatty Street Proposal

The proposal includes (see Figure 2):

- 283 social housing units, inclusive of 38.5% family units and 7% accessible units.
- A 4-bay apparatus fire hall. This use is intended to replace the aging firehall #8.
- A 44-space childcare facility with contiguous outdoor play area.
- 395 sq. m (4252 sq. ft.) of common indoor amenity, inclusive of a 181 sq. m (1948 sq. ft.) at-grade common amenity room to help activate the pedestrian interface at the corner of Expo Boulevard and Nelson Street.
- 522 sq. m (5619 sq. ft.) of common outdoor amenity is located at-grade.

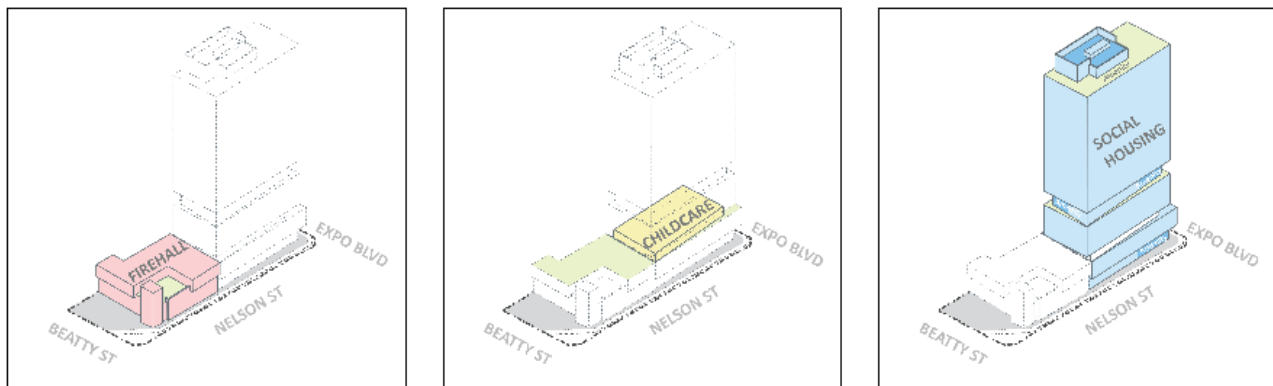


Figure 2: Program of uses

Urban Design Panel: On November 22, 2023, the Urban Design Panel (UDP) unanimously supported the development permit application during a non-voting session. Recommendations relate to improvement of the entry expression, at-grade activations and building facades. Staff have addressed the UDP's recommendations through the development permit Conditions of Approval.

• **APPLICABLE POLICIES, BY-LAWS AND GUIDELINES:**

- *Northeast False Creek Plan* (2018),
- *False Creek North Official Development Plan* (1990, amended 2023)
- *CD-1 By-law* (324) and *Quayside Neighbourhood Guidelines* (2016, amended 2023)
- *Housing Vancouver Strategy and Action Plan* (2017)
- *Housing Needs Report* (2022)
- *Vancouver Plan* (2022)
- *Council-approved protected public views and View Protection Guidelines* (1989, last amended 2011)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *City of Vancouver Housing Design and Technical Guidelines* (2021)
- *Childcare Design Guidelines* (1993, amended 2021)
- *Childcare Technical Guidelines* (2019)
- *Master Transaction Agreement, Non-Market Housing Sites between City of Vancouver and One West Holdings Ltd. and Concord NMH Limited Partnership* (2022)

• **RESPONSE TO APPLICABLE POLICIES, BY-LAWS AND GUIDELINES:**

North East False Creek Plan (NEFC Plan) (2018)

The *NEFC Plan* was adopted as a guiding policy framework for the development of a mixed-use residential neighbourhood that is vibrant, inclusive and sustainable. A new commercial waterfront district is proposed and a new street network to replace the viaducts. The *NEFC Plan* covers the eastern portion of the *FCN ODP* area and lands further east and proposes a significant amount of affordable housing through rezoning applications. The policy also supports the redevelopment of the non-market housing sites in the *FCN ODP* and specifically the remaining *FCN Options Sites*.

Applicant's Response to NEFC Plan: In response to the public benefits as outlined in the *NEFC Plan*, the proposal significantly contributes towards the *FCN Options sites* social housing unit totals, the childcare facility objectives for 0–5-year-olds, and the replacement Firehall #8.

Staff Assessment: Staff notes the overall public benefit contributions towards the *FCN Options Sites*.

False Creek North Official Development Plan (ODP) (1990)

After Expo 86, the province sold the Expo Lands to Concord Pacific Ltd. for development in 1988. In 1990 the *FCN ODP* was adopted to guide the overall development of the area through subsequent rezoning applications to achieve a high standard of design and development within FCN. With the provincial government is responsible for soil remediation, the City regulating land use, and Concord as the developer, a three-party relationship was established that still exists today. When originally adopted, the ODP identified six Options sites earmarked for the delivery of social housing. The recent amendments provide additional height and density for three of the sites for the purpose of delivering a minimum of 661 social housing units and removing the obligation to deliver social housing on the remaining three sites.

The recent amendments provide additional height and density for three of the sites for the purpose of delivering a minimum of 661 social housing units and removing the obligation to deliver social housing on the remaining three sites.

Applicant's Response: The proposal contributes to 283 social housing units out of the 661 social housing units delivered across the three FCN Options Sites.

Staff Assessment: Staff note the tenure, use, and number of storeys are aligned with the amended *FCN ODP*.

CD-1 By-Law (324):

The amended By-law regulates use, maximum floor area, height, and minimum required family units, as follows:

- Use: Mixed-Use Residential Building
- Maximum Residential Floor Area: 19,300 sq.m
- Height: maximum 91 m (298 ft.)
- Family units: Minimum 35%

Applicant's Response: The proposal complies with the CD-1 Bylaw by providing a mixed-use social housing building with 283 units, a firehall and childcare building with an FSR of 7.54, (209,184 sq. ft.), a height of 85.4 m (280 ft.) to the top of the parapet, 37% family units and 7% accessible units.

Staff's Assessment: Staff note the tenure, height, and percentage of family units are aligned with the amended *CD-1*. The discrepancy in residential floor area will be captured in a text amendment, subject to Council Approval.

Quayside Neighbourhood Guidelines (2016, amended 2023)

The amended *Quayside Neighbourhood Guidelines* ("*CD-1 Guidelines*") provides direction for the form of development and is used in conjunction with the amended *CD-1* (324) to guide the development of this site. The *CD-1 Guidelines* ensure that the public realm and individual developments are compatible with the urban design concept for this area and the overall vision for *NEFC Plan*.

Sections 3 and 4 provide general guidance for urban design expectations such as architectural expression and public realm interfaces. The amended Section 5 enables relaxations by the Director of Planning or the Development Permit Board when site 5E is developed as social housing. Allowable relaxations are related to building siting, building orientation, tower floorplate size, indoor and outdoor amenity and private open spaces, and grade-level commercial and service uses, as follows:

Building Siting:

CD-1 Guidelines Requirements:

- Nelson Street setbacks: 3.7 m (12.1 ft.) building setback up to level 4, and 4.5 m (15 ft.) above 28 m (92 ft.)

- Expo Boulevard setback: 2.5 m (8 ft.)

Applicant's Response: To reach the desired number of residential units, the proposed Nelson Street setbacks are: 4.5 m (15 ft.) on levels 1 and 2, 2.5 m (8 ft.) on levels 3 through 27, and 7.8 m (26 ft.) on level 28.

Staff's Assessment: Given the significant public benefits of the uses, the proposed Nelson Street setbacks are supported:

Building Orientation:

CD-1 Guidelines Requirements:

The building orientation should follow the downtown grid and terminate at the axial view along Pacific Boulevard.

Applicant's Response: The firehall was located at the northeast corner of the site facing Beatty Street to provide easy access in and out of the firehall and requiring a 14 m long apron in front of the apparatus bays. The tower was located south of the firehall so the structure of the tower would not be connected to the firehall, thereby prevented having to upgrade the entire project to post-disaster level. The narrow floorplate is a result of providing the minimum 80 ft. separation between residential towers. The 44-child childcare facility is located at level five of the residential tower to take advantage of the firehall roof and the podium roof for its exterior play area. This rectangular floorplate gives the tower a slender look from Expo Boulevard and Beatty Street.

Staff's Response: Staff support the proposed building orientation to support the delivery of the required uses. Also, the building orientation follows the east-west downtown grid and provides appropriate streetwall definition.

Tower Floorplate Size:

CD-1 Guidelines Requirements:

Tower floorplates should not exceed 780 sq. m (8396 sq. ft.) (excluding balconies).

Applicant's Response: To reach the desired number of residential units, the proposed floorplate was expanded to 790 sq. m (8500 sq. ft.). The tower floorplate was also shaped to meet tower separation requirements to the adjacent existing tower.

Staff's Assessment: Given the significant public benefits of the uses, the minor relaxation to the tower floorplate is supported.

Indoor and Outdoor Amenity and Private Open Spaces:

Refer to the *High-Density Housing for Families with Children Guidelines* section below for policy requirements and the applicant's/staff's responses with regard to proposed project amenity.

Grade-level Commercial and Service Uses:

CD-1 Guidelines Requirements:

Commercial uses at-grade along Nelson Street are required to activate and animate the public realm.

Applicant's Response: The building program includes social housing, a firehall and childcare. Due to the complex mix of the proposed uses, a viable retail unit and its associated spatial loading requirements could not be accommodated at the ground level floorplate. As an alternative to providing at-grade commercial, a common amenity room with ample glazing and transparency is located at the corner of Expo Boulevard and Nelson Street.

Staff's Assessment: The proposal provides an amenity room at-grade and separate entries for residential, fire hall and childcare uses to animate and activate the public realm. Staff recommends further design development of the public realm activation and enhanced entry legibility through Conditions A.1.3 and A.1.5.

Additional relevant CD-1 Guidelines requirements, noting that Section 5 enables some relaxations for social housing sites:

Views:

Refer to the *Council-approved Protect Public Views and View Protection* section below for policy requirements and the applicant's/staff's response with regard to proposed view cone impacts.

Tower Separation: The proposed tower meets the tower separation requirement for high-rise buildings (24 m or 80 ft.) with a separation for forms above 21 m (70 ft.) to the adjacent existing residential tower.

Massing:

CD-1 Guidelines Requirements:

A 3-storey townhouse expression is recommended to reflect the adjacent residential character.

Applicant's Response: To reach the desired number of residential units, along with providing enough area for the childcare use, the podium is proposed as 4 storeys.

Staff's Assessment: Staff support the proposed 4-storey podium as providing street definition and appropriately scaled transitional massing to the adjacent podium development. Condition A.1.4 provides recommendations to further enhance the podium façade expression and interface.

Site Access:

CD-1 Guidelines Requirements:

Underground parkade access to be provided off of Nelson Street.

Applicant's Response: The proposed access off of Expo Boulevard allows for an efficient ground floor layout and parking level plans, while providing comfortable pedestrian entries for the housing and the firehall uses off Nelson Street.

Staff's Assessment: Staff have reviewed and support the Expo Boulevard entry location after taking into account anticipated traffic patterns, the proposed bike lane locations, and fire truck access (which is limited to Beatty Street).



Figure 3: Proposed at-grade interface conditions

Building Facades:

CD-1 Guidelines Requirements:

Sections 3 and 4 of the *CD-1 Guidelines* provide general urban design guidance with respect to building facades including the building expression, materiality, and colour for the podium and the tower.

Applicant's Response: The massing has two distinct 'cuts': one at the childcare creating a visual separation between the podium and the tower, and a second at the residential amenity floor which creates another visual separation in the tower. The addition of balconies and the exterior shading elements add articulation to the facades.

Staff's Assessment: Staff support the general façade expression. However, given its prominent downtown location and the visual impact on the public realm (see Figure 4), and upon further review by staff and commentary by the UDP, Condition A.1.4 provides recommendations to create more varied and interesting building façades for both the podium and the tower.



Figure 4: Nelson Street elevation depicting the proposed tower and podium expression (left) and Beatty Street elevation depicting the façade expression and tower separation (right)

In summary, while the proposal meets the intentions of the *CD-1 Guidelines* Sections 3, 4 and 5 for social housing, staff recommend further refinement including improvements to architectural expression and public realm interface treatments associated with the massing and pedestrian experience.

Housing Vancouver Strategy and Action Plan (2017)

Housing Vancouver sets targets for the delivery of new homes, including rental, to meet a continuum of housing types. Overall, 72,000 new homes are targeted for the 10-year period from 2018-2027, including 12,000 social, supportive and non-profit co-operative units, and 20,000 purpose-built rental units. Targets and actions seek to retain a diversity of incomes and households in the city. If approved, this application will contribute towards the targets for social housing units and family units.

Housing Needs Report (2022)

On April 27, 2022, Council resolved at a public meeting to receive a *Housing Needs Report* (“HNR”) prepared by staff. Further to the BC Provincial government's requirement, Council must consider the most recent *HNR* when developing a development plan, or when amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing and special needs housing. The proposed amendments would facilitate the delivery of social housing and address the data and findings within the *HNR*.

Vancouver Plan (2022)

The *Vancouver Plan* was approved by Council on July 22, 2022, and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved *Vancouver Plan* will serve as a framework with further implementation planning work to follow over the next two to four years. The plan includes direction to significantly increase the social housing supply.

Applicant's Response: The proposal delivers 283 social housing units, along with childcare and community infrastructure.

Staff's Assessment: The proposed uses support the *Vancouver Plan* priorities and directives.

Council-approved Protect Public Views and View Protection Guidelines (1989, last amended 2011)

Council-approved protected public views protect Vancouver's ocean and mountain views while promoting density in the downtown area. The mountains behind our city skyline signify our connection to nature and align with our sustainability goals. Higher buildings should be located and massed to preserve view corridors, as defined in the Council-adopted *View Protection Guidelines*. Maximum building height will be determined by the view corridors.

There is one protected view that crosses the site, as outlined in the *View Protection Guidelines*: View cone 9.1 Cambie Street to North Shore mountains.

Applicant's Response: The rooftop appurtenance protrudes a maximum of 900 mm into the View Cone 9.1. However, there is an existing view shadow condition due to the Telus Garden development, and the proposed development creates no new impact on the protected view.

Staff's Assessment: Staff are supportive of this minor protrusion which coincides within an existing viewcone incursion

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

The intent of the guidelines is to address the key issues of site, building and unit design that relate to residential livability for housing for families with children: however, the principles of the guidelines are applicable to any high-density development no matter the make up of the household. They provide both quantitative measures and qualitative guidance on designing livable high-density housing touching on outdoor and indoor amenity and play areas, safety and supervision of children, provision of bulk storage space appropriate for modern living, and private open space adjacent to each unit.

Applicant's Response: This application meets the intent of the *Guidelines* including but not limited to quality of amenity spaces and children's play, bulk storage and unit layout and liveability. The proposal addresses specific amenity and storage items as follows:

- Private outdoor space in the form of balconies for each family unit, with a minimum dimension of 1.8 m (6 ft.) by 2.7 m (9 ft.). Additionally, staff and the UDP strongly encouraged private balconies and access to natural light for all units. If a balcony could not be provided, a Juliet balcony was recommended, along with 3.7 sq. m. (40 sq. ft.) of outdoor amenity per unit in lieu. The proposal provides balconies to 268 units, Juliet balconies for the remaining, along with a satisfactory amount of outdoor space in lieu.
- The proposed common indoor amenity space provides a minimum of 1.4 sq. m (15 sq. ft.) per unit.
- The proposed common outdoor amenity space provides a minimum of 1.9 sq. m (20 sq. ft.) m per unit, with additional space provided in lieu of balconies where possible.
- The proposed bulk storage provides the minimum 2.3 sq. m (24.7 sq. ft.) as set out in the *Guidelines*.

Staff Assessment: Staff is supportive of the proposed amount of bulk storage, indoor and outdoor amenity, along with the proposed outdoor space in the form of balconies for most units. Condition A.1.5 provides recommendations to maintain balconies through subsequent design stages.

City of Vancouver Housing Design and Technical Guidelines (2021) - for Social Housing

The purpose of these *Guidelines* is to help guide the design of City owned social housing projects through the project design and development process. They outline the minimum standards required by the City of Vancouver for materials, finishes, equipment and technical specifications. Their intent is to realize City policies and goals that include for example, *the Housing and Homelessness Strategy*, *the Climate Change Adaptation Strategy*, *the Greenest City Action Plan: 2020*, and *the Healthy City Strategy*, within the context of built environment. The desired outcome is to encourage livability and inclusivity, as envisioned in these policies and in accordance with the regulatory framework set out in the *Vancouver Building Bylaw* and the *Zoning and Development Bylaw*.

This application generally meets the intent of the *Guidelines*. Where the application proposes a variation from the *Guideline's* recommended unit mix, and 40 sq. ft. minimum bulk storage size per unit for one-bedroom, two-bedroom and three-bedroom units, the applicant has provided a rationale that is accepted by staff.

Childcare Design Guidelines (2021)

The intent of these *Guidelines* is to inform the creation of safe and quality childcare facilities that support healthy outcomes for children in social, emotional, cognitive and physical development realms. The *Guidelines* apply to licensed childcare facilities serving children 0-5 years and is an evidence-based design document that links physical design elements to key child development outcomes. The desired outcome of applying these guidelines is to have a childcare facility which meets provincial childcare regulations and creates an environment where children are provided an opportunity to thrive.

This application meets the intent of the *Guidelines* for general design considerations, amount of indoor space, and functional indoor layout. For the outdoor space, the north-facing outdoor space for the 3–5-year-olds meets the outdoor area requirement for this age group. The south-facing outdoor space for the 0–3-year-olds is slightly undersized. However, staff recommend providing a relaxation as it still meets the intent of providing a sufficiently sized outdoor space that offers a wide-range of developmental opportunities.

Master Transaction Agreement, Non-Market Housing Sites between City of Vancouver and One West Holdings Ltd. and Concord NMH Limited Partnership (2022)

On July 15, 2022, the City in its landowner capacity entered into the MTA with One West Holdings Ltd. and Concord. The MTA provides for the transfer to the City of three of the non-market housing sites in False Creek North located at 450 Pacific Street, 1050 Expo Boulevard and 990 Beatty Street in order to facilitate the delivery of non-market housing required for the six sites under the *FCN ODP*. This agreement with Concord creates the opportunity for the City to partner with BC Housing to develop these non-market housing homes on the City Sites.

• **RESPONSE TO ENHANCED REZONING RESPONSE LETTER:**

Following the approval of the FCN ODP and CD-1 amendments by Council at Public Hearing, staff have continued to work with the applicant to ensure a successful response to the enhanced rezoning items is achieved, with particular focus on:

- Reducing visual bulk of the tower
- Ground floor activation

- Architectural expression

Only conditions with substantive remaining issues are included below.

Enhanced Rezoning Item 1.6:

- *Staff recommend exploring strategies to reduce the visual bulk of the tower to ensure a slender appearance, such as articulating with distinct vertical planes. Additional strategies could include further glazing expression at corners; providing variation in fenestration patterning along the Nelson St façade, providing fritted or patterned glazing, and/or more varied high-quality material and colour palette.*

Applicant Response: The massing has 2 distinct cuts – one at the L5 (Childcare) creating a visual separation between the podium and the tower and one at L10 and L11 (Residential Amenities) creating a visual separation in the tower massing. The tower floor plate width is only 19.2m (63') to keep the minimum distance with the adjacent tower. This gives the tower a slender look from Expo Boulevard and Beatty Street. The addition of balconies and the exterior shading elements add articulation to the facades. The podium levels have a more horizontal fenestration expression with its recessed balconies and fenestration of the Firehall. The exterior material palette has terra cotta cladding for the levels 1 and 2, 5, 10 and 11 and 28. The other floors have metal cladding wall panelling – L3 and 4 have slightly darker tone than the Typical Floor of the tower. The exterior residential balconies have perforated metal guardrails. The Childcare glass guardrail has a fritted pattern to comply with the Bird Friendly guidelines. Exterior shading metal element in contrasting colour complete the material palette.

Staff Assessment: Following staff review and UDP commentary, further refinements are recommended in Condition A.1.4.

Enhanced Rezoning Item 1.9:

- *Improve the ground floor and lower podium treatment along Nelson St and Expo Boulevard to achieve a more safe and welcoming pedestrian experience by providing greater transparency, responding to adjacent heritage built form character, and/or increasing variety in the façade expression.*
- *Improve the pedestrian interface by providing stronger pedestrian entry expression to the residential uses on Nelson St and the childcare entry on Expo Boulevard.*
- *Improve the pedestrian interface at the firehall (Beatty St interface) by exploring additional glazing, architectural lighting and/or a more varied palette of materials and colours.*

Applicant Response: Residential indoor amenity was added at the ground floor (corner of Expo Boulevard and Nelson Street) with more glazing – providing greater transparency. Level 1 and 2 of the Residential Podium are further recessed to create more welcoming pedestrian experience. The terra cotta cladding on the lower floors adds warmth to the building and responds to the neighbourhood character. Canopies and signages mark all entrances of the different uses (Firehall, Residential Tower and Childcare).

The entry expression of the Residential Tower and Childcare has stronger presence with the addition of canopy and signage and double height glazing. Custom frit pattern for the Childcare entry will be provided.

The L3 façade width was extended to be aligned with the apparatus bays at the NE corner and overhang the lower floors by 1.1m, adding articulation to the facade. The 4 apparatus bays overhead doors will be glazed. Metal canopy will provide rain protection over the L3 windows and the apparatus doors. Terracotta cladding at L1 and 2 and metal cladding at L3 add variety to the material palette. The fire tower is cladded in darker terracotta with a unique window pattern in the shape of number 8.

Staff Assessment: Following staff review and UDP commentary, further refinements are recommended in Condition A.1.3 and A.1.5.

Enhanced Rezoning Item 1.17:

- *As per UDP commentary, explore further development of the Nelson St podium facade. For design development, improve the design treatment of the firehall. Consider integrating it with the residential building articulation to achieve a high-quality design expression across the overall building massing.*

Applicant Response: The L1 and L2 of the Firehall and Residential Tower have the same terra cotta cladding. Those 2 levels have larger area of glazing and canopies marking their entrances. The L3 and L4 of the Residential Podium extend to the L3 of the Firehall with the same Metal Panels cladding. The horizontal proportion of the firehall glazing integrates with the horizontal recessed balconies.

Staff Assessment: Following staff review and UDP commentary, further refinements are recommended in Condition A.1.4..

● CONCLUSION:

Staff have reviewed this application to permit development of a 28-storey mixed-use residential building, containing 283 social housing units, a fire hall and a childcare, and conclude the proposal advances important City objectives. Staff further conclude that the proposed form of development represents an appropriate urban design response to the site and context, provided the design conditions outlined in this report are substantively addressed. Further urban design conditions listed in this report seek refinements to the architectural expression and public realm interface to respond to the *CD-1 By-Law (324)* and *Quayside Neighbourhood Guidelines*. Staff recommend approval by the Development Permit Board.

ENGINEERING SERVICES

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

HOUSING REGULATION

The recommendations of Housing Regulation are contained in the Recommended Conditions of this report and in the prior-to conditions noted in Appendix A attached to this report.

LANDSCAPE

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

ENVIRONMENTAL SERVICES

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

BUILDING REVIEW BRANCH

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

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

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

NOTIFICATION

A development permit information sign was installed and confirmed on the site October 23, 2023. Additional information was provided on the city's website. A Question-and-Answer period was held from

November 13 until November 19, 2023 which did not result in three questions being raised. Please see below.

Throughout the notification period, the City received responses of 4 in support, 6 opposed and 3 with mixed position.

Support of the project included the following:

- new affordable housing options
- additional residents to the neighbourhood

Opposition to the project included the following issues:

- loss of private views, light and air
- height
- depreciation of property values
- tower separation
- construction noise, traffic and congestion
- social housing as a new use in the area

Staff Response to Public Comments

In the Level 4 floor plan drawing (page 50?), it indicates that there are 12 firefighter dorm room spaces. As the current Fire Hall #8 was probably designed for 8-10 dorm spaces, I am trying to understand the improvement over the current facility. To meet current and projected population growth in the Yaletown/Downtown South area, and to meet NFPA Standard 1710 for fire crew staffing in high density areas, this fire hall should be designed to accommodate three to four crews of 4-5 firefighters each - a total crew of 16-20 - 8 more than what's shown in floor plan drawings. Has the building design (apparent empty space above apparatus bays on Level 3) taken this possible projected staffing need into account? If not, why not? Note: large format floor plans for Levels 3 and 4 (page 67?) appear reversed.

Staff Response: Firehall 8 is being built to accommodate 12 staff (3 crews of 4 FF's) and would work in conjunction with our Firehall network to meet the NFPA 1710 guidelines for ERF (Effective Response Force). Other Firehalls in the downtown core are also in the short, medium and long term process of redevelopment and will be increased in capacity to meet our current and future needs.

Have you conducted a traffic / congestion / safety study for a firehall's impact on the area? Particularly how this new location could reduce response times for the local fire department during rush hour and event nights at BC place. Could you please share this study if it has been conducted? If it has not been conducted, can you please explain why not?

Has someone done a traffic study of the area to see the impact on the residents with 5 more towers and fire station?

Staff Response: The applicant team has submitted a Transportation Assessment and Management Study (TAMS) for 990 Beatty. It has been posted under "Application documents" on the webpage for this application: <https://www.shapeyourcity.ca/990-beatty-st>

I have noticed the information board got updated recently with the proposed building rendering, and it raised a lot of concerns for me and my neighbours. I am the owner of an apartment at 939 Expo Boulevard. with windows facing towards the planned building. Looking at the rendering, it appears that the new building will entirely block the insolation and the view for the whole south side of our building. In addition, due to extreme proximity to the current building, it will breach residents privacy for both buildings. Consequently, the cumulative depreciation effect of all the affected apartments only in the current building

may reach over \$20 million dollars (or more if taking the new building's affected apartments price into the account).

Based on the above information, the proposal to build the tower on the right side of the lot creates extreme disadvantages for current residents of the 939 Expo Boulevard building, as well as for future residents of the proposed building. To mitigate this, we ask to flip the location of the tower to the other side of the lot.

This way the cumulative negative proximity effect will be significantly decreased for residents of current and new buildings. This will help save the price of current apartments, as well as make the apartments in the new building financially more attractive.

Please present this to whoever is responsible for this development application. I would be happy to discuss our concerns and suggestions in more detail. Also please let me know the schedule of the public hearings for this proposal. Looking forward to your response. Thank you!

Staff Response: As the "Quayside Neighbourhood CD-1 Guidelines" prescribe, tower locations have been refined from the ODP to reduce shadowing, widen spacing between buildings, create a sense of openness and optimize views for residents. A minimum spacing of 25.0 m is required between those portions of buildings above 21.0 m in height. 990 Beatty Street meets this requirement to ensure privacy and views. The proposal does not shadow city parks or the sea wall. Additionally, when considering development proposals, staff assess view impacts from established viewpoints in the Council adopted [View Protection Guidelines](#). Viewpoints are typically from public places and are intended to protect certain public views, such as The Lions along the North Shore Mountains. Viewpoints not included in this Guideline are not protected or evaluated.

The 990 Beatty Street tower meets the minimum 25.0 m tower separation between residential towers--please refer to the dimensioned site plan in the applicant's development permit package, page 44. Additional information regarding the tower placement on site can be found on pages 6 and 7, which explain in detail the inter-related requirements of the residential tower and the firehall location, the firehall's access requirements, and the post-disaster criteria.

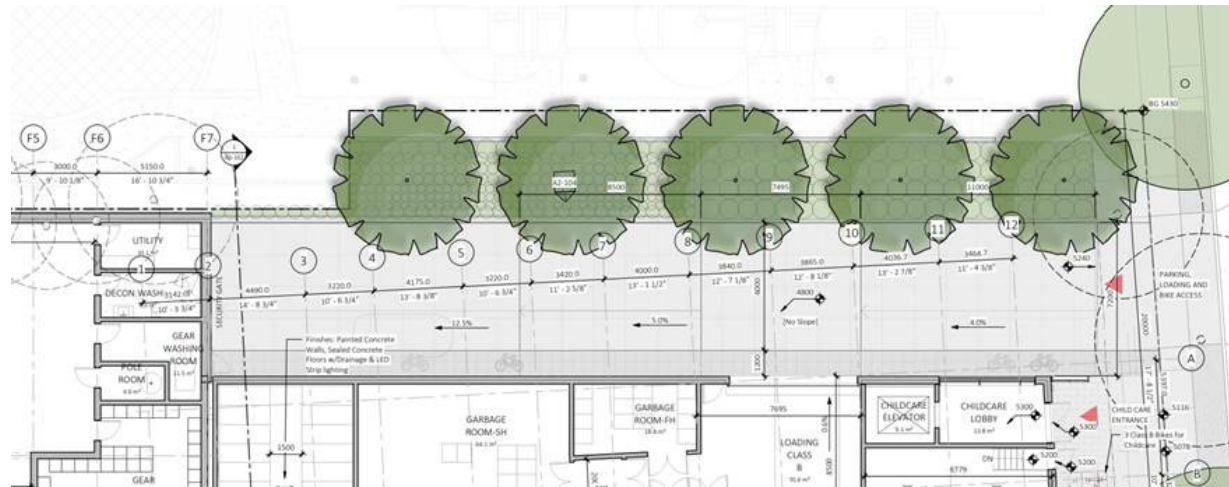
What are the hours that the childcare facility will be using their outdoor spaces?

Staff Response: typical childcare hours of operation are from 7:30/8:00am to 5:30/6:00 pm. Exact opening / closing times as well as the hours that the children spend outside depends on the operator, and the operator for this facility has not yet been selected.

I live in a loft townhouses that will be facing the proposed development. In the plans it looks like the path in front of my home is going to be reduced in width by the development. Is this the case? And if so, what will the access to our homes look like?

In the diagram it also looks like the driveway into the parade of the proposed development is going to be directly in front of my home. Is this driveway going to be covered? Is it going to be going underground or will the cars be driving above ground directly in front of my home?

Staff Response: The driveway into the parkade is not expected to be covered and will mostly be at-grade sloping down into the P1 level as you travel further into the property. There is proposed landscaping & trees between the driveway and the townhomes per the screenshot below. It looks like the neighboring site's walkway is encroaching on the 990 Beatty property but will be retained according to the drawing.



DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law and 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 with respect to the following as delegated to the Board by Council:

Protrusions into the view cones, reduced dwelling sizes, and parking.

Staff Committee supports the proposal with the conditions contained within the report.



M. Au
Chair, Development Permit Staff Committee



M. Alborg
Development Planner



P. Sheikhabari
Project Coordinator

Project Facilitator: J. Freeman

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 STANDARD CONDITIONS

- A.1.1 The pending amendment to CD-1 By-law and amendments to the False Creek North Official Development Plan can and does become enacted by City Council;
- A.1.2 The proposed form of development can and does become approved by City Council.

URBAN DESIGN

- A.1.3 design development of the at-grade interface on all three frontages to contribute to a lively, active, comfortable, and engaging public realm;

Note to Applicant: Refer to CD-1 Guidelines (324), Sections 3 and 4. This can be achieved by:

- i. Improving the firehall interface by providing a more refined palette of paving materials to distinguish walking zones from the fire bays, and/or providing additional glazing/ transparency to ground floor uses;
- ii. Improving the Beatty Street and Nelson Street corner interface by providing additional glazing/transparency, vertical green elements, and/or a more refined palette of cladding materials; and
- iii. Improving the Expo Boulevard and Nelson Street corner interface by increasing the amount of glazing/transparency at the amenity room, increasing the ceiling height of the amenity room, and/or by enhancing the landscape treatments.

- A.1.4 design development to articulate more varied and visually interesting building facades;

Note to Applicant: Refer to CD-1 Guidelines (324), Sections 3-4. Solutions could include:

- i. Reducing the visual bulk of the tower by providing more contrasting elements across the tower's facades to increase the apparent slenderness, further integrating the upper and lower tower elements, and/or reducing the visual weight of the terracotta reveals;
- ii. Reducing the visual bulk of the podium by refining the material or colour palette, improving the corner street definition, and/or further improving the podium's relationship to the surrounding neighbourhood character.

- A.1.5 design development to enhance entrance identity and legibility;

Note to Applicant: Refer to CD-1 Guidelines (324), sections 3 and 4. Improvements to the firehall, residential, and childcare entries can be achieved by improvements to the fenestration, canopies, and/or refining the cladding and material palette.

- A.1.6 design development to ensure the provision of adequate private open space in future design stages.

Note to Applicant: To meet the intent of the High Density Housing for Families with Children Guidelines,

- i. maintain a balcony for each family unit with minimum dimensions of 1.8 m by 2.7 m.
 - ii. maintain private balconies and access to natural light for all unit types, where possible. If
-

private open space cannot be achieved in studio and one-bedroom units in the form of balconies, aim to provide a Juliet balcony and 3.7 sq. m (40 sq. ft.) of outdoor amenity per unit in lieu.

DEVELOPMENT REVIEW BRANCH

A.1.7 compliance with Section 6 – Floor Area and Density, of the Draft CD-1(324) By-law, including the following:

- i. confirm compliance with maximum floor area for residential uses outlined within Table 1a of Section 6.2;

Note to Applicant: The current draft amendment to CD-1(324) contains a maximum residential floor area of 19,300 square meters within sub-area A.

- ii. compliance with Section 6.3(k) of the Draft CD-1(324) By-law to allow for proposed wall exclusion by provision of the following:
 - a. A sealed and signed letter from a Building Envelope Professional as defined in the VBBL recommending the proposed wall assemblies;
Note to Applicant: Add wall types in detail and indicate the actual proposed dimensions for each layer on provided details. Include details on drawings and ensure the details on drawings, match with the details on the letter provided by Building Envelope Professional.
 - b. A summary table for each floor indicating the requested floor space exclusion by wall type.
- iii. include proposed janitor room in floor area calculations as there are no exclusions for it within the by-law; and
- iv. amenity area exclusion to be measured to interior face of outer walls

A.1.8 provision of a summary table indicating the net area of each dwelling unit;

Note to Applicant:

- i. 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 the floor area calculations, shall not be included in the measurement of the dwelling unit floor area.
- ii. Only in-suite storages proposed as per the [Storage in Multiple Dwellings](#) bulletin qualify for floor area and net unit area exclusion.

Some in-suite storages such as storage in unit 305 on page A1-302 include notation indicating a W/D rough-in is provided. Note that the area exclusion is not applicable to the laundry area and access to the laundry area so we need confirmation on whether W/D is intended to be provided within the storage. This calculation applies to the total floor area calculations and the net dwelling unit area calculations. Check all units and update the unit areas. Bike parking requirement calculations will have to be confirmed again to confirm compliance with the by-law once the net unit areas are confirmed.

A.1.9 compliance with Section 6 – Off-street Bicycle Space Regulations, of the Parking By-law including but not limited to the following:

- i. compliance with Section 6.2.1.2 and 6.2.1.4 of the Parking By-law for Class A and Class B bicycle spaces for residential use;

Note to Applicant: Provide breakdown of detailed calculation of number of required bicycle spaces for the Dwelling uses as per each noted section and include the detailed calculation within table to clarify/confirm the number of required spaces noted within the table. Confirm

number of proposed shelter rate units on table. Bicycle parking calculation for residential use will have to be done based on the net unit areas.

- ii. compliance with Section 6.3.9 – Bicycle Space Size, of the Parking By-law;

Note to Applicant: Ensure all bike parking meet the min required size. For example notice the horizontal spaces within the bike storage between grid lines 11, 12 at NE side of gridline A. Check all spaces before next submission.

- iii. provision of all Class B bicycle spaces within the boundaries of the property and not within any SRW;
- iv. provision of specifications for proposed stacked bicycle spaces for Engineering Services review;
- v. provision of consistent number of proposed bicycle spaces within the provided tables and floor plans.

Note to Applicant: For example notice the number of Class A bicycle spaces for Child Day Care Facility within tables and compare with what is proposed within plans.

- A.1.10 provision of horizontal angle of daylight as per [Access to Daylight, Views, and Ventilation](#) bulletin;

Note to Applicant: All habitable rooms must meet the requirements of Horizontal Angle of Daylight (HAD). This must be confirmed once use of all rooms are confirmed by labeling them on plans. For example notice room in unit 606 located adjacent to entrance. Confirm use and add size on floor plan.

Any habitable room with area beyond 3.7 square meters will have to meet the HAD requirements.

- A.1.11 deletion of all references to the proposed signage, or notation on plans confirming that: *“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 assumes responsibility to achieve compliance with the Sign By-law and to obtain the required sign permits.”*;

- A.1.12 provision of additional and accurate information within drawings for review including the following:

- i. add geodetic elevations at top of parapet at roof level, top of the mechanical screens and at top of parapet at Level 28 on elevations and sections;
- ii. correct the geodetic elevation to top of elevator overrun and ensure consistent information is provided throughout drawings including elevations and section;
- iii. labelling of all rooms on the floor plans including the storage rooms;
- iv. Ensure that the illustration of open to below spaces at level 3 plan of the Public Authority use (Fire Hall) on the architectural drawings match with illustration on FSR overlays;
- v. Update the area of outdoor circulation for the Child Day Care Facility on drawings ensure it is limited to the roof deck area accessed from entrance lobby to staff entrance/lounge;
- vi. Add scale on all pages of drawings including FSR overlays.

- A.1.13 provision of the following notations to be included on the submitted plans:

- i. “The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law”;
 - ii. “A minimum of one electrical outlet shall be provided for each two Class A bicycle spaces”;
 - iii. “All building dimensions, setbacks and yards are to the outside of cladding”;
 - iv. “The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures and end of trip facilities regarding required design
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standards shall be in accordance with the relevant provisions of Section 6 of the Parking By-law”;

- v. “Dedicated bulk storage is provided below grade for units with no in-suite storages”;
- 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”;
- vii. “The acoustical measures will be incorporated into the final design and construction, based on the consultant’s recommendations”;
- viii. “An energized outlet capable of providing Level 2 charging or higher is installed in each residential parking space, excluding visitor parking spaces”;
- ix. “For non-dwelling parking spaces, an energized outlet must be installed in one accessible parking space and at least 45% of the parking spaces provided, of which at least 5% of the total number of parking spaces provided, or two parking spaces, whichever is greater, must be capable of Level 2 charging or higher and may not implement an Electric Vehicle Energy Management System”.

A.1.14 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, Director of Legal Services, and Chief Building Official for a Flood Plain Covenant prior to Building Permit issuance.

Note to Applicant: The site is located in a designated flood plain.

A.1.15 written confirmation that notification sign on the site has been removed;

STANDARD LANDSCAPE CONDITIONS

A.1.16 design development to the corner planter area, adjacent the hose tower, to allocate space above and below grade for a minimum of one medium - large stature tree to grow and thrive;

Note to applicant: soil volumes can be increased by lowering or angling the parkade ceiling and/or creating an above grade planter.

A.1.17 provision of written consent from the adjacent owner to remove/replace off-site trees #E and #D that conflict with the proposed development;

Note to Applicant: written consent can be provided at the development permit stage, and with the application of a tree removal permit on the adjacent parcel. In the event that consent cannot be provided, design development will need to occur to safely retain the trees or tree cluster, as necessary.

ARTS, CULTURE AND COMMUNITY SERVICES CHILDCARE CONDITIONS

A.1.18 design development of the childcare facility to meet the intent of the City of Vancouver's Childcare Design Guidelines (2021), and the Childcare Technical Guidelines (2019) to the satisfaction of the Director of Arts, Culture and Community Services and the Director of Real Estate and Facilities Management;

Note to Applicant: All childcare facilities must meet mandatory Provincial Childcare Licensing Regulations to the satisfaction of Vancouver Coastal Health (Community Care Facilities Licensing)

A.1.19 design development to ensure that each licensed childcare program has onsite dedicated outdoor space;

Note to Applicant: The outdoor space for the 0-3 program is currently undersized. Ensure that there are no further reductions to the size of this outdoor space, and if possible, increase the size to get closer to the standard 170 sqm.

A.1.20 confirmation that the childcare facility has a floor-to-floor height of not less than twelve (12) ft.

A.1.21 design development to provide sufficient covered outdoor space, meeting the intent of the Childcare Design Guidelines.

Note to applicant: Provide 5' canopy over the outdoor corridor along the east side of the building to provide protection from the rain.

A.1.22 design development to have an underground childcare storage room;

Note to applicant: In the dedicated bike storage room for the childcare, remove the bike lockers and replace with two "inverted U" bike racks to allow for 4 bicycles to be locked up, while also leaving other areas free for flexibility of storage for trailers, car seats, and strollers.

A.1.23 confirmation that the dedicated garbage room for the childcare meets Childcare Technical Guidelines.

Note to applicant: Confirm size and label bins according to the Childcare Technical Guidelines (refer to Section 2.9).

A.2 STANDARD ENGINEERING CONDITIONS

A.2.1 provision of updated Parking Bylaw statistics table(s) noting the following:

- i. "Parking, loading, bicycle, and passenger loading shall be provided and designed in compliance with the Parking Bylaw and the Parking and Loading Design Supplement"
- ii. Vehicle parking reductions in accordance, and in compliance, with approved Transportation Demand Management (TDM) Plan"
- iii. Loading relaxations and layout in accordance, and in compliance, with approved Loading Management Plan."

A.2.2 parking access, per the Parking Bylaw and Parking and Loading Design Supplement, to facilitate two-way vehicle flow including: convex mirrors or view portals at grid-lines FA on P2 and FA-F5 on P1

A.2.3 loading spaces, per the Parking Bylaw and the Parking and Loading Design Supplement, including:

- i. convenient, stair-free loading access to/from site uses;
- ii. resolution of maneuvering conflicts with vehicles and truck at the parking ramp and Class B Loading space;

Note to Applicant: Include a warning system and convex mirrors for conflict mitigation and improved safety.

- iii. minimum 1.8 m (5.9 ft) wide loading/unloading area(s), an overhead door, or an access corridor leading to an entry door.

A.2.4 provision of bicycle spaces, per the Parking Bylaw, including:

- i. Class B bicycle spaces fully on private property, free of encumbrances onto pedestrian SRW and City right-of-way;
 - ii. a minimum 1.5 m (5 ft) wide access route(s) in front of oversized Class A spaces;
 - A.2.5 updates to the plans, per the Transportation Demand Management for Developments in Vancouver Bulletin, Parking Bylaw, and Parking and Loading Design Supplement, including:
 - i. ACT-02 – Improved Access to Class A Bicycle Parking: provision of 1.5 m wide bike path on parking ramp, or 1.2 m wide bike path with guard rails on parking ramp.
 - A.2.6 design develop to illustrate the following:
 - i. section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions;
 - ii. ramp/parkade warning and/or signal systems details, including: locations of lights, signs and detection devices; and
 - iii. design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.
 - A.2.7 provision of Design Elevations to be shown on Floor Plan - Level L1/sheet A-1-203 :
 - i. Two Design Elevations at Nelson Street are incorrect. Design Elevations must be directly interpolated between adjacent building grades (see markup for location/details);
 - ii. Design Elevations at parking loading and bike access entrance on Expo Boulevard are missing (see markup for location/details).
 - A.2.8 provision of City issued Building Grades. Survey benchmark Monument V-3864 to be used on the survey plan, or provide written confirmation specifying the benchmark denoted on any topographic survey used for design purposes is consistent with the benchmark elevation established on the building grade plan issued by the City.
 - A.2.9 provision of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this development permit. Where a design or detail is not available, make note of the improvement on the site and landscape plans. The following items and notes are to be added to the landscape plan;
 - i. Provision of new street trees adjacent to the development site, where applicable;
 - ii. Update Street Tree Notes on L1.1 with replacement of “Kevin Mazer” for “Eileen Curran” and “Contact Park Board at pbdevelopment.trees@vancouver.ca” for “Contact Cabot Lyford at 604.257.8587”;
 - iii. Provision of clear demarcation of property line and SRW; and
 - iv. Revise note on page L1.1: “Expansion Joint @ PL” to be replaced with with “Concrete Cold Joint @ PL”.
 - A.2.10 removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current City standards on Nelson St;
 - i. Revise portion of sidewalk at Beatty St driveway to conform to and reference CoV standard detail drawings C7.3 “Bike Lane Driveway Crossing detail” and C.16.1 “Reinforced Bus Slab” for additional sidewalk thickness at the Beatty St driveway to accommodate fire truck weight;
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- ii. Add notes and callouts to the plans stating that the required Green Infrastructure improvements (porous asphalt bike lane, rainwater tree trenches along bike lane on Nelson St) will be as per CoV-issued design.
- iii. Remove note on page L1.1 referencing asphalt paving for bike lane
- iv. Revise typical tree cross-section on Nelson (L5.1, Detail 2) to account for rainwater tree trenches, not typical boulevard trees

Note to Applicant: If the final approved City issued geometric design has not been provided by the City by DP issuance then clearly note and label, on the plans, that off-site improvements will be as per the final approved City issued geometric design.

A.2.11 entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, securing:

- i. funding towards long-term TDM monitoring in the amount of \$2 per square metre of gross floor area;
- ii. TDM measures:

ACT-02: Improved Access to Class A Bicycle Parking
ACT-05: Bicycle Maintenance Facilities
COM-03: Additional Passenger Loading Spaces
PKG-02: Parking Supply
OTH-01: Innovative Strategies

- iii. City access to the site to undertake post occupancy monitoring of the TDM Plan; and
- iv. Agreement to make reasonable adjustments to TDM measures as requested by the City, based on TDM monitoring results;

A.2.12 provision of a complete Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3.4), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

- i. Final confirmation of groundwater management methods during construction and post-construction to reduce groundwater discharge rates;
- ii. Additional groundwater monitoring data to Spring 2024;
- iii. Revised estimate of the anticipated construction and permanent groundwater dewatering/discharge rates; and
- iv. The proposed groundwater discharge rate to the sewer system shall be reflected in the rainwater management calculations in order to ensure that the total discharge from the site (groundwater and rainwater) does not exceed the pre-development release rate target. The Engineer of Record (EoR) shall be notified and responsible for meeting this requirement at the Building Permit stage.

Note to Applicant: Given the estimated groundwater infiltration rates provided in the Draft Hydrogeological Study (dated November 2023), it is likely that significant groundwater management efforts will be required to reduce discharge rates to sewer to acceptable levels. The Final Hydrogeological Study should include details to satisfy the above conditions.

Any groundwater discharges to City infrastructure must be in compliance with the City's Sewer and Watercourse Bylaw, Metro Vancouver bylaws, and all applicable Provincial and Federal legislation. A Waste Discharge Permit may be required and an authorized rate of discharge to the sanitary sewer will be approved by a City Engineer.

- A.2.13 provision of a signed and sealed report prepared by a qualified professional engineer confirming the proposed development and temporary excavation will not negatively impact the seismic performance, load carrying capacity or long term durability of the adjacent bridge structure. Rationale for findings, including all data used and analyses conducted, must be provided in the report.
- A.2.14 provision of a letter of commitment stating that all impacted utility companies will be contacted and notified of the following requirements:
- i. all utility services (e.g., BC Hydro, Telus and Shaw) shall be underground;
 - ii. BC Hydro service shall be primary with pad mounted transformer (PMT or LPT) installed on private property; and
 - iii. all required electrical plants (e.g., PMT, LPT, Vista, etc.) provided for entirely within private property.

Note to Applicant: The review of third party utility service drawings (e.g., BC Hydro, Telus and Shaw) will not be initiated until all drawings have been received by the Utilities Management Branch (UMB). For questions on this requirement, please contact the Utilities Management Branch at umb@vancouver.ca.

B.1 STANDARD NOTES TO APPLICANT

ARTS, CULTURE AND COMMUNITY SERVICES CHILDCARE CONDITIONS

B.1.1 Applicant to meet with REFM Operations to review OPR, mechanical and electrical concepts, energy and Direct-digital Control (DDC) requirements (City's DDC Technical Guidelines) prior to issuance of Building Permit stage 2.

B.1.2 Ensure that the indoor spaces of the childcare centre are designed to maximize opportunities for healthy child development while ensuring a functional and licensable facility for the non-profit operator;

Underground P1:

- Provide automated doors for the door to the bike storage room.

0-3 program:

- Remove small toilets and replace with standard sizes toilets, as small toilets clog easily.
- Provide layout of mats / cots / cribs in the gross motor nap room and quiet room.

3-5 Program:

- Provide layout of mats / cots / cribs in the gross motor nap room and quiet room.
- Address comments from CCFL in APPENDIX D

B.1.3 Ensure each licensed childcare program has its own, separate, and dedicated outdoor play space, with direct and contiguous access between indoor and outdoor program space and design the outdoor spaces to maximize opportunities for healthy child development while ensuring a functional and licensable facility for the non-profit operator;

Note to Applicant: Remove separated planter area and incorporate that space into the two dedicated outdoor spaces.

Address comments from CCFL in Appendix D

B.1.4 At BP stage, demonstrate how the development is designed to protect outdoor play spaces from possible falling debris from overhead balconies.

Note to Applicant: At BP stage, demonstrate the following.

- Design railings in such a way as to minimize hazards falling to childcare space below. Railing top cap to be designed to ensure items cannot be placed on railing, where there may be a risk of items falling off.
- Glazed balcony railings over Childcare outdoor play spaces are to be tempered and laminated to ensure that in the case of breakage the glass pane will be held in place and not fall into the outdoor play spaces.

B.1.5 Submission of a lighting strategy for the outdoor space to ensure sufficient lighting.

B.1.6 Submission of draining plans for the outdoor play space.

B.2 CONDITIONS OF DEVELOPMENT PERMIT:

ENVIRONMENTAL SERVICES

- B.2.1 The property owner shall enter into a remediation agreement;
- B.2.2 Confirmation that site has been remediated to acceptable contamination standards, or equivalent, must be provided to the City prior to issuance of the occupancy permit;
- B.2.3 Waste Discharge Permit or Contaminated Site Groundwater Quality Declaration required;
- B.2.4 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work; and
- B.2.5 All work on the site must be conducted in compliance with applicable environmental regulations.

ENGINEERING

- B.2.6 Prior to issuance of any building permit, provision of a Bridge/Structure Monitoring Plan for the Cambie Bridge, to the satisfaction of the General Manager of Engineering Services (GMES).

The purpose of the monitoring plan is to protect public safety, and to protect the long term health of the structure adjacent to excavation works (“works”).

The Monitoring Plan is to:

- i. Be owned and executed by the proponent and accepted by the City;
 - ii. Be developed and managed by a professional engineer registered in good standing in the province of BC;
 - iii. Develop ground movement/displacement predictions resulting from the shoring and excavation operations and related works. Predictions are to be developed by the geotechnical engineer;
 - iv. Establish acceptable bridge movement (displacements and rotations) thresholds and stop work movement thresholds as determined through analysis by a bridge engineer. The engineer is to assess the movement induced stresses, resulting force levels and impacts to the bridge health and/or bridge stability. An engineering memo/report to be submitted summarizing the analysis and the recommended movement thresholds;
 - v. Provide baseline measurements prior to the commencement of excavation to comfortably rule out any background noise or false positives. It is suggested that a minimum of 2 weeks of data be collected prior to the commencement of site preparation activities;
 - vi. Record any movement the bridge experiences during excavation and backfilling operations;
 - vii. Include a plan showing the locations of the monitoring stations. Each monitoring station shall be individually labelled. Survey control points shall also be labeled. The survey control points and methodology will need to be reviewed and accepted by the City Surveyor;
 - viii. Include action plans or mitigation measures for each movement threshold limit with clearly defined roles and responsibilities for the designated parties. A minimum of three threshold limits are required, for example Green – “all is fine”, Amber – “increased monitoring and/or mitigation required” and Red – “stop work”. It is expected that a stop work procedure, a
-

bridge closure plan, a communications plan, and a start work procedure are included as part of the plan;

- ix. Provide the City with timely and ongoing reporting throughout the duration of the excavation and backfilling operations. The reporting shall be completed by the professional of record for the monitoring strategy/plan. The reporting frequency shall be as determined by the plan. Reports shall include an executive summary front page that summarizes recorded movements (current and in aggregate), assesses the movements and their impacts to the structure, describes any remedial actions performed, makes recommendations for remedial actions. The body of the report shall include survey data, survey data interpretation, basis and rationale for any mitigation remedial actions and/or recommendations;
- x. Provide excavation and shoring plan(s) along with design details, and background geotechnical reports;
- xi. Include written consent from the owner that designates and empowers the professional of record to execute the plan;
- xii. Review and provide for appropriate levels of insurance; and,
- xiii. Be compiled in one document prior to commencing work and amended and resubmitted upon completion of the works to include all monitoring reports, record drawings, and records of remedial actions taken.

Notes to Applicant:

- a. Provision of a monitoring plan may be waived if a qualified professional engineer determines that excavation works will not negatively impact the bridge or pose a safety risk to the bridge.
- b. Rationale for findings, including all data used and analyses conducted, must be provided in a signed and sealed report.
- c. Cambie Street Bridge is considered a lifeline bridge. Temporary geotechnical systems shall meet the seismic requirements of S6-19.
- d. Submitted engineering documents are to be signed and sealed. Should mitigation measures be required that result in any repairs or alterations to City infrastructure, a servicing agreement or legal instrument will be required to the satisfaction of Legal Services in consultation with the General Manager of Engineering Services. Deposits or other forms of security may be required.
- e. A deposit of \$10,000 is required to facilitate an independent peer review of the plan.

B.2.7 A Key Plan shall be submitted by the applicant, and approved by the City prior to any third party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- i. the Key Plan shall follow the specifications in the City of Vancouver Key Plan Process and Requirements Bulletin
<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>; and
 - ii. all third party service lines to the development are to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.
-

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

For questions on this requirement, please contact the Utilities Management Branch at umb@vancouver.ca.

- B.2.8 All approved off-street parking, loading, bike, and passenger loading 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 requirement an occupancy permit, and thereafter permanently maintained in good condition.
- B.2.9 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the building permit application stage. See vancouver.ca/rainwater for more information.

- B.2.10 As per Groundwater DP conditions, the proposed groundwater discharge rate to the sewer system shall be reflected in the rainwater management calculations in order to ensure that the total discharge from the site (groundwater and rainwater) does not exceed the pre-development release rate target.
- B.2.11 Provision of immediate notification to the City of any changes that may be material to the City's review of the study (e.g. if the proposed excavation depth increases). Email the City at groundwater@vancouver.ca.
- B.2.12 Construction-related discharge to the sewer must be measured, and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the issuance of a Building Permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

ARTS, CULTURE AND COMMUNITY SERVICES CHILDCARE CONDITIONS

- B.2.13 Childcare facility to be licensable for 44 spaces by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL) and meets the intent of the City of Vancouver's Childcare Design Guidelines, City of Vancouver's Childcare Technical Guidelines, and the Facilities Standard Manual to the satisfaction of the General Manager of Arts, Culture, and Community Services and the General Manager of Real Estate and Facilities Management;

All work pertaining to the design, construction, fit, furnish, equip and supply for the childcare centre shall be to the satisfaction of the City's Managing Director of Social Policy and Projects, the City's Director of Facilities Planning and Development, and to the Regional Manager of Community Care Facilities Licensing.

C.1 BUILDING REVIEW BRANCH COMMENTS

The following comments are based on the preliminary drawings prepared by Franc Architecture dated October 30, 2023 for the proposed development permit application. This is a preliminary review in order to identify major issues which do not comply with Vancouver Building Bylaw #12511 as amended (VBBL 2019).

Please note that building permit applications must conform to Vancouver Building Bylaw #12511 (2019) as may be amended from time to time. Please see the following page:

<http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>.

New development of a 28-storey social housing building at this location including:

- building height of 85.4 m (280 ft.)
- 283 units of social housing
- residential floor area = 19,433 sq. m (209,184 sq. ft.),
- Public authority use (fire hall) = 1,585 sq. m (17,068 sq. ft.),
- Child care facility = 677 sq. m (7,279 sq. ft.),
- 2 levels of underground parking, and
- Total FSR of 7.54.

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

As of November 1, 2019, all submissions are to be in accordance with the VBBL 2019.

The following information should be included at Building Permit Application Stage:

- C.1.1 *Level P2: Storage Room that contains 149 lockers is too large to be served by a single egress doorway. A second means of egress is required from the room without having to go through the first exit.
- C.1.2 *Level P1:
- i. The secured parking area for use by the fire hall on the west end (project north presumed to be up on the drawing) also seems too large to be served by a single egress doorway. A second means of egress would be required from this area.
 - ii. The double-corridor arrangement towards/near Child Care Elevator appears to have resulted in a dead-end condition exceeding 6 m in length for the corridor serving the child care facility.
- C.1.3 *Levels L2 thru L4 & L6 thru L27: The length of the corridor on the east side of the building core typically has a dead-end portion that exceeds 6 m in length.
- C.1.4 *Level L4:
- i. Access to exit cannot pass through an occupied room or space such as Kitchen where egress can be blocked or prevented.
 - ii. There is no elevator serving the fire hall occupancies. The accessibility requirements of Section 3.8 are not exempted for this building under Article 3.8.2.1.
- C.1.5 *Level L5:
- i. 2 separate means of egress may be required to be provided from the occupied roofs.
-

- ii. There is no public corridor at this level. Hence, the least distance between 2 exits is one half the maximum diagonal dimension of the floor area. The exits seem to be located too close to each other.

C.1.6 Here is a summary of earlier discussions between BRB & the applicant's consultants with respect to the design requirements of the fire hall (primarily structural):

- i. The fire hall is required to be structurally designed to an importance factor of 1.5 (postdisaster), and the residential tower can be designed to an importance factor of 1.0 on condition that no risk or liability is posed to the required performance of the fire hall.
- ii. The structure that supports the fire hall (i.e. the parkade) must be designed to the same importance factor as the fire hall. It seems the building is proposed to be structurally divided into 2 with a seismic gap to achieve this; however, the gap along Gridline 'F7' is not apparent on the floors or perimeter foundation walls at Levels P1 & P2.
- iii. The seismic gap between the residential tower and fire hall must be large enough to accommodate the deflection of the tower under post-disaster loading so that there is no impact to the fire hall.
- iv. Any shared services between structures must be designed to post-disaster levels. Moreover, because the fire hall remains part of the overall building that is a high building, the proper functionality of the high building features or requirements of Subsection 3.2.6. must also be considered, such as the generator, elevator operation, smoke venting, communication with the CACF, etc. that are expected to continue functioning in a post-disaster situation.
- v. The non-structural components on the exterior of the tower that are in the paths of travel for firefighters or face the fire hall must be designed using the post-disaster factor.

C.1.7 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows, and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors, and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows, or ventilation openings.

If the building design cannot meet these requirements, modifications must be made. If you wish to discuss design options, please contact Electrical Inspections Plan Reviewer at 604.871.6401.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.

URBAN DESIGN PANEL MEETING MINUTES, NOVEMBER 22, 2023

Address:	990 Beatty Street
Permit No.	DP-2023-00631
Description:	To develop this site with a 28-storey mixed-use building, containing 283 social housing units, a fire hall and a childcare above two levels of underground parking accessed from Expo Boulevard.
.	
Zoning:	CD-1 (324)
Application Status:	Complete Development Application
Architect:	Franci Architecture
Staff:	Michele Alborg & Paul Cheng

EVALUATION: Support with Recommendations (Non-Voting)

Development Planner's Introduction:

Planner, Michele Alborg, began by noting that this is an application located at 990 Beatty, a 28-storey mixed use social housing tower in downtown Vancouver. Ms. Alborg then described the site's existing CD-1 and Guideline's policy, physical context, the proposed massing, and the previous urban design panels and staff's comments. She addressed how the proposal addressed those comments for the proposed façade expression, materiality and finishes, landscape amenity, public realm interface and shadowing.

Questions to the Panel:

1. Please comment on how the proposal responds to the previous UDP items, e.g., balconies, façade development, public realm activation and integration of the firehall.
2. Please comment on how the at-grade interface and landscape provides pedestrian interest and comfort at the Beatty, Nelson and Expo frontages.
3. Please comment on the architectural expression and materiality for both the tower's long and short facades.

Applicant presented the project and took questions from the Panel.

Applicant Stefan Aepli architect for Franci Architecture, noted the objectives and gave a general overview of the project followed by Jennifer Stamp, landscape architect, presenting on the landscape design.

Summary of Panel Commentary:

There was general support from the panel.

The majority of the panel noted the applicant resolved previous comments successfully.

Some panelists noted the project could benefit from a bit more simplification.

The architecture tower top feels top-heavy.

Consider some contrast on elements of the tower to add to its height and slenderness.

Consider interlocking or connecting the lower and upper tower form so that it reads as single elements while celebrating the change of uses and expressing the terra cotta reveal more successfully.

Consider reducing the number of materials used however still celebrating contrast in the building design.

The reveal midway up the building feels odd and heavy at times.
Consider the reveals relationship with the indoor amenities.

The expression of the balconies is strong.
The balcony and façade development have improved.

Consider celebrating the entrances along the public realm to increase the arrival experience. Consider some greenwall elements or vines. Consider the wayfinding to the entrances such as changes in paving.

A panelist noted the entry to the firehall is lost.

A panelist noted the outdoor amenity space is not as usable.
A panelist noted the ground floor and floor level amenities' ceiling heights are quite low and there are units above on level two, would be nice if these were full height to the upper podium to celebrate the corner and maximize transparency.

Consider a different treatment at the corner of the stair tower so there is more transparency in this area. As the tower elements conceals a lot of the Fire Hall.

Consider extending the landscape up to the terra cotta level to add some depth and variation.

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

1. Community Care Facilities Licensing notes:

Outside Play Spaces

- L5 child care outdoor play area
 - L5 child care outdoor play area
 - L3 Firehall Outdoor Patio
 - L4 Hose Tower
 - Mechanical roof above L28 outdoor amenity
- Query protection from items falling down onto L5 child care outdoor play area
- Perimeter of GCC (30 Months to School Age) outside play space – possible to bring perimeter barrier forward so children can see fire trucks coming / going?
- Outside sand play areas appear small
- Possible to relocate hose bibs closer to sand play areas? Prevent tripping over hoses
- What is the provision of lighting in the outside play spaces? (consider children's play in late Fall to early Spring)
- Query surfacing / other elements for the outside play spaces
- Query height of fencing (perimeter and internal with gate)
- Location of outdoor storage: query possibility of having it accessible from both GCC (30 Months to School Age) spaces
- Climber: one side has a pole + slide: two ways down and other side has a climbing net + log climber: two ways up; query about redesign so as to provide more opportunity and play value / experience
- Incorporate the separated garden area into the two outside play spaces (GCC (30 Months to School Age))
- Bike / trike pathways?
- Would an intercom system be needed in the outside play spaces to allow parents access to the programs spaces or will families be issued fobs?
- Drainage information

GCC (Under 36 Months) Interior

- Sufficient stroller storage?
 - Is it possible to incorporate storage at the main level entrance?
 - Is the storage on L5 sufficient for sizing to accommodate the facility's strollers?
 - Cubby room
 - Space to accommodate staff coats, boots?
 - What is the rectangle?
 - Open to the activity area – pony ½ wall with gate to prevent crawling / toddler children's access to muddy floor + supervision issue
 - Sign in counter?
 - Counter for phone + storage?
 - Kitchen to be permitted?
 - Gate to prevent children's access
 - Art area
 - Recommend a two compartment sink to allow for toy washing
 - Additional counter surface would be helpful – for art materials and drying toys
-

- Gross motor / nap room + Quiet Room
 - Possible to raise electrical outlets to a 5 foot height? To allow for electronics to be used without dangling cords accessible to children
- Laundry / Janitor Room
 - Possible to have a counter installed over the washer / dryer so as to allow for folding of laundry
- Bathroom
 - Entrance to bathroom – too open; important to prevent children crawling in / playing in toilets (ie pony ½ wall with gate)
 - Consider children's privacy – relocate diaper change table; sink to be located adjacent – recommend it be separate from children's sinks and that it be a deep sink with a spray feature for bathing children if needed
 - Diaper change surface + sink incorporated into a counter set-up
 - Trough sinks are great! Or two sinks at toddler child height
 - Recommend not installing the smallest toilets – go a size up so as to prevent constant plumbing issues
 - Location of storage arrangement for children's belongings

GCC (30 Months to School Age) Interior – Both Programs

- Cubby rooms
 - Space to accommodate staff coats, boots?
 - Considering the proximity of the entrance door to cubbies located behind it, is it possible to reconfigure the cubby rooms so as to prevent a possible injury to a child?
 - Sign in counters?
 - Counters for phone + storage?
 - Kitchen to be permitted?
 - Gate to prevent children's access
 - Art areas
 - Recommend a two compartment sink
 - Additional counter surface would be helpful – for art materials and clean-up
 - Gross motor / nap rooms
 - Possible to raise electrical outlets to a 5 foot height? To allow for electronics to be used without dangling cords accessible to children
 - Bathrooms
 - Trough sinks are great! Or two sinks required at preschool child height
 - Consider children's privacy – relocate toilets to opposite wall
 - Pocket-door – not to have any locking feature whereas children could lock themselves in the bathroom
 - Location of storage arrangement for children's belongings
 - Partition between toilets
 - Include a hand sink for staff use (recommended)
 - Useable floor space to determine capacity: appears undersized
 - Demonstrate what floor space is to be towards determining capacity
-

General

- Staff bathroom: is it possible to have a bathroom located in closer proximity to the GCC (30 Months to School Age) program spaces?
 - AC available? Windows openable?
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Appendix E: Page 1 of 26



Item	Description
1	Site Plan
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990 BEATTY ST DEVELOPMENT PERMIT

990 BEATTY ST, VANCOUVER, BC, CANADA

FRANCL
ARCHITECTURE



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5. PROJECT COUNTRY

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7. PROJECT FAX
8. PROJECT EMAIL

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10. PROJECT SOCIAL MEDIA

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Unit type	1st half	2nd	End of 2nd half	Period of 1st half	Period of 2nd half
Fixed personnel	205	76	37		
Mobile	17	41	57	53	293
2. Fixed assets	11	27	37	11	29
3. Fixed assets	17	41	57	21	25
4. Fixed assets	17	41	57	21	25
Total	240	244	250	205	
Period of personnel	205	76	37		

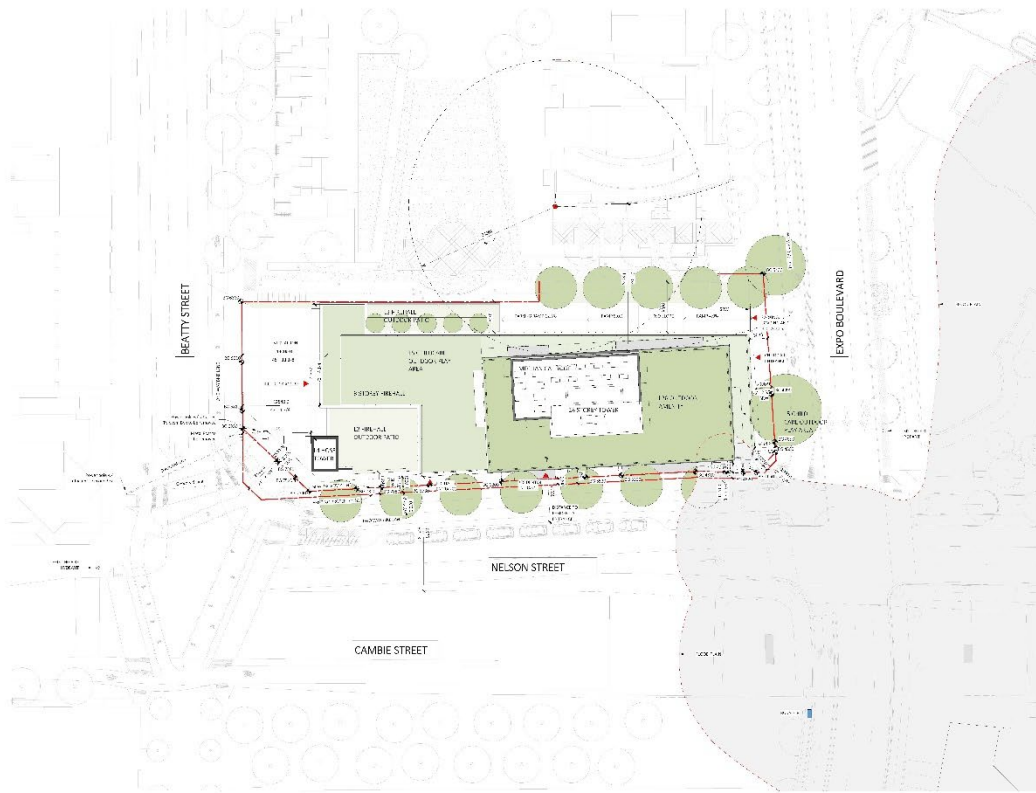
Year	Time (min)	PLEC	170	160	150
01	1	4	5	0	5
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04	0	0	0	0	0
05	0	0	0	0	0
06	0	0	0	0	0
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AO-102



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PROJECT NO. 2023-00631
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BY: [Signature]
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SCALE: AS SHOWN

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Page 4 of 26



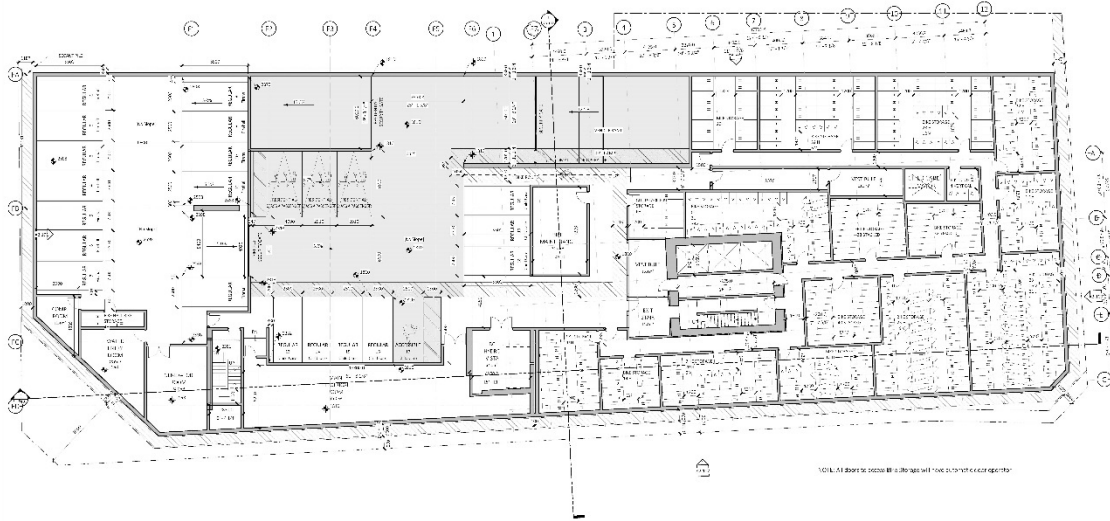
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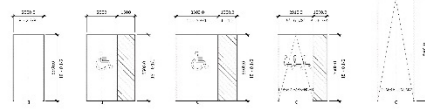
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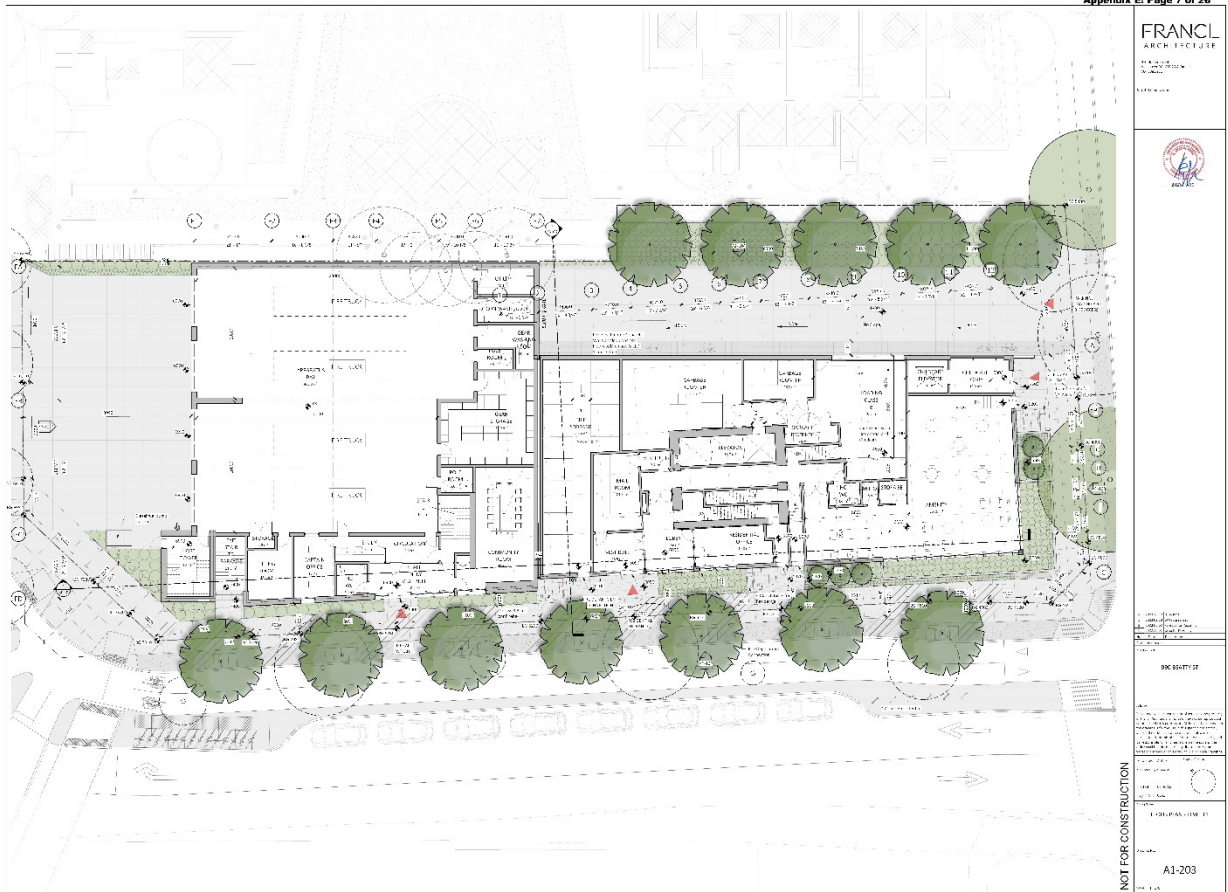


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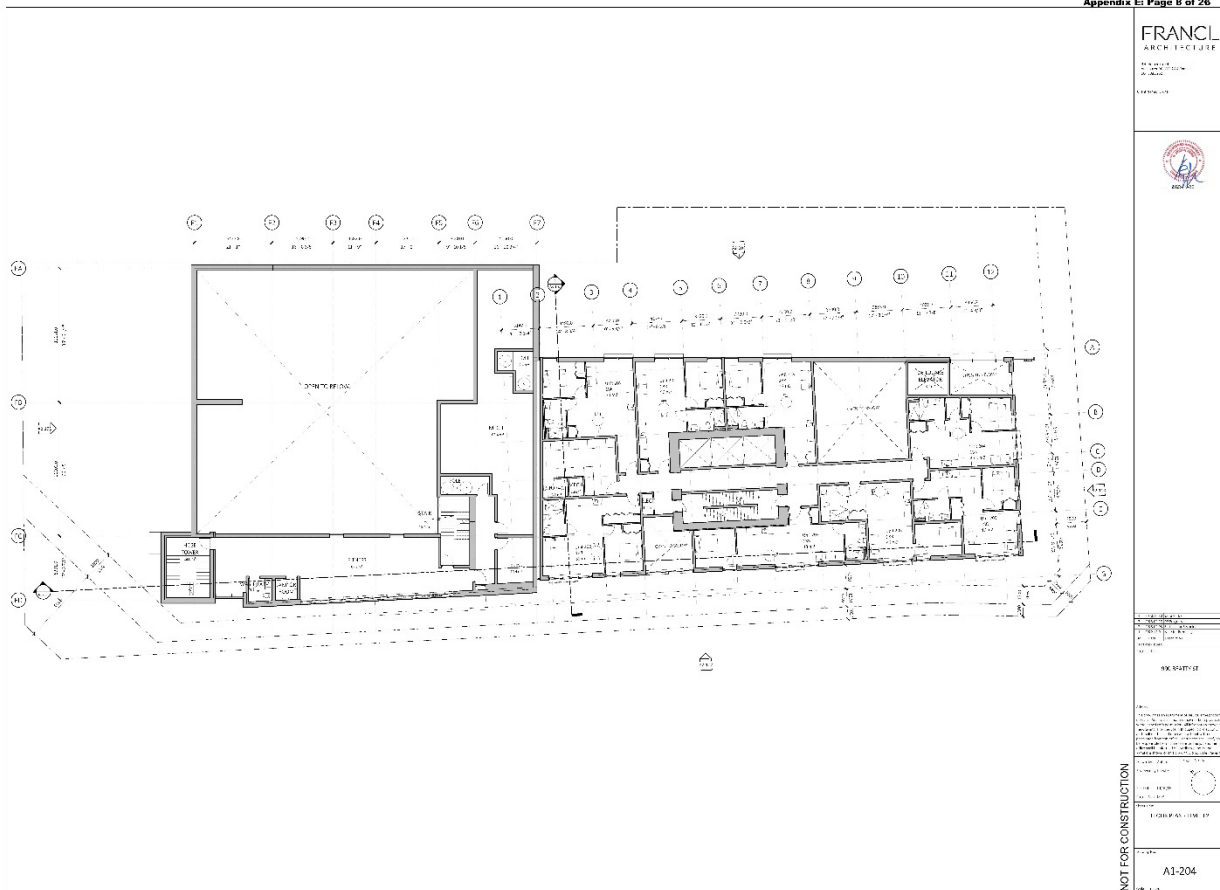


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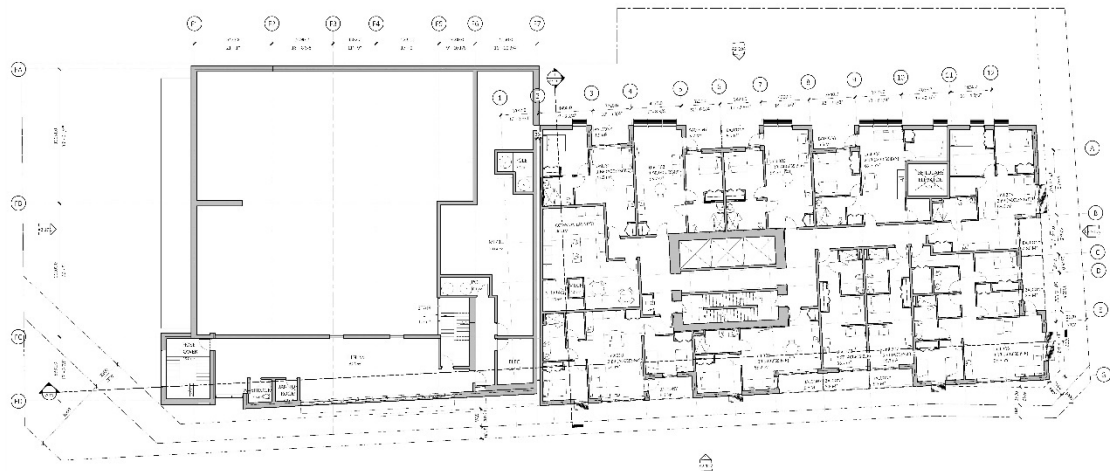
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SHEET: A1-202
DATE: 01/2023
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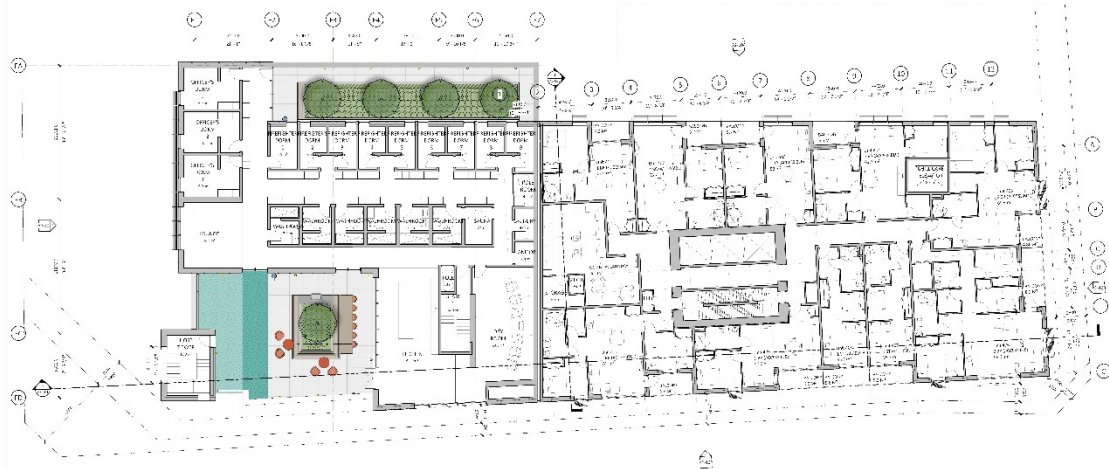
PROJECT
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Tel: 415.398.1234
Fax: 415.398.1235
www.francl.com

DATE
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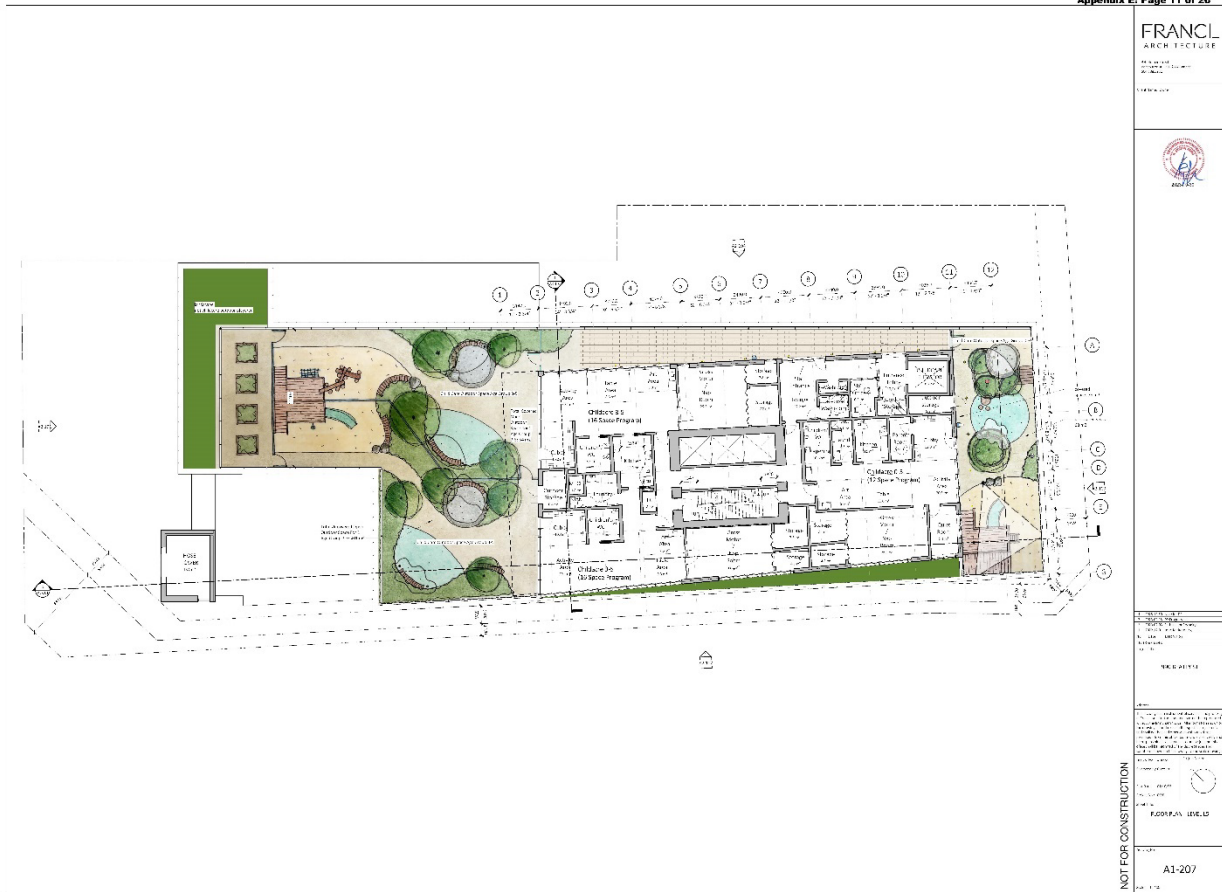


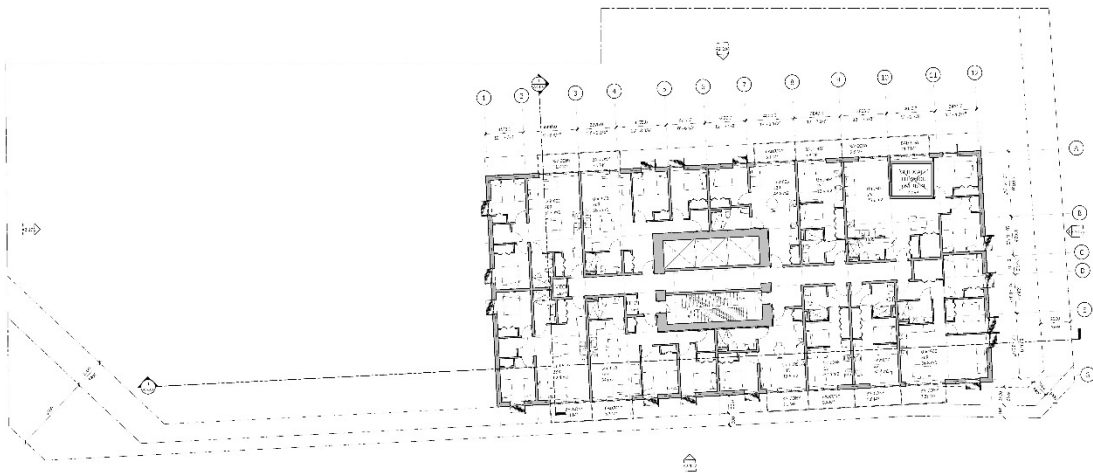
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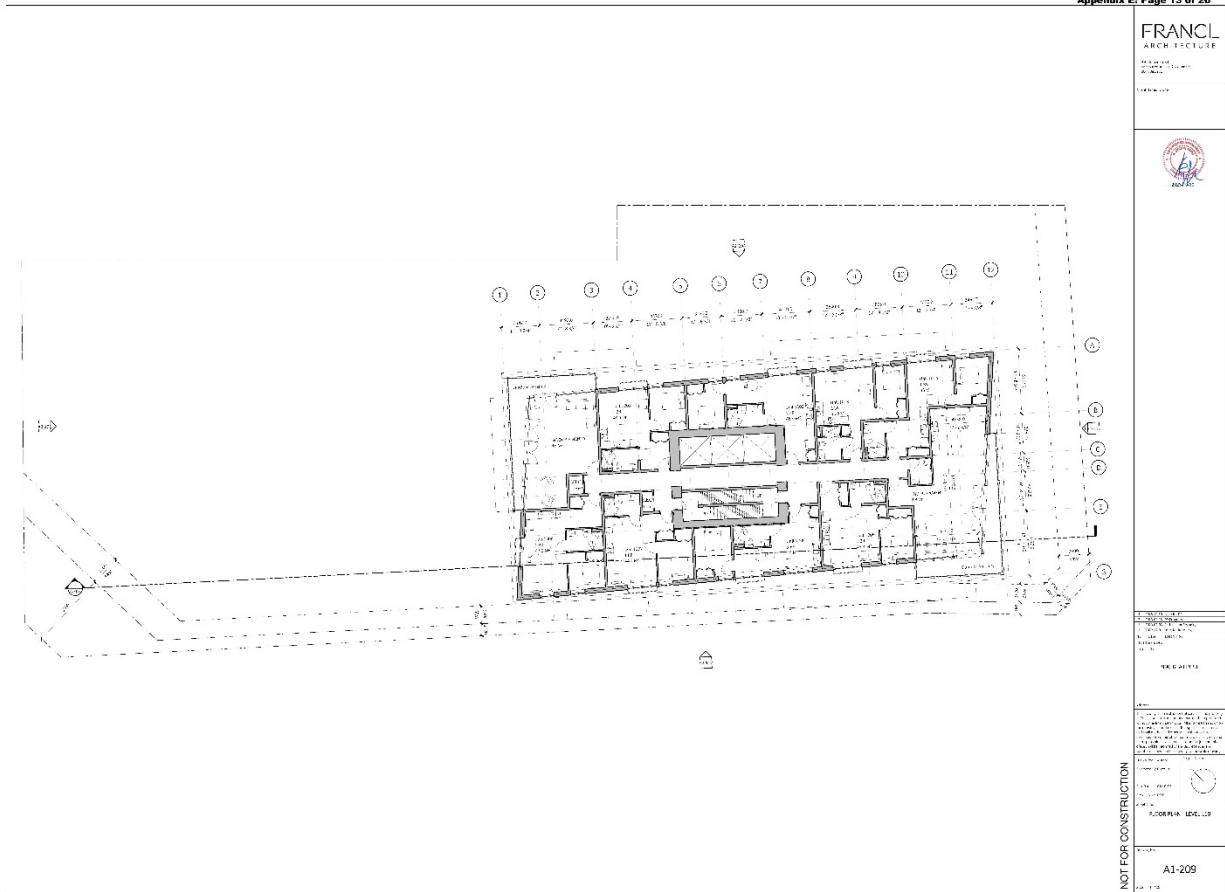




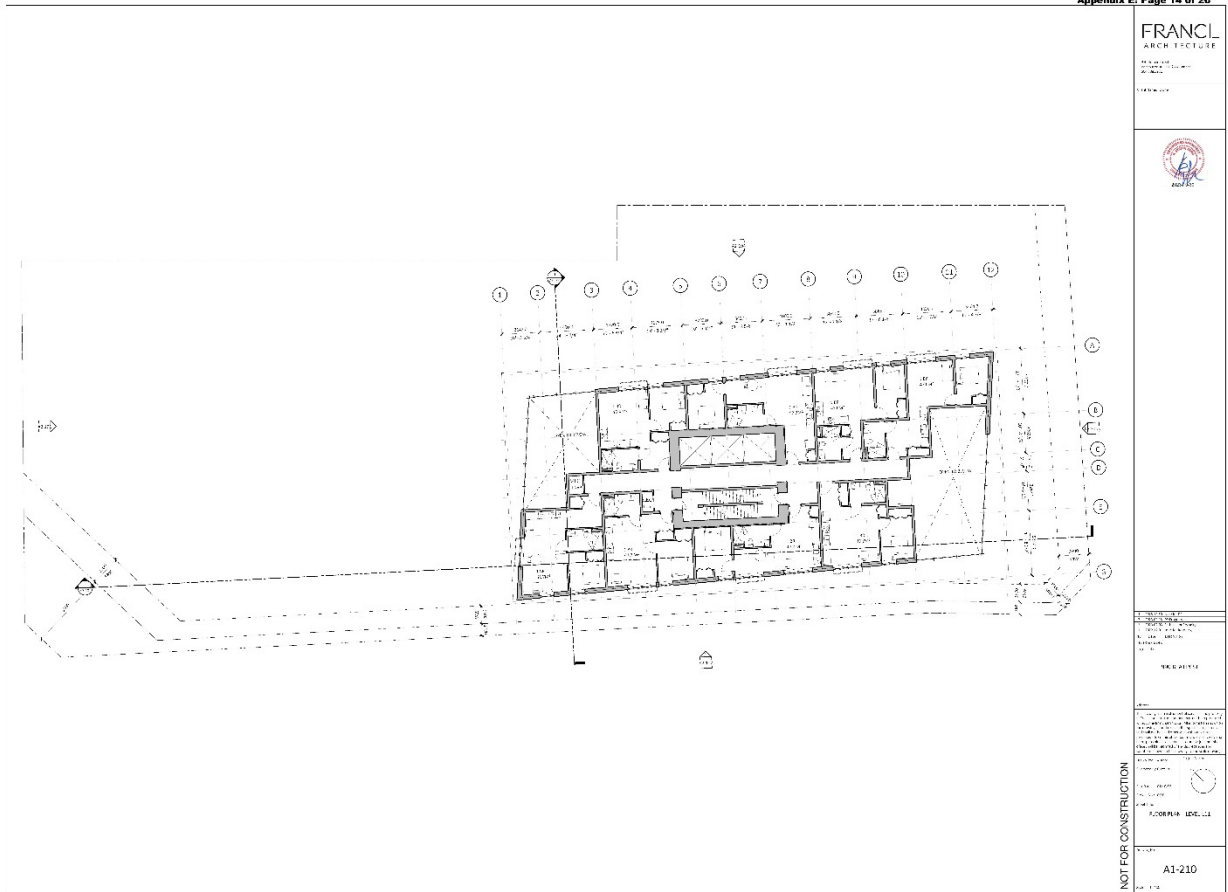
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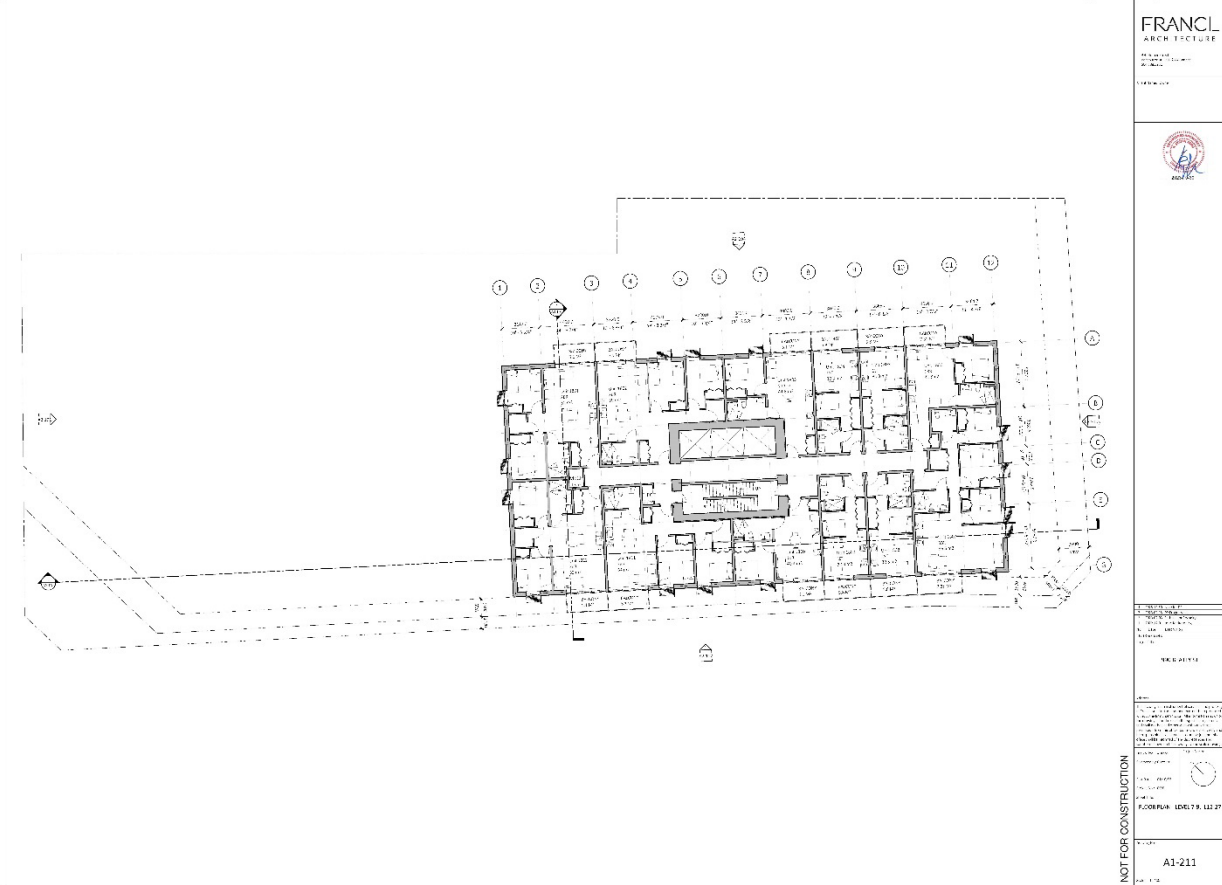
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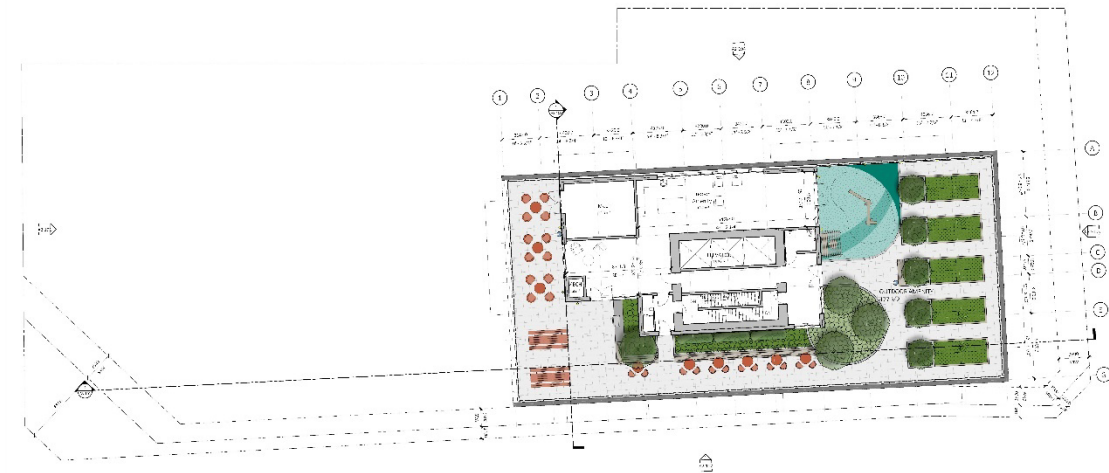


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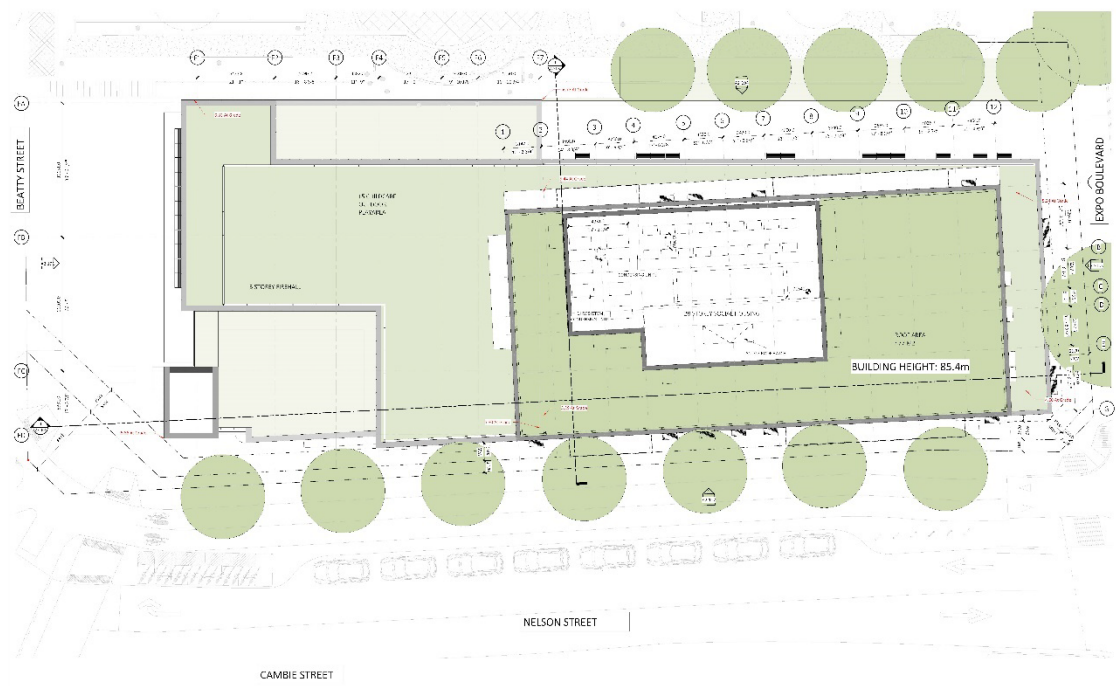


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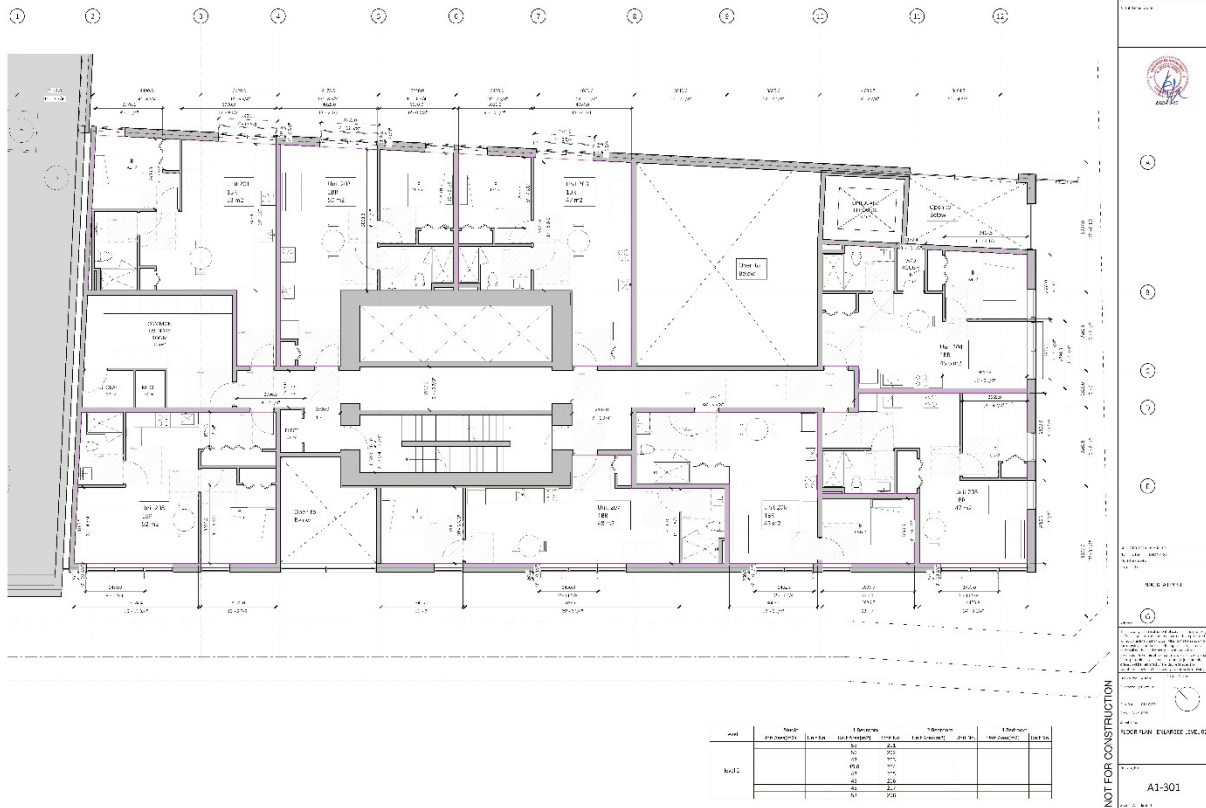
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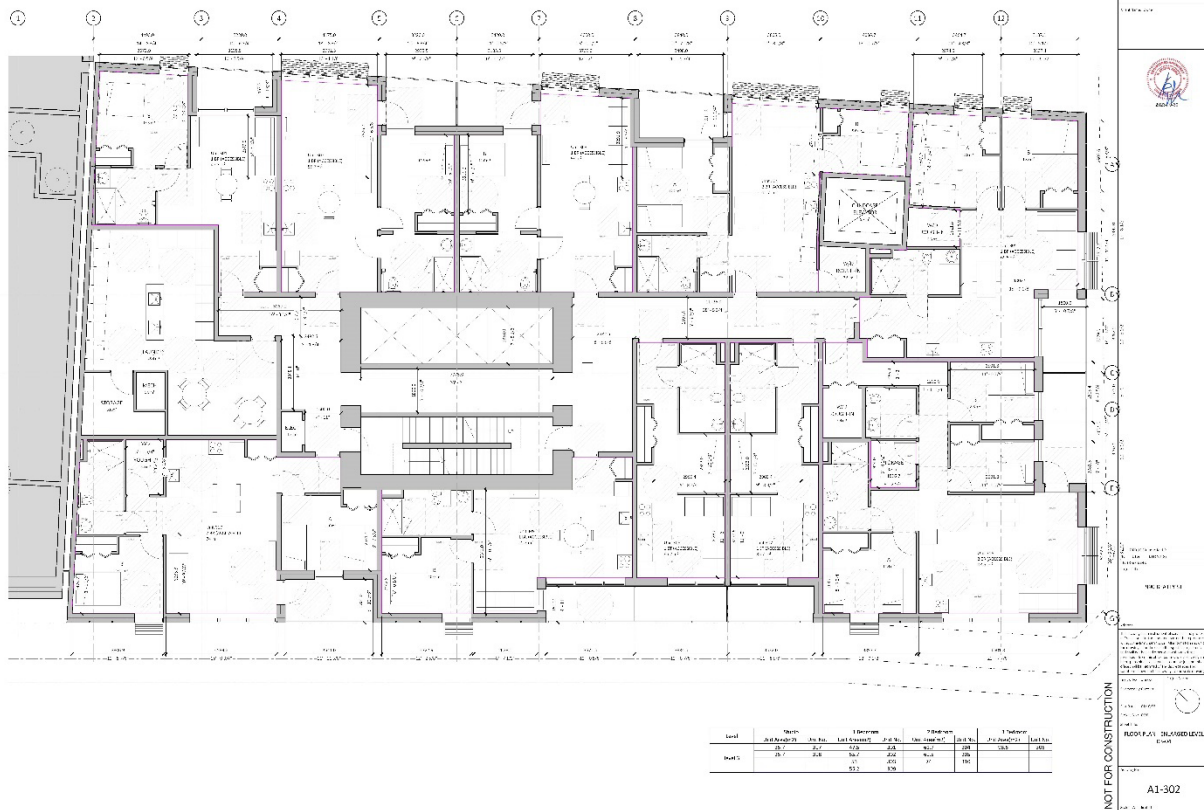
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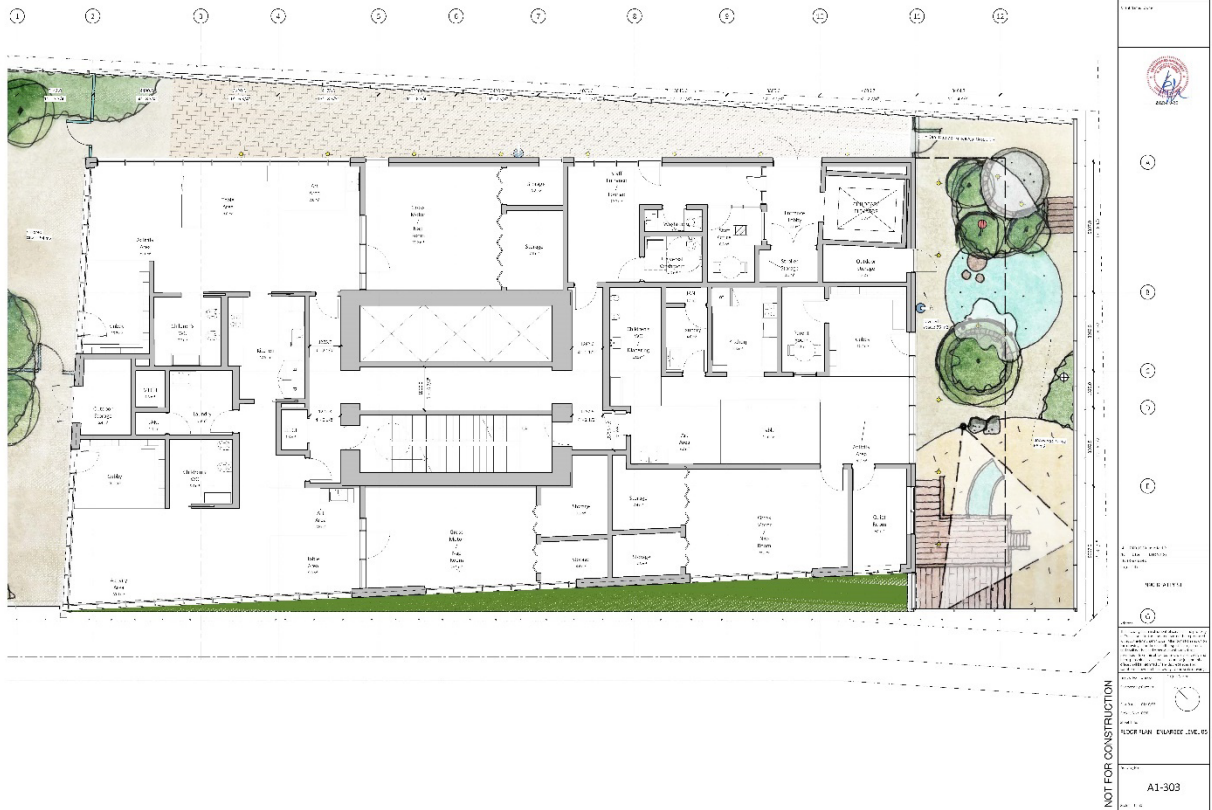
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10/10/2023

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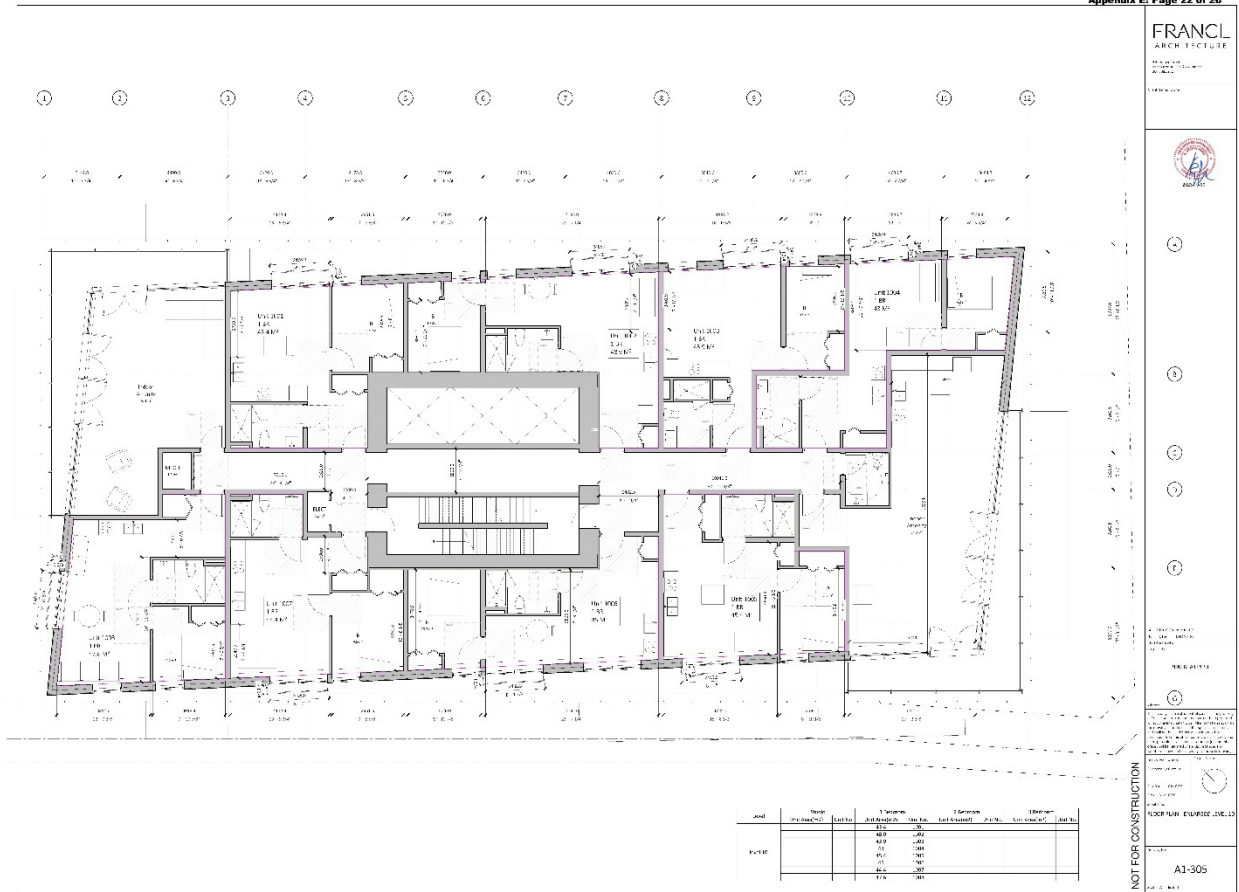


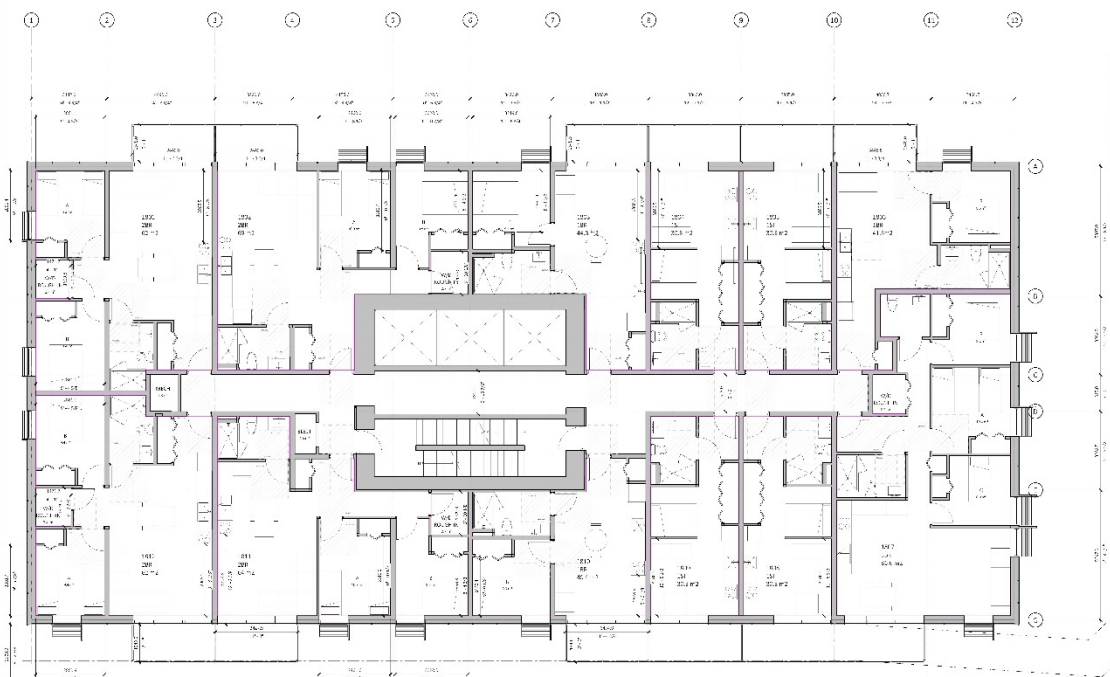
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A1-304

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Model	Growth		1st Generation		2nd Generation		3rd Generation	
	1st Gen. (days)	1st Gen. (days)	1st Gen. (days)	2nd Gen. (days)	2nd Gen. (days)	3rd Gen. (days)	3rd Gen. (days)	
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	10.5	10.8	10.8	10.8	10.8	10.8	10.8	

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THE ANSWERS

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A1-308





990 BEATTY STREET

DEVELOPMENT PERMIT SUBMISSION

CITY OF VANCOUVER
FRANCL ARCHITECTURE
October 30th, 2023



990 BEATTY STREET | PROJECT NO. 22218 | IN/1100 | FRANCLARCHITECTURE | Oct 30th 2023 | 1

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990 BEATTY STREET | PROJECT NO. 22218 | IN/1100 | FRANCLARCHITECTURE | Oct 30th 2023 | 2

SECTION 1 INTRODUCTION

PROJECT OBJECTIVE

990 Beatty is one of three sites that the city of Vancouver in collaboration with BC Housing and CHMC is presently developing to supply affordable Social Housing units in downtown Vancouver. These 3 sites have confirmed zoning and planning parameters in place. Since these land designations and CD-1 zone were created over 20 years ago, the existing zoning requires amendments to respond to current demands and conditions.

For 990 Beatty Street, the objective is to provide approximately 283 residential units with 38.5% designated for families, to provide a new location for Firehall #8 with 4 apparatus bays and to provide 44 spaces childcare facility.

The anticipated housing affordability levels includes 20% at the shelter and pension rate, 50% at the housing income limits, and 30% at the low end of market.

The project Sustainability Goals are Passive House certification for the Firehall, Reduced Embodied Carbon Emission strategies apply to the Firehall, LEED Gold certification for the Childcare and Firehall are being pursued. Furthermore, the Firehall is designed to Structural Post Disaster Standards.

The proposal is considered under the False Creek Official Development Plan (FCN ODP) and the Northeast False Creek Plan which supports a social housing project at this location. This proposal also aligns with the Housing Vancouver Strategy (2017) to partner with other levels of government in the delivery of social and supportive housing.

Public Benefits

1. 4 Apparatus Bay Firehall

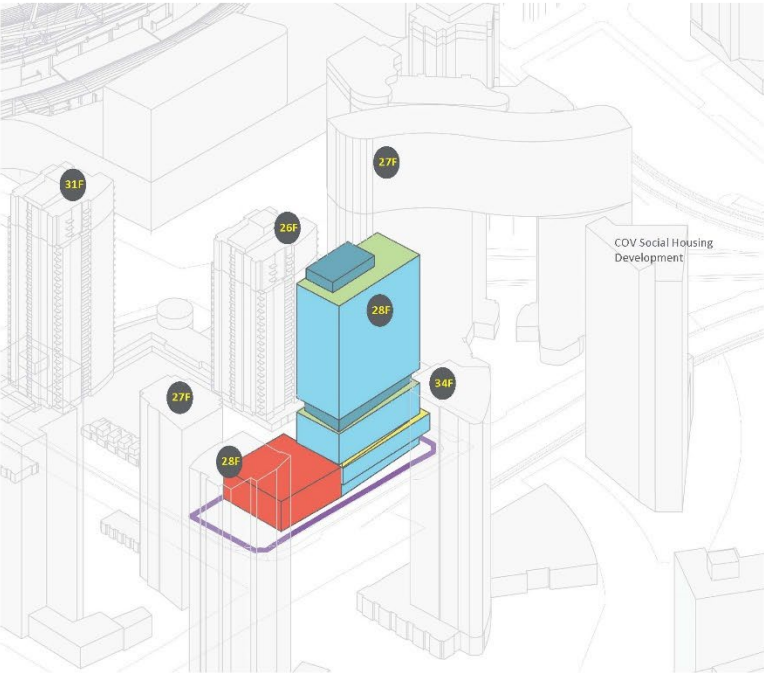
2. 44 - Space Childcare Facility

3. 283 Social Housing Units

4. Sustainable Development
 - Passive House - Firehall
 - Reduced embodied carbon emission - Firehall
 - LEED Gold BD+C - Firehall; LEED Gold ID+C - Childcare



SITE CONTEXT



Site Analysis

990 Beatty is located within the Quayside Neighbourhood. The corner site is bounded on the south-east by Expo Boulevard, on the south-west by Nelson Street and the Cambie Bridge on ramp and on the north-west by Beatty Street. The site shares its north-east boundary with the adjacent market housing development.

The site is located at the hinge point between the Vancouver city grid to the north and the organic influences of the waterfront where the urban fabric changes from orthogonal blocks with a strong built street wall to curvilinear blocks with object architecture and discontinuous street wall.

The site is near the "Entertainment District" which includes large scale buildings such as BC Place Stadium, Parq Vancouver Casino Resort, and Rogers Ice Arena and recent market housing developments like One Pacific, the Arc and Plaza of Nations.

The surrounding towers varies in height from 26 storey to 34 storeys, controlled by view cone 9.1.

Public Realm with towers separation varying from 80'-0" to more than 275'-0"



SITE CONTEXT

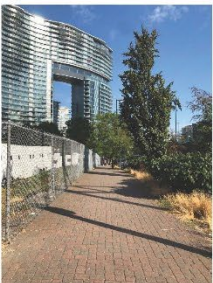
Context Plan



Site Photo



View A from Beatty St looking Southeast down

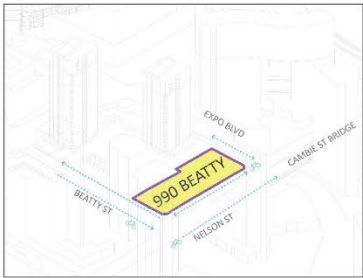


View B from Beatty & Nelson st looking Southwest

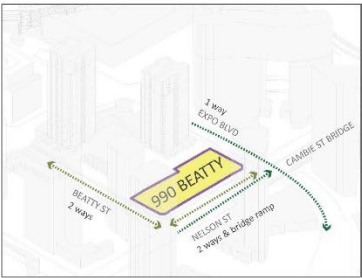


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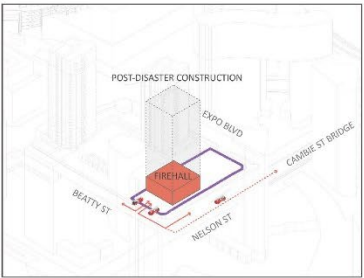
Form of Development



BIKE LANE



STREETS AND TRAFFIC



FIREHALL CAN ONLY ACCESS FROM BEATTY ST

Massing:

The massing of the project derives directly from the program requirements

Bicycle:

The bicycle path network will be extended along Expo Boulevard, Nelson and Beatty Streets providing secured alternative to vehicles.

Firehall:

The fire hall was the first piece of the puzzle to be located on the site. Easy access in and out of the firehall was primordial. The only possible location for the firehall was the NE corner of the site facing Beatty Street.

The firehall also required a 14m long apron in front of the apparatus bays.

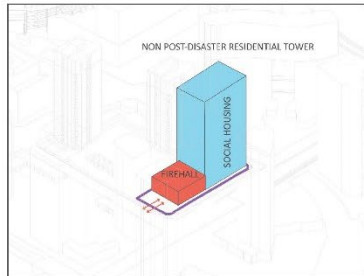
The firehall structure is designed to meet post-disaster standards

To fit the required firehall width, we are proposing a zero lot line along its NE side for the first 2 levels. This will require removing 5 trees (3 on our site and 2 on the adjacent property) Most of the third floor is set back by 5.1m to allow for windows and exterior deck of the domes.

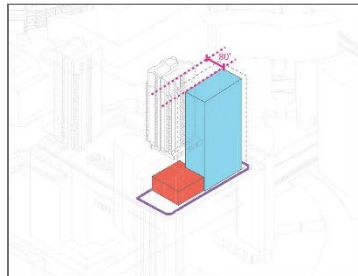


DESIGN RATIONALE

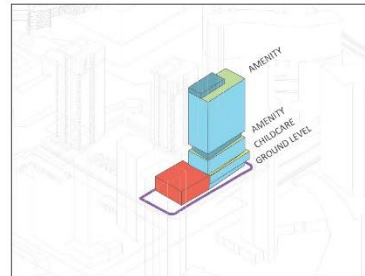
Form of Development



TOWER LOCATED AT SOUTH TO BE NON POST-DISASTER CONSTRUCTION; SLIGHTLY ROTATE TOWER TO BE PARALLEL WITH THE PPL



REDUCE THE VOLUME AND ASSURE 80' SEPARATION



BREAK DOWN THE LARGE BLOCK ELEMENT INTO DIFFERENTIATED MASSING SEGMENTS BY DIFFERENT PROGRAMS

Residential Tower:

The proposed 28 storey tower was located south of the firehall so the structure of the tower would not be connected to the firehall. This prevented having to upgrade the entire project to Post Disaster level.

The narrow floor plate is a result of providing the minimum 80'-0" separation between residential towers.

The south portion of the site is restricted by the View Cone 9.1. The building height is restrained to 28 storey and 85.3m (which is less than the 91.0m allowed under existing zoning).

To achieve the desired number of Residential units, the tower floor plate area had to be larger than the maximum 651sm prescribed in the Existing Zoning.

Childcare:

The proposed 44 children childcare facility is located at L5 of the residential tower to take advantage of the firehall roof and the podium roof for its exterior play area.

A dedicated elevator with private and secured lobby is provided at grade along Expo Boulevard.



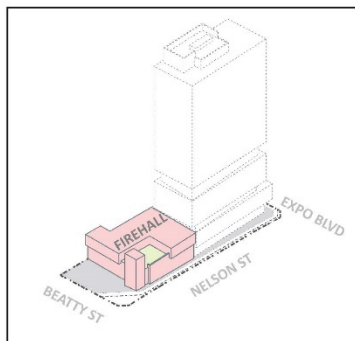
DESIGN RATIONALE

Program

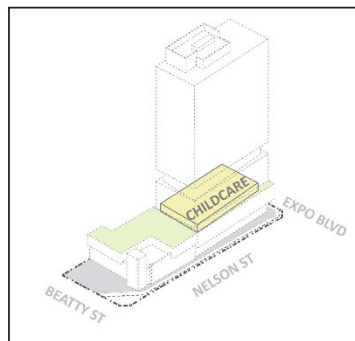
Proposed Tower is oriented to the established city grid with its narrow frontage facing Expo Boulevard.

The 3 storey Firehall and the Residential tower's podium strongly defined Nelson Street and the public realm. The first 2 floors of the podium are setback from level 3 and 4 to provide additional separation between the city's sidewalk and the building. It also created a lower scale for the pedestrians.

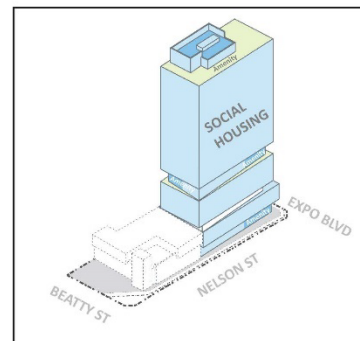
The program for this site has 3 main components:



4 bays apparatus Fire hall to replace the aging Fire Hall #8



Childcare facility – we are proposing 44 children facility and outdoor playarea



283 social housing units – with 38.5% Family units

Indoor amenity space located on L01, L10 and roof level;
Outdoor amenity space located on L10 and roof level



STREET ELEVATIONS - BEATTY ST



SCALE: 1:500

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STREET ELEVATION - NELSON ST



SCALE: 1:500

999 BEATTY STREET | PROJECT NO. 22258 | IN/VID: 17/AR/LARCHITECTURE | 04/30/2022

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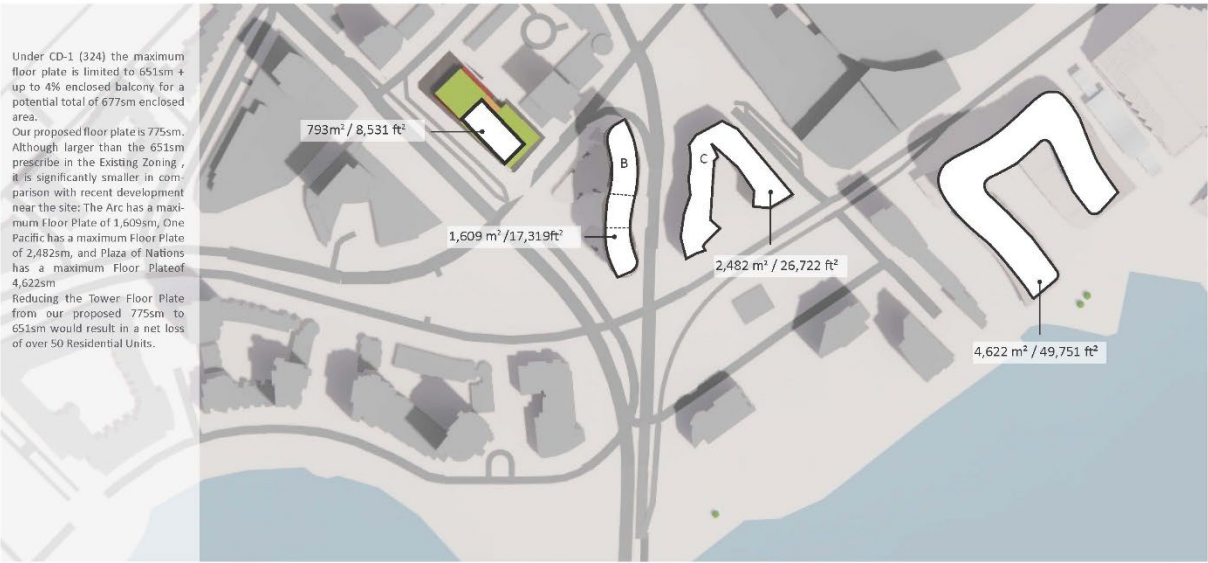
SCALE: 1:500

999 BEATTY STREET | PROJECT NO. 222148 | IN/VIDEO | THARLARCHITECTURE | 04/30/2022 | 11



REZONING RATIONALE FOR PROPOSED CHANGES

Proposed Tower Floor Plate



Under CD-1 (324) the maximum floor plate is limited to 651sm + up to 4% enclosed balcony for a potential total of 677sm enclosed area.

Our proposed floor plate is 775sm. Although larger than the 651sm prescribe in the Existing Zoning, it is significantly smaller in comparison with recent development near the site: The Arc has a maximum Floor Plate of 1,609sm, One Pacific has a maximum Floor Plate of 2,482sm, and Plaza of Nations has a maximum Floor Plate of 4,622sm.

Reducing the Tower Floor Plate from our proposed 775sm to 651sm would result in a net loss of over 50 Residential Units.

TOWER FLOOR PLATE AREA COMPARISON

PROJECT NAME	FLOOR PLATE AREA (SM)	FLOOR PLATE AREA (SQF)	SITE AREA(SM)	SITE AREA(SQF)	FLOOR PLATE AREA/SITE AREA
A - 990 Beatty Street	793	8,531	2,882	31,024	27.5%
B - The Arc (Lower Level)	803 + 561 = 1,364	8,645 + 6,039 = 14,684	5,070	54,573	26.91%
B - The Arc (Upper Level)	1,609	17,319	5,070	54,573	31.73%
C - One Pacific	2482.5	26,722	5,343	57,511	46.46%



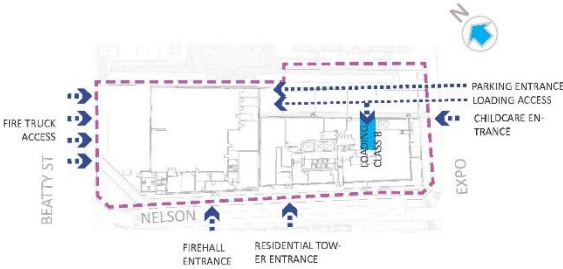
999 BEATTY STREET | PROJECT NO. 222148 | IN/VIDEO | THARLARCHITECTURE | 04/30/2022 | 12

REZONING RATIONALE FOR PROPOSED CHANGES

Proposed Parking Access

Access was shown off Nelson Street in CD-1 (324)
Proposed access off Expo Boulevard was reviewed and approved by staff

- Our proposed parking, loading and service access is located on Expo Boulevard.
- Access to the Firehall is from Nelson Street and the apparatus access from Beatty Street.
 - Access to the residential lobby is from Nelson Street.
 - Access to the Childcare lobby at grade is located on Expo Boulevard.
 - Access to the loading and underground parking is located on Expo Boulevard. The location was reviewed and accepted by Engineering.



Proposed Use

Commercial Use required along Nelson Street in CD-1 (324)
No Commercial Use proposed for the Site
Proposing firehall as a new use

Proposed Building Setback

Building setbacks:	Required	Proposed (measured from the old property line)
Firehall		
Beatty Street:	2.1m (commercial)	11.3m (hose tower) 14.0m apparatus bays
Nelson Street:	3.7m (commercial)	3.5m
Side yard:		0m L1, L2 5.1m L3
Residential Tower:		
Nelson Street:	3.7m 3.7m(residential L3 & L4) 4.5m(residential above 28m)	4.5m L1, L2 2.5m L3, L4 2.5m L5 to L27 7.8m L28
Expo Boulevard:	2.5m (residential)	5.1-5.4m L1, L2 3-3.4m L3, L4 7.6-7.9m L5 3.9-4.2m L6 to L27 21.5-21.7m L28
Side yard:		7.8 L1 to L2 5.1m L3 to L4 8.83m L5 8.83m L6 to L27 9.3m L28

Proposed setback were reviewed and accepted by staff.



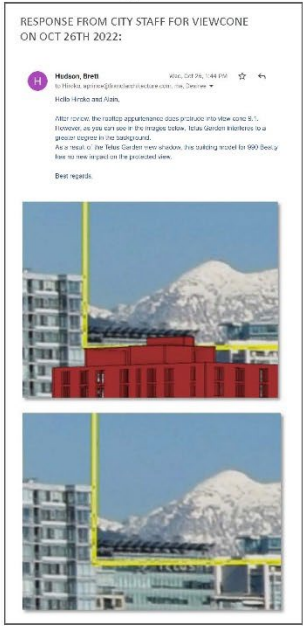
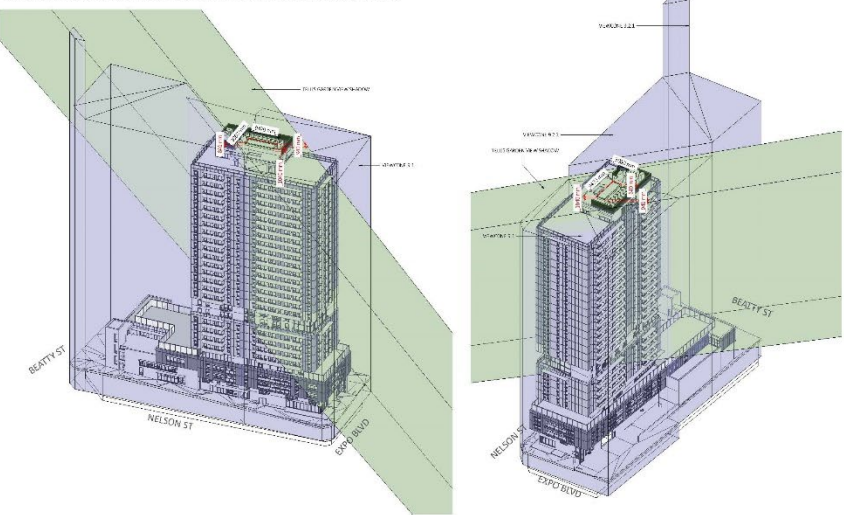
REZONING RATIONALE FOR PROPOSED CHANGES

Proposed Height & ViewCone Analysis

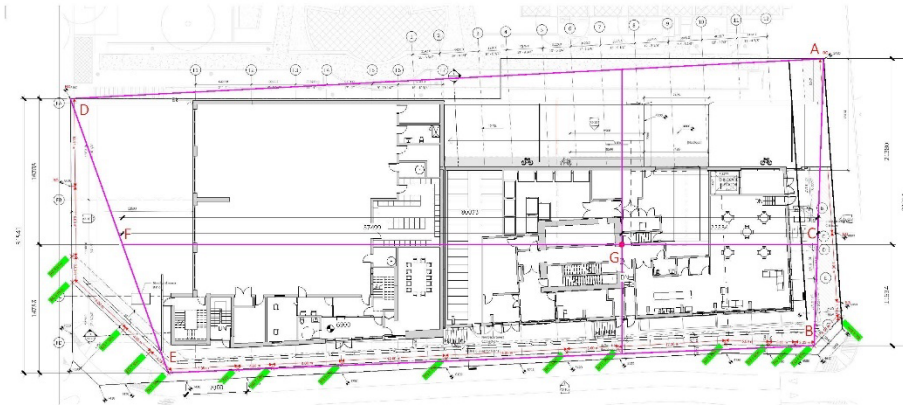
To achieve the target number of Social Housing units required for this site, the massing needed to grow in height from the Quayside Neighbourhood CD-1 Guidelines 32m prescribe height. The proposed height of the tower is 85.4m which is less than the maximum 91m allow for the area in CD-1(324).

View Cone 9.1 intersects the south portion of the site and limits the height of the tower to 28 storeys. The rooftop appurtenance protrude into view cone 9.1 from 840mm to 1040mm. However, Telus Garden interferes to a greater degree in the background. As a result of the Telus Garden view shadow, the proposed tower for 990 Beatty has no new impact on the protected view. Please refer to page 5 for View Cone Analysis.

We have no encroachment into View Cone 9.2.2 or Telus Garden view shadow



BUILDING HEIGHT CALCULATION



PROPOSED BUILDING HEIGHT:

Number of Levels: 25 story
Proposed Height: 85.4m (280.18')

$$A = 5.08m \quad B = 6.80m \quad C = 7.50m \quad D = 7.50m$$

$$E = 7.50m \quad F = 7.50m \quad G = 7.50m$$

$$H = 7.50m \quad I = 7.50m \quad J = 7.50m$$

$$K = 7.50m \quad L = 7.50m \quad M = 7.50m$$

$$N = 7.50m \quad O = 7.50m \quad P = 7.50m$$

$$Q = 7.50m \quad R = 7.50m \quad S = 7.50m$$

$$T = 7.50m \quad U = 7.50m \quad V = 7.50m$$

$$W = 7.50m \quad X = 7.50m \quad Y = 7.50m$$

$$Z = 7.50m \quad AA = 7.50m \quad BB = 7.50m$$

$$CC = 7.50m \quad DD = 7.50m \quad EE = 7.50m$$

$$FF = 7.50m \quad GG = 7.50m \quad HH = 7.50m$$

$$II = 7.50m \quad JJ = 7.50m \quad KK = 7.50m$$

$$LL = 7.50m \quad MM = 7.50m \quad NN = 7.50m$$

$$OO = 7.50m \quad PP = 7.50m \quad QQ = 7.50m$$

$$RR = 7.50m \quad SS = 7.50m \quad TT = 7.50m$$

$$UU = 7.50m \quad VV = 7.50m \quad WW = 7.50m$$

$$XX = 7.50m \quad YY = 7.50m \quad ZZ = 7.50m$$

$$AA = 7.50m \quad BB = 7.50m \quad CC = 7.50m$$

$$DD = 7.50m \quad EE = 7.50m \quad FF = 7.50m$$

$$GG = 7.50m \quad HH = 7.50m \quad II = 7.50m$$

$$JJ = 7.50m \quad KK = 7.50m \quad LL = 7.50m$$

$$MM = 7.50m \quad NN = 7.50m \quad OO = 7.50m$$

$$PP = 7.50m \quad QQ = 7.50m \quad RR = 7.50m$$

$$SS = 7.50m \quad TT = 7.50m \quad UU = 7.50m$$

$$VV = 7.50m \quad WW = 7.50m \quad XX = 7.50m$$

$$YY = 7.50m \quad ZZ = 7.50m \quad AA = 7.50m$$

$$BB = 7.50m \quad CC = 7.50m \quad DD = 7.50m$$

$$EE = 7.50m \quad FF = 7.50m \quad GG = 7.50m$$

$$HH = 7.50m \quad II = 7.50m \quad JJ = 7.50m$$

$$KK = 7.50m \quad LL = 7.50m \quad MM = 7.50m$$

$$NN = 7.50m \quad OO = 7.50m \quad PP = 7.50m$$

$$QQ = 7.50m \quad RR = 7.50m \quad SS = 7.50m$$

$$TT = 7.50m \quad UU = 7.50m \quad VV = 7.50m$$

$$WW = 7.50m \quad XX = 7.50m \quad YY = 7.50m$$

$$ZZ = 7.50m \quad AA = 7.50m \quad BB = 7.50m$$

$$CC = 7.50m \quad DD = 7.50m \quad EE = 7.50m$$

$$FF = 7.50m \quad GG = 7.50m \quad HH = 7.50m$$

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$$GG = 7.50m \quad HH = 7.50m \quad II = 7.50m$$

