
1750 PENDRELL STREET (COMPLETE APPLICATION)
DE419775 - CD-1 (Pending)

SDB/JMB/ LK/LM

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
C. Joseph, Engineering Services
D. Naundorf, Housing Policy and Projects

Also Present:

S. Black, Urban Design & Development Planning
J. Bosnjak, Development Services
L. King, Development Services
N. Szeto, Engineering Services

APPLICANT:

Peter Wood
Henriquez Partners Architects
402 Pender Street
Vancouver, BC V6B 1T6

PROPERTY OWNER:

1700 Pendrell Holdings Inc.
501-1067 West Cordova Street
Vancouver, BC, V6C 1C7

EXECUTIVE SUMMARY

- **Proposal:** To develop this site with two buildings consisting of a 21-storey multiple dwelling building containing 173 secured market rental units, 26 of which are secured for 30 years with rents at 20 per cent below the average West End area market rents and a one-storey amenity building all over three levels of underground parking with vehicular access from the lane.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations

Appendix D Applicant's Design Rationale

Appendix E Applicant's Response to Rezoning Conditions

● **Issues:**

1. Exterior design of the building
2. Landscape design

- **Urban Design Panel:** Support
-

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE419775 submitted, the plans and information forming a part thereof, thereby permitting the development of this site with two buildings consisting of a 21-storey multiple dwelling building containing 173 secured market rental units, 26 of which are secured for 30 years with rents at 20 per cent below the average West End area market rents and a one-storey amenity building all over three levels of underground parking with vehicular access from the lane, subject to the following conditions and Council's enactment of the CD-1 bylaw and approval of the Form of Development:

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

- 1.1 design development to increase the variety and visual interest of the east elevation, including the use of character elements identified in West End policy;

Note to Applicant: This can be accomplished by modifying the exterior design and detailing to break down the building scale and avoid the extensive use of window wall systems. The use of visually notable and identifiable motifs from the established character of other West End towers, such as punched or ribbon windows, is expected.

- 1.2 design development to the treatment along the lane to provide a softer, greener and more visually engaging interface at the pedestrian level;

Note to Applicant: Intent is to better respond to the goals in the West End Community Plan for laneway design. Walls and structures should be reduced in height, removed, terraced, or screened to improve this West End laneway. See also Standard Landscape Condition A.1.15 in Appendix A.

- 1.3 design development to mitigate privacy and overlook toward existing residents;

Note to Applicant: This can be accomplished by further development of landscape drawings, enlarged sections, and other drawings to illustrate specific built features such as translucent glass areas. Privacy features should be noted as such on the plans and elevations.

- 1.4 confirmation that the building design creates no additional impact to the nearest tower views, nor any significant increase in shadowing as compared to the rezoning application; and

Note to Applicant: Staff anticipated at rezoning that the addition of three-bedroom units would increase the floor plate at the rear of the building, away from two nearest neighbours. However, the applicant must confirm that the drawings submitted in response to the Board's conditions do not add any further impact to horizontal views enjoyed from the Sundowner or Stratford Place apartment buildings, as compared to the tower form approved in principle at rezoning. Scaled and dimensioned drawings comparing the rezoning and development permit designs must be submitted to demonstrate the above. The basis for shadow comparison must include standard shadow times at the equinox. While the new open frames on the east elevation may not have a significant effect at Morton Park, the proposed change to the balcony slabs needs reassessment. Reduction of some balconies will likely be required to avoid new shadowing onto Morton Park. Confirmation that the elevator and mechanical structures on the roof have been minimized with respect to general view impacts and shadowing will be required by the provision of specifications, updated drawings, and other additional information, and reduction of these structures may be required.

- 1.5 confirmation that the application is on track to meeting the Green Buildings Policy for Rezonings including a minimum of LEED® Gold rating, with a minimum of 63 points in the LEED® rating system, 1 point each for water efficiency and stormwater management, and a minimum of 6 points under Optimize Energy Performance;

Note to Applicant: Provide an updated LEED® checklist and sustainable design strategy outlining how the proposed points will be achieved, a letter of confirmation from an accredited professional confirming that the building has been designed to meet these goals, and a receipt including registration number from the CaGBC. The checklist, registration number and strategy should be incorporated into the drawing set. Application for certification of the project will also be required under the policy.

- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• **Technical Analysis:**

	PERMITTED (MAXIMUM)	MINIMUM	PROPOSED																					
Site Area ¹	-	-	1,606.4 sq. m.																					
Height ²	58.0 m.		Top of Parapet 58.03 m. Top of Mechanical/Stair 60.41 m. Top of Elevator 65.41 m.																					
Floor Area	11,181 sq. m.	-	11,180 sq.m.																					
FSR	6.96	-	6.96																					
Balconies	1,342 sq.m.		1,016 sq.m.																					
Amenity	1,118 sq.m.		146 sq.m.																					
East Setback		3.7 m.	3.795 m.																					
West Setback		2.1 m.	2.163 m.																					
North Setback		3.7 m.	To Building Face 4.362 m. To Balcony 3.862 m.																					
South Setback ³		4.0 m.	To Building Face 4.790 m. To Balcony 3.000 m.																					
Parking ⁴	Small Car 20 Spaces (25% Max.)	Total 80 Spaces Disability 7 Spaces Car Share 2 Spaces	Total 83 <u>Residential Stalls</u> Standard 62 Small Car 13 Disability 6 Car Share 2																					
Loading ⁵		1 Class B	1 Class B																					
Bicycle Parking		Class A Class B Total 216 6	Class A Class B Total 216 6																					
Use			- Multiple Dwelling																					
Unit Type		2 Bed or More: 43 (25%)	<table border="0"> <thead> <tr> <th></th> <th>Below Market Rental</th> <th>Market Rental</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>8</td> <td>37</td> </tr> <tr> <td>One Bed</td> <td>9</td> <td>37</td> </tr> <tr> <td>Two Bed</td> <td>6</td> <td>51</td> </tr> <tr> <td>Three Bed</td> <td>3</td> <td>22</td> </tr> <tr> <td>Total:</td> <td>26</td> <td>147</td> </tr> <tr> <td>2 Bed or More:</td> <td></td> <td>82 (47%)</td> </tr> </tbody> </table>		Below Market Rental	Market Rental	Studio	8	37	One Bed	9	37	Two Bed	6	51	Three Bed	3	22	Total:	26	147	2 Bed or More:		82 (47%)
	Below Market Rental	Market Rental																						
Studio	8	37																						
One Bed	9	37																						
Two Bed	6	51																						
Three Bed	3	22																						
Total:	26	147																						
2 Bed or More:		82 (47%)																						

¹ **Note of Site Size and Site Area:** The proposed site size and site area is based on the properties being consolidated.

² **Note on Height:** The height regulation in the CD-1 bylaw notes that despite the provision of section 5.1 and of section 10.11 of the Zoning and Development By-law, the Director of Planning may permit a greater height than otherwise permitted for mechanical appurtenances such as elevator machine rooms and for access and infrastructure required to maintain green roofs or urban agriculture, or roof-mounted energy technologies including solar panels and wind turbines, if the Director of Planning first considers: a) their siting and sizing in relation to views, overlook, shadowing, and noise impacts; and

b) all applicable policies and guidelines adopted by Council; and the Director of Planning must not permit any structure to exceed 3 m in height or 14 m in width. The proposal complies with this regulation, and staff accept the size and siting subject to Condition 1.4.

³ **Note on South Setback:** Balconies on Levels 20/21 along the south property line are greater than 5 m in width and are encroaching into the south setback (See Standard Condition A.1.5).

⁴ **Note on Parking:** A minimum of 7 disability spaces are required. Standard Condition A.1.6 seeks compliance;

⁵ **Note on Loading:** A continuous vertical clearance of 3.81 m is required for the Class B loading space (See Standard Condition A.1.7).

• **Legal Description**

Lot: East and West ½ of Lot 12 and Lot 13
Block: 61
District Lot: 185
Plan: 92

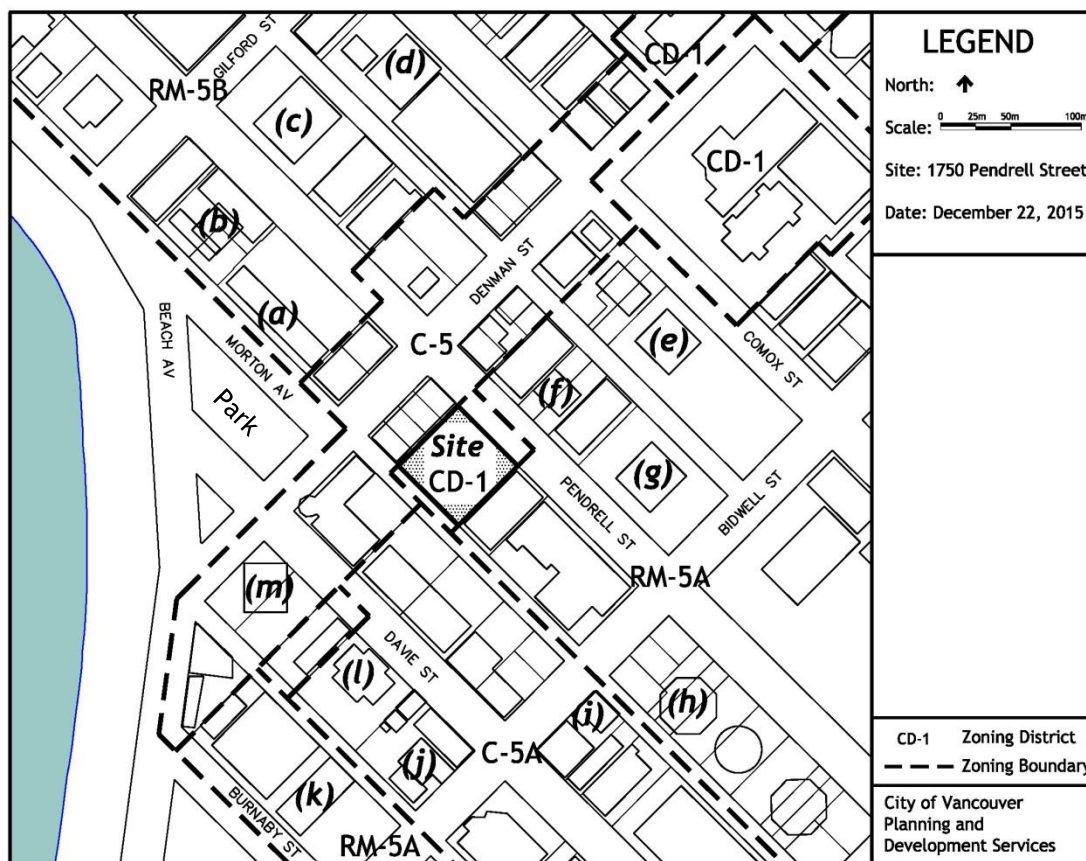
• **History of Application:**

15 10 23 Complete DE submitted
16 01 13 Urban Design Panel
16 02 24 Development Permit Staff Committee

• **Site:** The subject site is located mid-block on the south side of Pendrell Street between Denman and Bidwell streets within the Nelson Slopes neighbourhood of the West End. The site has a 40.2 m (132 ft.) frontage along Pendrell Street and a lot depth of 39.6 m (130 ft.). The site is currently developed with a three-storey apartment building (built in 1954) containing 19 rental units, and a rooming house (built in 1905) containing seven rental units, for a total of 26 rental units currently existing on site. At the time of writing the site consists of 3 lots as described above, pursuant to rezoning prior-to enactment condition (c)1 the 3 lots are to be consolidated into a single development site.

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

- (a) Ocean Towers - 1835 Morton Street, 20-storey residential building
- (b) Sylvia Tower - 1861 Beach Avenue, 17-storey hotel
- (c) Pacific Sands Apartments - 1122 Gilford Street, 25-storey residential building
- (d) El-Cid - 1850 Comox Street, 26-storey residential building
- (e) Sandpiper - 1740 Comox Street, 19-storey residential building
- (f) Sundowner Apartments - 1765 Pendrell Street, 13-storey residential building
- (g) Stratford - 1725 Pendrell Street, 18-storey residential building
- (h) Pendrell Place - 1616 Pendrell Street, 19-storey residential building
- (i) Davie & Bidwell Tower - 1170 Bidwell Street, 22-storey mixed-use building
- (j) Alexandra - 1221 Bidwell, 19-storey mixed-use building
- (k) Imperial Tower - 1255 Bidwell, 28-storey residential building
- (l) English Bay Tower - 1750 Davie Street, 11-storey mixed-use building
- (m) Berkley Tower - 1770 Davie Street, 17-storey mixed-use building



• **Background:**

A rezoning application for the site was made in 2007 for a new 19-storey residential building containing 34 market condo units and renovation and expansion of the existing house at 1754 Pendrell Street to provide 10 social housing units. The maximum floor space ratio for this proposal was 3.28 and height was 58 m. Based on feedback from the public and staff, a revised application was submitted in 2010 for a new 19-storey residential building with 79 market condo units and one-for-one replacement of the 26 rental units. This proposal had a density of 6.3 FSR and height of 58 m. Further revisions were made to the application in 2015 for a 21-storey residential building with 100 percent secured market rental units. In response to concern about a shortage of family housing in the area, the permitted density was increased from 6.56 FSR to 6.96 FSR to allow for more three-bedroom units to be added.

On September 15, 2015, City Council approved in principle the application to rezone the site from RM-5A to CD-1 (Comprehensive Development) District to allow a 21-storey multiple dwelling building with 178 secured market rental housing units with a maximum floor space ratio of 6.96 and height of 58 m. Council's approval required the 26 units that replace the existing 26 rental units on site be secured for 30 years with rents at 20 percent below the average West End area market rents.

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

Relevant Council Policies for this site include:

1. **CD-1 By-law and overall form of development (approved in principle 2015)**

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

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

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

3. **West End RM-5, RM-5A, RM-5B, RM-5C and RM 5D Guidelines (2015)**

While the CD-1 by-law for this site replaces the district schedule and establishes a higher density and wider building than that of the previous RM-5A zoning of the Nelson Slopes area, the guidelines also provide as a useful description of design goals for architectural and landscape design in the West End.

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

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

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

Rezoning Condition A.(b)1: Confirmation that the building design creates no additional impact to nearby private views, nor any significant increase in shadowing as compared to the rezoning application.

Applicant Response: Impact on Private Views: Analyses of the proposed building's impact on the private views of the neighbouring towers reveal an incremental improvement to the rezoning application.

Shadowing: The proposed application does not result in a significant increase in shadowing to the neighbourhood compared to the previous rezoning application. Similar to the rezoning application, at Summer Solstice (June 21), the proposal contributes a marginal amount of additional shadowing to the Village Area along Denman Street. By 10:15 am, there is no shadowing on Morton Park, with diminishing shadowing of the Village Area as the morning progresses.

Staff Assessment: The application is generally responsive to the intent of this condition, as shown in the private view analysis drawings from the Sundowner and Stratford Place apartments. The added mass is on the far side of the building as seen from the Sundowner, and cannot be seen from this apartment. Shadow diagrams such as 10:00 am at the Spring equinox indicate some additional shadowing onto Morton Park, likely a result of the revised design of the balconies at the penthouse level when compared to rezoning. Confirmation of compliance by the final design including revised balconies on the Pendrell side is recommended in Condition 1.4.

Rezoning Condition A.(b)2: Design development to mitigate privacy and overlook toward existing residents.

Applicant Response: The privacy and overlook impact were analyzed as follows:

North (Front) Elevation:

Privacy and overlook is not deemed to be an issue on the north elevation where there is a distance of over 33 m from the proposed building to its north neighbour. In addition, mature street trees on both boulevards contribute to maintaining privacy between the facing buildings.

West (Side) Elevation:

The proposed application will provide a significant improvement to the privacy and overlook issues of the hotel building on the west, compared to the current rental building which is less than 5 m away. The proposed tower will have a separation of almost 19 m. In addition, the one storey Amenity Building will have a predominantly opaque wall due to code requirements for spatial separation. The landscape design also provides a wall of bamboo along the western property line.

South (Rear) Elevation:

Because the rear faces the back side of a commercial building, privacy and overlook is a non-issue.

East (Side) Elevation:

The privacy and overlook issues on the east are insignificant to the neighbouring 3 storey residential building. Compared to the existing rental house situated 2.3 m away, the proposed application is located about 5.9 m away, with a 0.9 m deep slab projection at every floor to mitigate diagonal views. At the ground level, the landscape design provides a continuous screen of magnolia trees and yew hedges along the property line.

Staff Assessment: Staff note the measures proposed on all sides, but recommend additional work on the east side owing to its relatively close proximity to the largest side of the tower. See Condition 1.3.

West Elevation: Staff support the proposed use of bamboo in fully irrigated landscape planters placed along the west property edge to screen views of the amenity building for the adjacent property. Staff note when the plantings have grown to maturity that the bamboo screen will create a substantial privacy screen as well as shelter for birds.

East Elevation: Staff support the proposed Magnolia and yew hedging to mitigate privacy and overlook issues at the east property edge. The drawings should be updated to clarify planter depth and volumes at this location (refer to Standard Condition A.1.16.)

Rezoning Condition A.(b)3: Reduction in the scale of the rooftop elements beyond those required to access the green roof.

Applicant Response: Since the rezoning application, the rooftop elements in the proposed application are reduced as follows:

- Elimination of enclosed mechanical equipment
- Extensive concrete canopy is deleted, and replaced with a glass canopy over the south exterior door.
- Enclosed area is reduced by 5%, and limited to provisions stated in the Conditions of Approval and Section 10.11 of the Zoning and Development By-law.

Staff Assessment: Staff accept the proposed refinements to the rooftop structure, noting the balance required between the scale of optional architectural elements and those required for building service.

Rezoning Condition A.(b)4: Design development to ensure a gradual change of grade along Pendrell Street.

Applicant Response: A gradual change of grade along Pendrell Street is provided as follows:

- The parkade levels and ramping is revised to lower the overall ground level by 200 mm to improve the height transition from the sidewalk to the ground podium level.
- The entry stair was shifted east up the slope to also decrease the height transition from the sidewalk to the ground podium level.
- The change in grade is mediated by series of terraced low walls that is softened by a cascading landscape mound with feature tree. Planting will screen and grow over hardscape features.
- East of the entry stairs, the raised planters are eliminated. The walkway returns to grade, and is set within mounded shrub and groundcover planting.

Staff Assessment: The revised design at Pendrell Street has improved, however staff recommend more comprehensive plantings within terraced planters towards the property edge. This will enhance views of the base of the amenity building from the street edge (refer to Standard Condition A.1.12). In addition, the landscape treatment at the lane edge should be improved to provide more opportunities to activate this part of the site by incorporating greenery and reducing the scale of tall bare concrete walls (Refer to Standard Condition A.1.15).

Rezoning Condition A.(b)5: Design development to the architecture and landscaping along the lane to provide a greener and more pedestrian scaled interface.

Applicant Response: To provide a greener and more pedestrian scaled interface along the lane segments of the continuous raised planter were lowered. Ground planting was introduced to achieve a cascading spread of plant material down the wall.

Staff Assessment: While some segments of the raised walls have been lowered, more extensive revision of the lane edge is recommended. Concerns were also noted by the Urban Design Panel. See Condition 1.2 and Standard Landscape Condition A.1.15 in Appendix A for recommended changes.

Rezoning Condition A.(b)6: Design development to ensure compatibility of finish grades and minimize vertical structures between adjacent properties.

Applicant Response: To ensure compatibility of the finish grades and minimize vertical structures, the treatment along the adjacent neighbours are as follows:

West Side: The vertical wall along the west property line was lowered to provide the minimum guardrail height only where required.

East Side: Because the ground elevation of the proposed application and the east neighbour is fairly level, a vertical wall was not required, except towards the back lane where a glass guardrail is provided due to the change of grade. A yew hedge will screen the property along the east side.

Staff Assessment: Staff acknowledge the trade-off between solid structures that provide useful purposes, such as the parkade enclosure which reduces the amount of exposed vehicle ramp, and potential for blank wall conditions. In this instance staff support the parkade cover as it provides landscaping on its roof visible from above and from Pendrell Street, but recommend an improved treatment for its side wall facing the neighbour.

Staff generally accept the lowered structure at the west property edge however further detailing of the west wall is needed. Refer to Standard Condition A.1.14.

Rezoning Condition A.(b)7: Design development to meet public realm plan for the West End including lane, side yard and front yard treatments.

Applicant Response: The design development meets or exceeds the public realm plan for the West End with these features:

Height: At a height of 58m, the proposed application is located to contribute to the skyline and maintain view corridors between existing buildings as much as possible. It is separated from its closest +33.6 m high neighbour, the Sundowner, by over 33m. This is well beyond the minimum distance of 24 m stated in the By-Law for spatial separation.

Front Yard:

The front yard provides a public space with many points of interest. On the west end, the Public Art screen is located prominently with an open area with easily accessible benches for the public along the sidewalk. At the east end, visitor bike racks and a public drinking fountain are provided. Soft and hard landscape contribute to a gradual physical and visual transition from the sidewalk to the front entry. Additionally, the building is sited beyond the required front setback to allow for landscaped privacy for the ground floor patios.

Side Yards:

Compared to the current buildings on the site, the proposed application is set back even further from their side neighbours, thereby improving daylight and privacy in some areas. Vertical separation is provided by soft landscaping, such as a bamboo wall or yew hedges.

Rear Yard:

The view of lane-facing units will be mitigated by a landscaped patio and terrace. To improve the public experience of the laneway, segments of the vertical wall have been lowered to allow for planting to spillover at a pedestrian scale.

Site Coverage:

The proposed Site Coverage is 40%, which is well below the permitted 50% for the West End.

Off-Street Parking & Loading:

To avoid adding more demand on neighbourhood street parking, all of the parking and loading has been located below grade. The parking entry has been located off the lane, which is easily accessible by the main roads, Denman and Davie.

Roofs:

The roof element has been minimized and sculpted to provide a simple and attractive roofline. Architectural louvres will screen mechanical equipment. The exterior materials of architectural concrete and prefinished metal will be detailed and specified to a high quality. The roof is characterized by landscape features, such as urban agriculture planters and an extensive green roof.

Entrances:

A double height and transparent lobby prominently marks the entrance to the building. The entry door is inset to provide weather protection.

Balconies:

For private open space, balconies are provided that are a minimum 1.5 m deep. To create a cohesive image, these balconies are integrated into the overall design of the buildings as a continuation of the slab edge, or a feature in the patterned facade.

Open Space:

In order to maximize open space, the proposed building is sited to the east of the site providing a central space for a Japanese garden with featured planting. A visual sightline from the sidewalk to the landscaped knoll at the rear provides a visual extension of the public realm into the semi-private open space of the ground level landscape.

Indoor Amenities:

Indoor amenity rooms and an outdoor amenity patio are provided at the ground level with a kitchenette and an accessible washroom.

Landscaping:

The landscaping design provides public, semi-private and private open spaces. At the front yard, there is a generous space for benches, public art and water fountain. Around the Amenity Building, the rock garden and knoll provide places of interest and play. At the roof terrace, urban agriculture planters and an extensive green roof are provided for the tenants' enjoyment.

Staff Assessment: We understand that further design revision has occurred however not shown on the current set of plans. Further review and comment to follow submission of revised plans. Regarding lane edge developments refer to staff comment for rezoning condition A.(b)4.

Open Space: Staff generally accept the proposed design of the Japanese style courtyard, however recommend the addition of more trees to provide more visual interest and greenery for this space. Refer to Standard Condition A.1.13.

Landscaping: Staff general support the proposed design at all yards except for the lane edge where further design improvement has been outlined in Standard Condition A.1.15.

Rezoning Condition A.(b)8: Provision of high quality and durable exterior finishes.

Applicant Response: The exterior finishes are intended to be of high quality and durable, and would include:

- Prefinished aluminum window system
- Architectural concrete
- Natural stone pavers
- Prefinished aluminum and glass guardrails
- Painted steel

Staff Assessment: Staff accept the proposed finishes as being generally consistent in quality with those seen at rezoning.

Rezoning Condition A.(b)9: Consideration to providing benches along the Pendrell Street side for public use.

Applicant Response: Landscape benches are provided along Pendrell Street in front of the Public Art screen for public use.

Staff Assessment: This condition is generally met. Standard Condition A.2.6 is recommended to arrange for one bench on private property and one bench on the Pendrell Street right of way.

Rezoning Condition A.(b)35: That the proposed unit mix of 28% Studio, 29% one-bedroom, 29% two-bedroom and 14% three-bedroom be included in the Development Permit drawings.

Note to Applicant: This unit mix reflects the proposed increase in square footage per floor to increase the amount of family units within the proposal. Any changes in unit mix from the proposed rezoning application shall be to the satisfaction of the Chief Housing Officer.

Applicant Response: The proposed unit mix of 26% Studio, 27% one-bedroom, 33% two-bedroom and 14% three-bedroom has been approved by the Chief Housing Officer. The unit mix increase the amount of family units from 43% in the rezoning application to 47% in this proposed application.

Staff Assessment: The change in unit mix has yielded a higher percentage of two-bedroom family units and is supported by the Chief Housing Officer

• **Conclusion:**

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on January 13, 2016 and provided the following comments:

EVALUATION: SUPPORT (5-4)

- **Introduction:** Sailen Black, Development Planner, introduced the site as being on the south side of Pendrell Street between Denman Street and Bidwell Street. The development is an RM-5A district of the West End that generally permits multiple dwelling. The two nearest towers are the Sundowner at 13 storeys and Stratford Place at 19 storeys. There is also C-5 zoned commercial shopping along Denman Street, and Morton Park to south-west on the other side of Denman Street.

The application follows approval in principle by Council of a rezoning application which included an estimated height, density and overall form of development. The approval was for a greater amount of density than the architectural drawings showed, which was intended to accommodate more family sized units.

This project will be reviewed under the site's CD-1 By-Law, as well as the West End design guidelines and other policies.

The proposal is for a multiple dwelling tower at 58 meters in height. The recommended tower separation in guidelines is being met. Other zoning measures, such as setbacks, are generally being met or exceeded. The project has a total area 10,527 m², and a range of open spaces is provided around the buildings. The increased area is generally located at the rear of the building to avoid creating any further impact to private views from the two nearest towers.

The design shown at the rezoning stage incorporated a number of elements intended to refer to the established West End character. This development application proposes a new exterior design including expressed 'frames' on the west elevation, and removal of some of the previous features, such as the scalloped balcony forms. Staff have some concerns about the new expression, especially on the east elevation, and would appreciate the Panel's input.

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

1. Whether the previous comments of the Urban Design Panel have been addressed successfully, including the relationship of the landscape and architectural elements with the public realm at the front and lane sides
 2. Whether the design of the new massing is appropriately designed and detailed
 3. Whether the new exterior expression of the other areas is supported
- **Applicant's Introductory Comments:** The applicant team gave a brief PowerPoint presentation where they noted that they have spent a few years working on this. Although the form of development has been consistent all along, the design itself has changed dramatically in response to previous Urban Design Panel (UDP) commentary.

The biggest issue from the previous appearance at the UDP was the harshness of the lane, and the courtyard between the pavilion and the tower needing activation. There were also comments on how the building could be simplified and made more contemporary.

The idea with the current design was to split up the large floor plate into two bars consisting of a larger east bar, and a smaller west bar. The east bar was around 4000 sq. ft. which seemed appropriate to the West-End context. Since then the west bar has been shifted south to maintain the view cones. The two massive blocks have been treated in different ways, and steel frame and wood screen is being used to unify the form. The intent of larger bar was to be shaped as a historical form, while the smaller bar is meant to be much more modern.

Too many architectural characteristics were previously used, so these have been vastly reduced. As this is a rental building a lot of money has been spent on the 'public face' of the building to make it fit into the West End context from the Denman Street elevation.

A lot of work has been done on the landscape treatment, and on integrating it with the lane. The podium has been dropped, the landscaped feathered, and furniture added in an attempt to try and activate it more. A terrace has also been created in between the two semi-private uses of the building, which a yoga studio spills out onto.

A palette of steel, concrete and glass is being used. Wood privacy screens are being used to add some warmth to the project.

Views are being maintained where they could be, with more attention being paid to overlook and privacy. The building has been moved as far east as possible to mitigate impact on private views and to limit sightlines up from the building. Balconies have also been removed to preserve privacy.

According to the shadow analysis there should be minimal impact to the surroundings during the summer solstice.

The aesthetics of the landscape are meant to suggest something gentle and Zen-like. A stone artisan is being consulted to develop a language of sculptural pieces. There will be a small parkette which will sit in front of the screen and will include public art. There is urban agriculture on the roof and a space for recreation though not necessarily for children.

To activate the lane there is proposed rose planting cascading over the edges of the walls to hide and mitigate them. This is in addition to the tree canopy which will exist in the area. There is no lane activation other than planting.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to tie together the buildings and architectural elements
 - The east side is too relentless and not articulated enough; something needs to happen here
 - The radiating fins are a problem
 - The laneway treatment is not good as it is screened rather than engaged, and mitigated rather than activated; this site needs to give something back to the community
 - The eastern mechanical piece seems larger than it was originally; more architectural articulation is needed in order to fix this
 - Design the façade better to provide privacy, respond to the context and reduce overlook
 - The Japanese garden is delicate and needs to be more robust, and brought around the building more
- **Related Commentary:** The panel thanked the applicants for their presentation and noted that the use, density and form of development are supportable. This design is more resolved and rational than the previous curved whimsical design presented at the rezoning. However, the south and east elevations feel relentless in their expression. They are bulkier and bigger and there is too much solar gain. There are also slab-edge projections on all four sides with no interruptions, and this is not desirable. Take some of them away.

This building lacks the subtle West End vertical feeling, so the design strategy does not seem to be a benefit to the project. While the building looks more contemporary from the original design it has also lost a lot of character, and feels like it could be from anywhere. There should be a different strategy to the neighborhood and the West-End context; a layered and finer grade one. Real modulation should be apparent in the building. Additionally the somberness of the east and strength of the west are very different, and they need to be brought together more.

The roof deck space has been programmed and detailed, but there is a perception that the mechanical equipment is bigger because of the loss of canopy. Bring it down in appearance. A canopy should also be added to the outside of the amenity entrance to provide weather protection from those seeking to use it.

The way the balconies on the lattice-side have been offset going up the building is nice. However, the radiating fins are a problem. Wrapping the balconies might help with this.

The east elevation at the lower levels is not successful. The adjacent building is only 5 meters away, but the building does not respond to it at all. There needs to be more separation between the buildings and the building should definitely respond more to the context.

The lane does not appear to have enough thought put into it and is problematic. There doesn't seem sufficient attention to how the lane is articulated and it is not an animated west-end lane. Carrying the Japanese element into the lane might make it more west-end worthy. The front also needs to be brought into the back somehow in order to activate the laneway and connect it.

There is the potential for better activation of the street for the public.

Overall there is good use of wood and materials, but the introduction of the wood for the privacy screens may not be successful at the upper levels. The duality between the two sides of the building makes the east elevation seem tall and institutional. Consider introducing some lighter materials and brighter colours to tie the two side together better.

The urban agriculture on the roof is great, and the successful relationship of the landscape and architecture is evident. The staggering of the building works well in opening up the ground floor. In regards to the Japanese garden on the ground plane, this is a delicate garden in an urban space and may be too close to the architecture. The theme also doesn't carry around the building at all. Overall the landscape could be cleaner and stronger and simplified.

Applicant's Response: The applicant team thanked the Panel for the comments and will take them back; it is true that the lane needs more work. The east façade will also be worked on. An attempt has been made to create a contextual building to the West End, with horizontal expression being done through the slab extensions.

ENGINEERING SERVICES

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

Engineering supports the improvements to West End laneways through opportunities to enhance the walking experience referenced in Condition 1.2. An encroachment agreement will be required for all landscaping and structures encroaching into the City lane. See Standard Condition A2.3.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The recommendations of Urban Design staff are noted in Appendix A.

LANDSCAPE

The recommendations of Landscape staff are noted in Appendix A.

HOUSING POLICY & PROJECTS

HIGH DENSITY HOUSING FOR FAMILIES WITH CHILDREN

The proposed 21-storey multiple dwelling includes 26 rental units secured for 30 years with rents at 20 per cent below the average West End area market rents. This includes six, 2-bedroom and three, 3-bedroom units as well as 147 market rental units including 51 2-bedroom units and 22 3-bedroom units. A total of 82 units or 47% of the total number of units have two or more bedrooms which may be suitable for families with children. The High Density Housing for Families with Children Guidelines are therefore applicable to the development.

Consistent with the High Density Housing for Families with Children Guidelines, an indoor amenity room with kitchenette and storage closet is proposed adjacent to and with access to common outdoor amenity space at grade including an area with natural landscape elements, which provide a range of motor skills developing and creative play opportunities for children.

URBAN AGRICULTURE

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The "Urban Agriculture Guidelines for the Private Realm" encourage edible landscaping and shared gardening opportunities in new developments. Consistent with these guidelines the common outdoor area on the rooftop includes accessible garden plots and supporting infrastructure including: potting table, tool storage, composter and hose bibs which can support urban agriculture activity.

NOTIFICATION

A site sign was placed on the property and installation verified on December 1, 2015. On December 2, 2015, 840 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. At the time of this report, 30 written response have been received from our postcard/site sign notification in opposition to the proposal.

Comments received from the notification are summarized below:

Timing of the Board:

- Oppose the Development Permit Board's review of the proposal while it is under judicial review:

Staff Response:

The judicial review application was dismissed by the B.C. Supreme Court.

Rental Housing Stock ODP and West End Rezoning Policy:

- The project disregards the Rental Housing Stock ODP for social housing requirements.

Staff Response:

The proposal was reviewed for compliance with the Rental Housing Stock ODP at rezoning. At this time, it was confirmed that the Rental Housing Stock ODP requirements are addressed through provision of 26 below market rental units as replacement for the existing 26 rental units on site.

Height and Shadows:

- The proposed building is too tall and will block sunlight to the balconies of 1725 Pendrell Street.
- Shadowing studies were conducted prior to the recent major change in building shape.
- The building should be a maximum of 10-storeys.
- The building should be a maximum of six-storeys.

Staff Response:

The application is generally consistent with the form of development approved in principle by Council at the rezoning stage, including its height at 21 storeys. Evaluation of the view and shadow effects from the updated building shape is recommended before staff report back to Council on the final form of development, and changes may be required at that time.

Building Design:

- The glass high-rise is out of character with the area.
- The building form is not in keeping with the West End Community Plan.
- The form is a massive hulky monolith that sits stark and cold near our waterfront.
- The architectural detail, round balconies and window cut outs required for the Lauren Tower are not provided in this building.
- The twin tower design does not work because each piece is not integrated with the other and has problems on its own. The north-east twin is tall and institutional, relentless in their expression, bulkier and bigger with too much solar gain. It has slab-edge projections on all four sides with no interruption

Staff Response:

The exterior character of the building has been changed by the applicant from the rezoning stage, and staff recommend further work on some aspects of the design, as noted in the recommended conditions of approval.

Sustainability Performance:

- The gold status for sustainability attributed to this proposal is derived entirely by the site location. People can walk and bike without using cars, but the actual building design is very poor in terms of energy and water efficiency.

Staff Response:

The proposal includes a design intended to meet the Green Buildings Policy for Rezoning including a minimum of LEED Gold rating which requires a minimum of 6 points under Optimize Energy Performance.

Private Views:

- The proposal will block out an unacceptable amount of view from Stratford Place.

Staff Response:

Staff acknowledge the impact to private views from the 18 storey tower at 1725 Pendrell Street. Based on material provided by the applicant, this impact appears to be substantially identical to the effects shown at the rezoning stage. Confirmation of no additional view impact to Stratford Place is recommended in the conditions of approval.

Housing:

- This is forcing people out of old affordable housing and they will not be able to afford the new rentals.
- The market rental units will not be affordable for the vast majority of residents in the City and will not create a diverse and sustainable community.
- The 26 non-market rental units are not truly affordable. Thirty percent of the units should be social housing gifted to the city.

Staff Response:

The proposal for rental housing was reviewed at rezoning. At this time, the units were secured as rental housing for longer of the life of the building or 60 years. To mitigate the loss of the 26 units of older market rental housing presently on the site, a condition of the rezoning of the site secured 26 of the new units for 30 years with rents at 20 per cent below the average West End area market rents.

Community Amenity Contribution:

- The Community Amenity Contribution is too small considering the profit associated with this luxury rental building.

Staff Response:

The Community Amenity Contribution was determined through the rezoning. A condition of the CD-1 zoning enactment is the provision of \$250,000 to be allocated towards new community facilities or expansion of existing community facilities in the West End Community Plan area.

Neighbourhood Energy Systems:

- Any positive value attributed to this developer being forced to subscribe to its own utility provider should be looked at cautiously in light of the Public Utility Commission's recent decision.

Staff Response:

This report does not assess the choice of utility provider. The recommended conditions of approval in Appendices A and B address those aspects of the Neighbourhood Energy policy required at the development permit stage.

Parking, Traffic and Transit:

- There is not enough off-street parking provided. The number of units is far too high in relation to the parking and traffic in this location. Parking is a huge problem in the West End.
- Accessing the building by car from the lane will further congest this intersection which is already terrible to navigate.
- The existing bus service is overburdened by existing residents.

Staff Response:

In compact communities such as the West End, a high proportion of trips are made on foot, bike and transit. In fact, 40% of West End residents walk to work and close to 70% use non-auto modes. To address concerns about the lack of available on-street parking, the City has recently conducted a parking survey of the entire West End. The survey data is currently being analysed to identify trends and ways to better manage on-street parking. In terms of transit, TransLink completed its Downtown Vancouver Bus Service Review in the summer of 2015, and is actively working on implementing changes to improve transit connections and reliability.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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

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

The Staff Committee is confident that the proposal is consistent with the rezoning and supports the application with conditions approved in this report.



J. Greer
Chair, Development Permit Staff Committee



S. Black, Architect AIBC
Development Planner



J. Bosnjak
Project Coordinator

Project Facilitator: L. King

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

A.1.1 the pending CD-1 By-law can and does become enacted by City Council;

A.1.2 the proposed form of development can and does become approved by City Council;

A.1.3 an up-to-date copy of the City building grades plan is to be submitted;

A.1.4 provision of a minimum of 5.7 m³ (200 cu. ft.) of useable storage space for each dwelling;

Note to Applicant: Studio units (east side) and Unit #08 have storage rooms that do not comply as they are located in a bedroom. This space is for the storage of bulky items, (e.g., winter tires, ski and barbecue equipment, excess furniture, etc.) The storage area(s) may be below grade with individual lockers in a common space; however, laundry facilities should not be located inside such storage areas. Refer to Bulk Storage - Residential Development bulletin for more information.

A.1.5 compliance with Section 6 - Setback of the CD-1 By-law;

Note to Applicant: Levels 20/21 have a Balcony width greater than 5 m and therefore is encroaching into the South setback.

A.1.6 compliance with Section 4.8.4 - Disability Parking Spaces, in accordance with the Parking Bylaw;

Note to Applicant: A total of 7 disability parking spaces are required for this proposal.

A.1.7 provision of a minimum continuous vertical clearance of 3.81 m for the Class B loading space;

Note to Applicant: Provide dimensions on the drawings to confirm vertical clearance as per Schedule C of the Policy Report (Development and Building);

A.1.8 notation of any proposed amenity space on the plans, including details regarding type, finishing, equipment and/or furnishings;

A.1.9 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria; written confirmation shall be submitted by the applicant that:

- the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
 - adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
 - mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;
-

A.1.10 identification on the architectural and landscape drawings of any built features intended to create a bird friendly design;

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

Standard Landscape Conditions

A.1.11 design development to retain adjacent 43 cm Sawara Cypress located close to the west property boundary on the neighbouring private property at 1150 Denman Street.

Note to Applicant: The arborist report indicates this tree to be healthy. Current City of Vancouver policy seeks to protect healthy trees wherever possible. The response should explore options that retain the tree and avoid the loss of tree roots and canopy. The design modifications of the proposed building and foundations should respect the necessary tree protection setbacks. Consultation with the arborist is recommended. Revised plans and coordinated arborist report should be submitted, and subject to further review.

A.1.12 design development to the public realm interface at Pendrell Street to provide an enhanced and softer transition to the landscape finish by:

- i. incorporating more substantial low shrubbery to soften bare concrete terraced planter walls as viewed from the street.

Note to Applicant: This can be achieved by substituting low groundcover such as creeping juniper, grasses and perennials, as noted on the Plant List, where gravel is proposed within west front yard planters. Gravel placed within building overhang areas is acceptable.

- ii. application of texture for visual interest to poured concrete planter walls such as, quarried stone or board form concrete. Provide larger-scale architectural elevation detail to illustrate.

A.1.13 design development to incorporate a minimum of two additional trees within the design of the at-grade common courtyard ;

Note to Applicant: The intent is to provide a more verdant canopy for shelter and comfort of residents and their visitors within this space. Suggest two additional Akebono Cherry.

A.1.14 design development to enhance the surface treatment of the west property edge concrete wall by application of wood slats or poured board pattern;

Note to Applicant: The intent is to improve views of the wall from the adjacent property.

A.1.15 design development to provide a more visually appealing and robust landscape treatment to enhance and animate the lane by incorporating:

- i. a variety of textured surface materials mounted on the architectural concrete walls;
- ii. a minimum 4 foot wide landscape setback at the grade of the lane for substantial (layered) shrub plantings to create a softer more intimate scale transition between the building and lane edge;

Note to Applicant: Plantings may include a variety of hardy drought tolerant shrubs, vines and groundcover to be protected with a durable curb edge (suggest 8 inch high). Provide architectural section details at ½"=1'-0" to illustrate.

- A.1.16 provision of maximized soil volumes and depth for landscape planters over structures confirmed on the landscape plan section and details drawings;

Note to Applicant: Built in planters over structure should be dimensioned at all building locations. Show relationship between dropped slab and garage floor to clarify headroom availability within underground parking garage.

- A.1.17 provision of a longitudinal architectural section at a minimum scale of ¼"=1'0" or 1:50 through the length of the common courtyard to show planter depths for new trees and shrub planting areas in relation to the street and lane;

- A.1.18 provision of a high- efficiency (drip) irrigation system specified in all common areas, including the lane edge, west and east side yards, and common courtyard and amenity decks. Provide hose bibs in private patios 100 sq. ft. or greater, at urban agriculture amenity deck and extensive green roof areas;

Note to Applicant: Consider timers and programmable irrigation systems to avoid over-watering; install moisture sensors as part of the irrigation system. Provide notation to this effect on the drawings, and to meet the Irrigation Association of BC current industry standard.

- A.1.19 provision of architectural section details at a minimum scale of ¼"=1'0" or 1:50 to illustrate proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other landscape features. Planter sections details must confirm depth of proposed planting on structures within the context of the proposed building design at all building locations;

Crime Prevention Through Environmental Design (CPTED)

- A.1.20 design development to take into consideration the principles of CPTED, having particular regard for reducing opportunities for:

- i. theft in the underground parking;
- ii. residential break and enter;
- iii. mail theft; and
- iv. vandalism such as graffiti;

Note to Applicant: Provide a rationale indicating design measures intended to address the above items. Proposed measures should be noted on the drawings.

Public Art

- A.1.21 provision of the Public Art Civic Program contribution before development permit issuance.

A.2 Standard Engineering Conditions

- A.2.1 arrangements (legal agreements) to the satisfaction of the General Manager of Engineering Services & Director of Legal Services for the proposed bench that encroaches onto Pendrell Street (see A1.04);
-

Note to Applicant: An application to the City Surveyor is required. For general information, see the Encroachment Guide at: http://vancouver.ca/files/cov/building_encroachment_guide.pdf. Arrangements are to be secured prior to issuance of the development permit, with field survey and document registration to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition at the Development Permit stage.

A.2.2 arrangements (legal agreements) to the satisfaction of the General Manager of Engineering Services & Director of Legal Services for a public Statutory Right of Way for the proposed bench on private property;

A.2.3 arrangements (legal agreements) to the satisfaction of the General Manager of Engineering Services & Director of Legal Services for any proposed landscaping and structures that encroach onto the City lane;

Note to Applicant: An application to the City Surveyor is required. For general information, see the Encroachment Guide at: http://vancouver.ca/files/cov/building_encroachment_guide.pdf. Arrangements are to be secured prior to issuance of the development permit, with field survey and document registration to occur prior to issuance of an occupancy permit for the site.

A.2.4 provision of security in the form of a Letter of Credit for \$50,000 per Shared Vehicle;

A.2.5 provision of neighbourhood energy connectivity to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The location of the Neighbourhood Energy System Room as identified on page A1.02 (Level P2) of the DE plans has been reviewed by the NEU Branch and is acceptable as presented. The Neighbourhood Energy System Room should be noted on the final Development Permit Plans

A.2.6 provision of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements is required. Please submit a copy of the landscape plan directly to Engineering for review noting the following requirements of the rezoning;

i. Provision of a minimum two benches along the street adjacent the site.

Note to Applicant: One bench is to be located on City street under an encroachment agreement and an additional bench is to be located on private property. See Standard Conditions A.2.1 and A.2.2.

ii. Provision of improved street lighting and pedestrian lighting that meets or exceeds current lighting standards. (LED lighting and the provision of louvers where applicable are to be provided).

iii. Provision of a new 6'-0" (1.83 m) concrete broom finish sidewalk with saw cut joints adjacent to the site.

Note to Applicant: Provision of a 1'-0" sodded grass buffer strip between the sidewalk and any adjacent planting of shrubs or groundcover. This helps ensure that the plants do not encroach onto the sidewalk.

iv. Provision of Class B bicycles racks located on private property.

- A.2.7 clarify garbage pick-up operations. Confirmation that a waste hauler can access and pick up from the location shown is required. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location;
- A.2.8 provision of additional design elevations at west side of main entry on Pendrell Street and in the lane adjacent to the man door exit; and
- A.2.9 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet provisions of the Parking By-law and the Parking and Loading Design Supplement:

- i. Provision of an automatic door opener on all Class A bicycle room doors and on all doors located on the route intended to be used by residents to travel between the Class A bicycle rooms and the building exterior.
- ii. Clearly label on plans, using a line with an arrow, the intended route to be used by residents to travel to and from the Class A bicycle rooms to the building exterior.
- iii. Clarify the means by which the secondary residential overhead security gate located between parking space 2 and 3 is operated and note on plans.

Note to Applicant: if a FOB or card reader is proposed, a 22' wide parking ramp is required.

- iv. Provision of convex mirrors to provide visibility of oncoming vehicles turning off of and approaching parking ramps.
- v. Correct the slope of the transition ramp at the bottom of the main parking ramp.

Note to Applicant: this slope calculates at 7% and not 10% as indicated.

- vi. Provision of signage at the parking entrance, to the satisfaction of the General Manager of Engineering Services, to identify the maximum size (length and height) of truck that can manoeuver and be accommodated within the underground loading space.

Note to Applicant: The transportation consultant, Nino Maclang, P.Eng of Bunt and Associates, in the Memo of Response to traffic engineering comments dated October 1, 2015 states: "The largest truck that should be allowed in the loading areas is an 8.5 m long single unit truck. Exhibit 2 and Exhibit 3, respectively, illustrate the inbound and outbound maneuverability paths for the 8.5 m truck." The truck height clearance should be indicated as a minimum 12' 6" (3.8 m) and truck length 28' (8.5 m).

Please contact Jennifer White of the Neighbourhood Parking and Transportation Branch at 604-871-6474 for more information or refer to the Parking and Loading Design Guidelines at the following link: (<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>)

B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **September 21, 2016**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.4 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.'
- B.2.5 Detailed design of the building HVAC and mechanical heating and cooling system must be submitted to and approved by the General Manager of Engineering Services prior to issuance of building permit.
- B.2.6 Confirmation, prior to issuance of building permit, that:
- i. all heating equipment for all buildings comprising the development shall be centralized within one common mechanical room at parkade level, and that
-

- ii. a dedicated space not less than 225 ft² shall be allocated within the Neighbourhood Energy System Room, or other dedicated space connected to the central mechanical room, to function as the development's future Energy Transfer Station (ETS) providing service to the building from the Neighbourhood Energy System proposed on level P2. The dedicated ETS space should be clearly labelled.
 - B.2.7 Completion of the *Confirmation of Neighbourhood Energy Connectivity Requirements* letter of assurance by the design engineer of record, prior to issuance of building permit, certifying that the mechanical design of all buildings within the development adheres to the *Neighbourhood Energy Connectivity Standards - Design Guidelines*.
 - B.2.8 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows or ventilation openings. If the building design cannot meet these requirements, modifications must be made. If you wish to discuss design options, please contact Electrical Inspections at 604.871.6401.
 - B.2.9 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.
-