
1768 COOK STREET (COMPLETE APPLICATION)
DE419256 - CD-1

SDB/BB/UA/LK/LM

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

M. Au, Development Services
D. Autiero, Development Services
M. Holm, Engineering Services
M. Roddis, Park Board

Also Present:

S. Black, Urban Design & Development Planning
U. Arajs, Urban Design & Development Planning
L. King, Development Services
B. Balantzyan, Development Services

APPLICANT:

Daniel Eisenberg
GBL Architects Inc.
139 East 8th Avenue
Vancouver, BC
V5T 1R8

PROPERTY OWNER:

Concord Pacific Development Inc.
9th Floor - 1095 West Pender Street
Vancouver, BC
V6E 2M6

EXECUTIVE SUMMARY

- **Proposal:** To develop this site with a 17-storey multiple dwelling residential building with 247 units over two levels of underground parking with vehicular access from Cook Street.

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 Response to Rezoning Conditions

● **Issues:**

1. Exterior design of building
2. Landscape design
3. Building height

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

THAT the Board APPROVE Development Application No. DE419256 submitted, the plans and information forming a part thereof, thereby permitting the development of a 17-storey multiple dwelling residential building with 247 units over two levels of underground parking with vehicular access from Cook Street, subject to Council's approval of the form of development and 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:

- 1.1 design development to the exterior design and detailing to break down the building scale of the north and end elevations;

Note to Applicant: This can be accomplished by adopting the same animation, colour and visual interest seen on the south façade. More substantial windows should be used for the end elevations, especially the walls of the stairwells where natural light could encourage active travel.

- 1.2 design development to the residential units to maximize air circulation;

Note to Applicant: This can be accomplished by maximizing the openable area of windows, providing opening windows on two sides where possible, and using balcony railings that allow more air flow.

- 1.3 design development to reduce solar gain and improve weather protection for the south and west facing residences;

Note to Applicant: This can be accomplished by providing exterior sun shades and balconies, which would address solar heat gain, rain exposure, and improve the livability of these suites by providing private outdoor space. Consider the use of colour for these features, as noted in the conditions of rezoning.

- 1.4 notation on the elevation drawings of the finish, colour and materials of all exterior surfaces, with materials and finishes to meet or exceed CSA Guidelines on Durability in Buildings;

Note to Applicant: The exterior design should also address the Bird Friendly Design Guidelines, especially at the lower levels where extensive glass is located near to water or planting features (See Standard Condition A.1.32).

- 1.5 provision of enlarged drawings at 1/2" = 1'-0" or better for significant building features, especially screens, balconies, overhangs and other elements that address solar orientation, weather protection, and building energy consumption;

- 1.6 provision of garden sheds, trellises and other structures to support an intensive green roof or urban agriculture on the uppermost roof level;

Note to Applicant: Intent is to more substantially meet the sustainability strategies of the Southeast False Creek ODP to support intensive green roofs and urban agriculture. The design should meet the description of intensive roofs in the bulletin on Roof-Mounted Energy Technologies and Green Roofs, including covering at least 25% of the roof area. Access stairs may be excluded on fulfillment of this condition. The other structures in this condition are excluded from height in the CD-1 by-law.

- 1.7 design development to the area of Cook Street and West 2nd Avenue to provide:
- i. a more substantial width of public open space to provide passage and pedestrian relief on this arterial side, and
 - ii. space and depth to accommodate more substantial tree planting in this area to balance the proposed scale of the curved façade;

Note to Applicant: See also Standard Conditions A.1.25 and A.1.26. Adjustment to the parkade design is required to accommodate trees that can grow to full maturity. Soil volumes of approximately 1,000 cubic ft. per tree have been identified as appropriate, which may include adjacent land. The extent of space for children’s play and urban agriculture should be maintained, but may be repositioned within the private open space. Passive open space that is not programmed, such as decorative water pools, may be reduced.

- 1.8 design development to improve the directness and distinctly public character of those paths intended for passage through the open spaces;

Note to Applicant: Intent is to more clearly identify public pathways that connect nearby destinations, so that people know what areas they may enter and pass through with ease. Paths should be adjusted to follow direct sightlines across the open space, with less turns and complexity, and be visually distinct in materials and dimensions from private paths. The passage through the building should be more generous in dimensions. Consider increasing the width of the main pathway at nodes where pathways intersect and change direction. See also Standard Engineering Conditions A.2.3 regarding an Statutory Right of Way agreement.

- 1.9 provision of a conceptual signage package to identify public routes and sustainable features of the development; and

- 1.10 consideration to provide private open space for each unit.

Note to Applicant: This can be accomplished with a small balcony or similar feature, especially on the south façade where such items can help address Recommended Conditions 1.2 and 1.3 to reduce solar gain through better shading, and improve airflow by permitting a larger opening doorway.

2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.

3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• **Technical Analysis:**

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size ¹	-	-	Irregular
Site Area ¹	-	-	57,363.0 sq. ft.
Floor Area ²	All uses 200,770.0 sq. ft.	-	Residential 200,540.0 sq. ft.
FSR ²	All uses 3.5	-	Residential 3.49
Balconies ³	Open 16,043.0 sq. ft. (max. 8% of residential area)	-	Open 23,073.0 sq. ft. (11.5% of residential area)
Amenity ⁴	Maximum 10,764.0 sq. ft.		Level 01 Fitness Room 3,291.0 sq. ft. Level 03 Outdoor Play 3,180.0 sq. ft. Level 04 Lounge 133.0 sq. ft. Level 05 Lounge 133.0 sq. ft. Total 6,737.0 sq. ft.
Height ⁵	Top of roof slab 154.2 ft. View Cone: max. EL 207.74 ft.	-	Top of roof slab 154.94 ft. Top of elevator overrun EL 177.01 ft.
Parking ⁶	Residential 178 Visitor 37 Shared Vehicle 2 Total (max.) 217 Small Car max. 34 (25% of 135)	Residential 114 Visitor 19 Shared Vehicle 2 Total (min.) 135 Disability 9	Residential 228 Visitor 19 Shared Vehicle 2 Total 249 Small Car 44 Disability 9
Loading	-	Class A Class B Residential 0 1	Class A Class B Residential 0 1
Bicycle Parking	-	Class A Class B Residential 309 6	Class A Class B Residential 326 6
Dwelling Unit Area	-	Minimum 400.0 sq. ft.	Minimum 400.0 sq. ft.
Horizontal Angle of Daylight	-	Minimum 50°	Minimum 50°
Unit Type	-	-	Studio 0 One-bedroom 139 Two-bedroom 106 Three-bedroom 2 Total 247

¹ **Note on Site Size and Site Area:** Site area is per CD-1 (582) By-law, prior to any dedications. Dedications have been taken on Cook Street, West 1st Avenue, and West 2nd Avenue for road and sidewalk purposes.

² **Note on Floor Area and FSR:** For purposes of improving building articulation, staff support an increase of recessed window depth from 6 to 8 inches and exclusion of its area from computation of the FSR, as permitted by Section 4.5 (b) of the CD-1 (582) By-law.

³ **Note on Balconies:** Additional open balcony area is subject to Council approval of a text amendment to the CD-1 (582) By-law to increase maximum permitted floor area exclusion for balconies from the current 8% of residential floor area to 12%, and is addressed by Standard Condition A.1.11.

⁴ **Note on Amenity:** Outdoor Play Area on Level 03, being covered and landscaped, has been included in the computation of amenity area.

⁵ **Note on Height:** The proposed development is well under the “Queen Elizabeth Park to the Downtown skyline and North Shore mountains” View Cone affecting the site, but exceeds maximum building height permitted by the CD-1 (582) By-law. Standard Condition A.1.5 seeks compliance.

⁶ **Note on Parking:** Parking requirements are based on Southeast False Creek standards of the Parking By-law. However, requirement for 2 Shared Vehicles and 2 Shared Vehicle spaces is a condition of the rezoning. The proposed development exceeds number of maximum permitted small car and overall parking spaces. Standard Conditions A.1.14 and A.1.15 seek compliance.

• **Legal Description**

Lot: 1
Block: 5
District Lot: 302
Plan: EPP42239

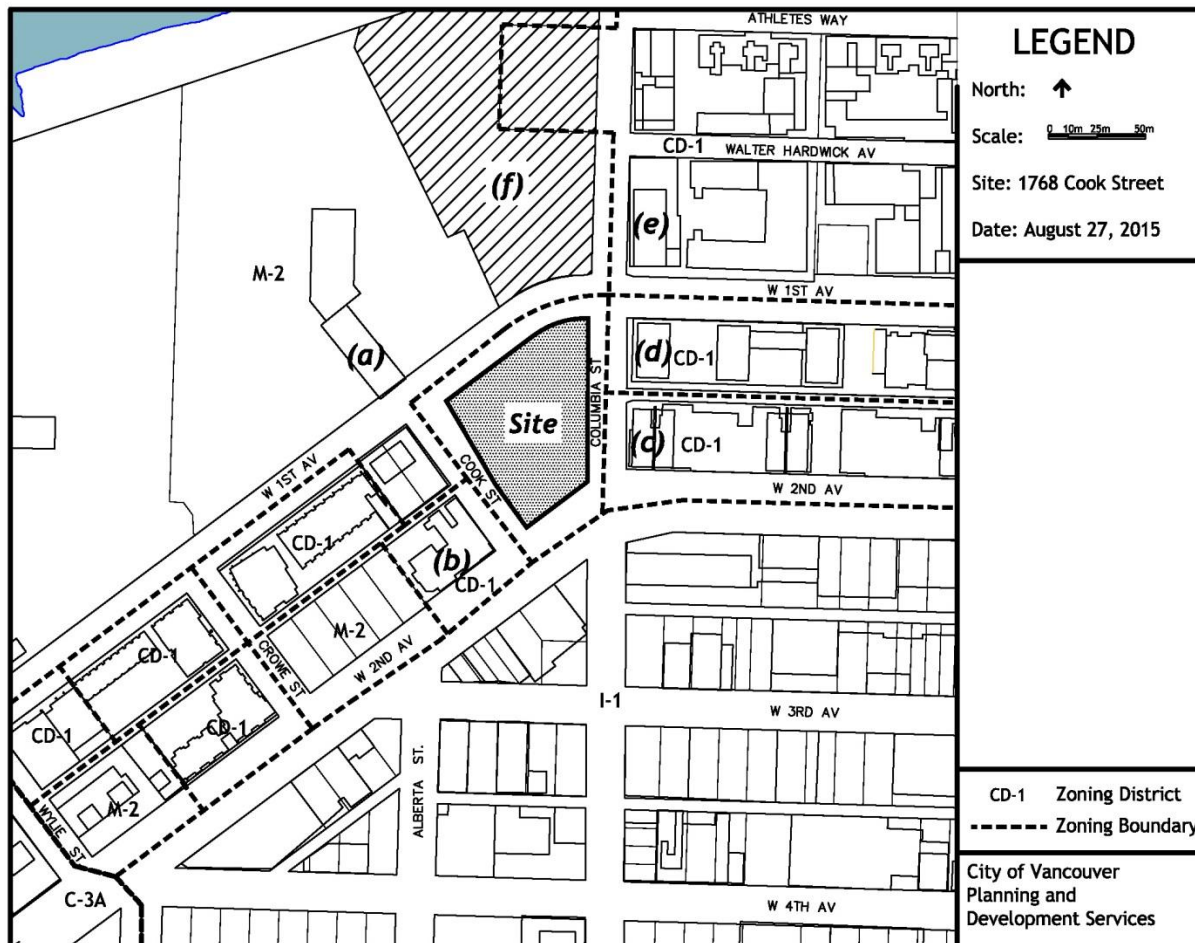
• **History of Application:**

15 07 26 Complete DE submitted
15 08 12 Urban Design Panel
15 09 23 Development Permit Staff Committee

• **Site:** The site is located in Southeast False Creek and is bound by West 2nd Avenue, West 1st Avenue, Cook Street and Columbia Street.

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

- (a) Wilkinson Steel Building, 215 West 1st Avenue, one-storey warehouse
- (b) Marguerite Ford Apartments, 215 West 2nd Avenue, 11-storey supportive housing residential building
- (c) The Residences at West, 195 West 2nd Avenue, 15-storey mixed-use building
- (d) Wall Centre False Creek West 1 Tower, 1708 Columbia Street, 15-storey mixed-use building
- (e) Brook, 181 West 1st Avenue, 13-storey residential building
- (f) Hinge Park



• **Background:**

On October 17, 2006, Council approved an application to rezone the site from M-2 to CD-1 (Comprehensive Development District) to allow a mixed use building with a maximum floor space ratio of 3.5 and maximum height of 47 m. At the time of rezoning, the proposed building consisted of a 16-storey tower with a curved plan containing 179 dwelling units above 11 three-storey live-work units and two commercial units at ground level. The Development Permit application includes a 17-storey multiple dwelling residential building with 247 dwelling units. The current proposal varies from the Council approved in-principle form of development, which included a rectangular building with penthouses and a notable separation between 13 and 15 storey elements, oriented parallel to Cook Street (see pg. 5 of Appendix C). A non-voting workshop was held with the Urban Design Panel in April 2012 and comments were supportive of the revised form. The current application was reviewed by the Urban Design Panel on August 12, 2015 and was also supported.

Council approval of the form of development is required prior to the issuance of a development permit (See Standard Condition A.1.1). At this time, Council would need to approve the revised form of development. An explanation and history of the change will be provided to Council in a form of development report.

The applicant is also proposing an increase in the maximum permitted floor area exclusion for balconies from the current 8% of residential floor area to 12%. The additional open balcony area is subject to Council approval of a text amendment to the CD-1 (582) By-law (See Standard Condition A.1.11).

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

1. Southeast False Creek Official Development Plan (SEFC ODP)

The ODP established a number of design principles for development in Southeast False Creek. Relevant items for this application include those on open spaces, energy use, building scale, and pedestrian routes.

Section 2.1.5, Connected public open spaces and parks, recommends that parks and public open spaces be central features in organizing the community, and create open spaces that connect with adjacent areas by foot and bicycle paths to create a walking and cycling friendly neighbourhood.

Section 3.1.1, Energy, notes that energy efficiency is to be a key design consideration for all buildings. The basic strategy for meeting that goal includes conservation strategies such as efficient building envelope, green roofs, manual ventilation, and building orientation and configuration.

Section 3.1.6, Urban agriculture, includes goals to accommodate green roofs for urban agriculture, with the design of roofs to provide for soil depths of sufficient capacity for intensive utilization.

Section 5.2.3, Size of development, expects that development will either create parcel sizes similar to or smaller than the size of development parcels south of West 2nd Avenue, or employ massing and architectural treatment of building elements within larger parcels to achieve a fine grain effect.

Section 5.2.4, Relationship to public realm, expects that the detailed design of buildings and open spaces on each site will complement the City spaces around the site. Review should include details such as driveway crossing, pedestrian walks, lighting, planting and loading facilities.

Finally, Figure 12: Pedestrian Routes establishes pedestrian routes through the site to connect the lanes to the east and west.

2. CD-1 (582)

The enacted CD-1 zoning for the site established the maximum height, density, and uses, as well as approving a form of development in principle. The previous form of development featured rectangular towers arranged in a line, with an interior atrium space. The report to Council included a number of recommended conditions of approval, which have been considered through this report.

• Response to Applicable By-laws and Guidelines:

Staff have concluded that the application generally addresses the recommended conditions of approval established at the time of rezoning, including those related to the relevant principles of the ODP, except for those items noted in the Conditions at the front of this report and in Appendix A.

The most significant of these are the conditions that address the issue of building scale, which relates to sections 5.2.3 of the ODP; the comments of the Urban Design Panel; and the proposed change in the form of development to a continuous and curved façade.

Response to Applicable Design Development Rezoning Conditions:

Rezoning Condition A.(b).1:	Design development to the overall building to refine the massing and detailing and to further break down and slim the building scale; Note to Applicant: This may be achieved by offsetting the slab forms on each side of the atrium. Consideration may also be given to hinging or angling the north from the south form.
Applicant Response:	The revised form proposes a slimmer building scale by eliminating the interior courtyard and having shallow units to the west. The refined detail on the elevation and the carving on several portions of the building provide additional quality to the elevations and help breakdown the massing. The building depth has decreased from 96 ft. to 67 ft.
<u>Staff Assessment:</u>	Staff consider the elimination of the internal courtyard space to have reduced the overall massing in plan, although at a loss of natural air circulation for the units and reduction of the open volumes separating the two tower elements. The scale of the south, outward curving façade is somewhat mitigated by the articulation of the lower five levels around the entry and by the detailing of this façade, which will be further developed in response to solar gain issues (see Recommended Condition 1.3). However, further design development to refine the building scale on the other façades is recommended (see Recommended Condition 1.1).
Rezoning Condition A.(b).2:	Design development to the atrium to provide: more openness; a glass roof to allow more light; and an analysis of natural ventilation and air flows;
Applicant Response:	The atrium is no longer proposed in the current scheme.

<u>Staff Assessment:</u>	With the elimination of the interior atrium and its support of natural air circulation, staff recommend design development to optimize air circulation from the remaining exterior sides of the units (see Recommended Condition 1.2).
Rezoning Condition A.(b).3:	Provide a pedestrian mews along the east side of the building for use by the building residents;
Applicant Response:	There are new pedestrian connections proposed in this scheme. The first one is a strong linear path through the building that runs diagonally from the west towards the north-east corner of the site. This path then diverts into two, connecting West 1st Avenue and Columbia Street.
<u>Staff Assessment:</u>	The proposed central path provides a north-south path for residents and the public.
Rezoning Condition A.(b).4:	Provide a feature on both the east and west facades of the building and landscape to respond to the axial view from the lanes;
Applicant Response:	The views are no longer limited to east - west. The connections have been developed into more complex relationships that are generated from the several public walkways through the site. This idea is the site as well as the building become a hinge point in the neighbourhood connecting all streets and lanes.
<u>Staff Assessment:</u>	On the west side of the building, the main building entry and the pedestrian tunnel through the building beside it are approximately on axis with the lane at Cook Street. The curve of the building means the east elevation is now off axis from the lane at Columbia Street. Staff accept this approach.
Rezoning Condition A.(b).5:	Provide high quality, durable architectural materials and detailing including rain protection overhangs;
Applicant Response:	High quality, durable architectural materials and detailing are applied through the building and landscape treatment. Refer to landscape and architectural drawings.
<u>Staff Assessment:</u>	Materials as generally indicated are acceptable. More specific information on materials and further development of the detailing is recommended, as well as better weather protection on the west side (see Recommended Conditions 1.4, 1.5 and Standard Condition A.1.29).
Rezoning Condition A.(b).6:	Design development to the roof mechanical penthouse/roof access to provide a form and material treatment as an extension of the building architecture and to minimize the scale of the penthouse;
Applicant Response:	Mechanical room is now provided underground.

<u>Staff Assessment:</u>	Elimination of elevator access to the top roof level has reduced the scale of the mechanical penthouse/roof access and its visual impact, but also reduces the intensity of sustainable uses by limiting its access to private stairs. However, the remaining rooftop features exceed the permitted height, and the new rooftop design no longer includes the items that are to be excluded from height in the CD-1 by-law. Design development of the roofs are sought in Recommended Condition 1.6 and A.1.45.
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Rezoning Condition A.(b).7:	Design development to provide improved daylight access and privacy for residential; Note to Applicant: The objective is to maintain approximately 24.4 m separation between main living spaces facing each other above the 2nd floor across Cook Street.
Applicant Response:	More than 25 ft. of separation is provided across Cook Street between living spaces facing each other.
<u>Staff Assessment:</u>	The application proposes at least 25 m of separation from the nearest property on the west side of Cook Street.

Rezoning Condition A.(b).8:	Provide details of sliding screens, overhangs and other visible responses to solar orientation and weather protection and consider the use of colour for these features;
Applicant Response:	At the southwest façade a punched window configuration limits the sun exposure. Details of this wall assemblies are provided.
<u>Staff Assessment:</u>	Southwest facing units are proposed to have windows inset by 6 to 8 inches, which would permit their exclusion from floor area under the CD-1 bylaw. Staff recommend a more significant response to the problem of solar heat gain, such as the use of sun shades or projecting balconies (see Recommended Conditions 1.3 and 1.5). Consideration should also be given to the comments of the Urban Design Panel.

● **Conclusion:** Staff support the application in general as the fulfillment of the site’s potential established at rezoning. The building design and landscaping has responded to a wide range of objectives, especially in terms of the extent of open space provided. Staff recommend approval, subject to the conditions noted in this report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on August 12, 2015, and provided the following comments:

EVALUATION: SUPPORT (7-1)

- **Introduction:** Sailen Black, Development Planner, introduced the project as a complete city block bounded by 1st and 2nd Avenues, with Cook Street on the west edge. The site is located in Southeast False Creek (SEFC) in the Works yard neighbourhood, with Olympic Village located to north-east. The industrial heritage of SEFC is reflected in the nearby Wilkinson Steel Building (1950) west of Cook Street. Positioned south-west is a 'hinge park', one of two major parks in SEFC.

This is a complete development application, and the first review as a development application. This will be the first Urban Design Panel vote on the new design since it was last seen as a workshop in 2012.

The site is zoned CD-1 which establishes maximum density and height for site. The SEFC Official Development Plan (ODP) establishes several design principles for development, including the following:

2.1.5 Connected public open spaces and parks

Parks and public open spaces are to be central features in organizing the community, and open spaces are to connect with adjacent areas by foot and bicycle paths to create a walking and cycling friendly neighbourhood.

3.1.1 Energy

Energy efficiency is to be a key design consideration for all buildings. Energy requirements are to meet the minimum standards necessary to satisfy the recommendations identified in the green building strategy.

The goal is to establish an energy efficient greenhouse gas neutral neighbourhood based on renewable resources. The basic strategy for meeting that goal is to consist of three inter-related design approaches, including conservation strategies such as efficient building envelope, green roofs, building orientation and configuration, unit energy metering, user controls, manual ventilation, and day-lighting.

5.2.3 Size of development

Development is to create parcel sizes similar to or smaller than the size of development parcels south of 2nd Avenue, or to employ massing and architectural treatment of building elements within larger parcels to achieve a fine grain effect.

Fig. 12: Pedestrian Routes

Establishes lane connections through the site

The proposal is for a 17-storey multiple dwelling building with 247 residential units and 11% open balcony area. All open balconies are located on north side.

There are a variety of public and private open space treatments around the site at grade, including paths, green space, water, and urban agriculture. Public passages are intended through the site as indicated in the project material.

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

1. Are there any items from previous Panel comments (in attached Minutes) that should be further addressed?
2. Design of the building exterior, including the handling of fine-grained scale on each of the street-facing elevations:

- a. 1st Avenue
 - b. Cook Street (west)
 - c. 2nd Avenue
 - d. Columbia Street
3. Design of the open spaces, including:
 - a. The proposed interface between the public and private realms on each side of the site
 - b. The legibility and attractiveness of open spaces and pathways within the site that are intended for public passage
 4. Design of the building in response to energy conservation, including the creation of an efficient building envelope
- **Applicant's Introductory Comments:** The applicant team introduced the project by stating that there is a lot of history to the site. As the site originally was under different ownership, when the current owners took over it had already been rezoned with a very heavy proposal. The footprint of the building was much larger than the current proposal and it covered quite a bit more of the site. Since then the building has been slimmed down and the site has been opened up. In order to accomplish this, the building has been moved to create open space and provide a more pleasant outlook.

One of the biggest strengths of the current scheme is that it provides more open space and green roofs. The previous plan really had no public space, while the current plan has a large hinge park plus a walkway all the way through the site which connects the lanes together. The hope is that this will draw the public into the space and provide more amenity space for residents on the south side of the building.

In 2012 the Urban Design Panel workshop provided some great feedback, with some panel members suggesting that the height of the building could be increased near the intersection of Columbia Street and 2nd Avenue. The step-backs of the upper floors have been eliminated to create a taller and more interesting form in light of this comment.

Another comment was that the passageway was too narrow and needed to be wider, thus the passageway was increased from an average of 15 ft. to 35 ft. by combining the pedestrian walkway and the entry to the parkade into one large opening. As this is not a typical parkade the quality of the materials is a lot higher than is usual.

The last and most important comment which triggered changes was the suggestion that the building could become something bold and uncommon. This greater potential could be reached if the building was a single mass rather than two pieces linked together. By combining those pieces into one mass the geometry and curves of the building were better emphasized which created a more interesting building.

The vertical carving on the previous proposal has been turned into a horizontal carving. As the carving is now an extension of the passageway, it brings the notion of openness and permeability to the site and stresses the importance of the related intersection. It also marks the two-storey podium which is characteristic of the neighbourhood, and generates an open amenity space with exposure to the sun and protection from the rain.

In terms of the treatment of the elevations, on the south-west façade the proposal is to create a punch-window system in combination with spandrel glass panels. The staggered pattern of this elevation is intentional, and is meant to reinforce the continuity of the curve. The material chosen for the cladding is a composite metal panel with a brushed aluminum finish, which will both

weather and reflect the light well. Every unit on this elevation will also have a Juliet balcony, which will allow for greater ventilation and livability.

In contrast the north elevation is completely glazed and opens the views to False Creek. The articulation and language of the balconies has a relationship with the south façade, but is executed in a much subtler way. At the ends a sheer wall anchors the building to the ground. These concrete walls have been deliberately expressed, and a random pattern of textured panels adds more interest going up the building.

Material for the horizontal carving is a composite metal resembling copper, but is made to maintain its colour throughout the years.

The FSR of the building is consistent with that approved by council. There are 247 units in the building, with more than 40% of them being family units.

The right-of-way through the building diverts into several smaller passageways which connect into the pedestrian network of Southeast False Creek. This creates a number of ways in which the public can access the site, and allows for the placement of an adventure play area.

An outdoor dog-park exists at the second level of the building, with a lounge built close by to allow for viewing of dogs and children within this area. Three terraces exist off Cook Street with small private entrances. As well, virtually the entire roof is used for amenity or environmental purposes.

- **Panel's Consensus on Key Aspects Needing Improvement:**

- Habitability is key! Reduce impact of solar exposure on all south and west facing units.
- Strategy for the water feature to look good even when dry.
- Dogs and children don't mix. Re-examine use of the 2nd floor roof garden.
- Re-examine location of public outdoor amenities - provide buffer if facing 2nd Avenue.
- Provide a more legible design for landscape on the north side of the building.
- A bolder approach should be taken with regards to the landscape generally.

- **Related Commentary:** The panel thought that the project is a very well designed building with good detail, and the previous comments seem to be addressed. The form is bold and a good urban response.

Liveability:

The south-west units do not seem to be liveable as they will be too hot and require outdoor space to provide relief. More work is needed in order to get airflow and make the space liveable, as well as to detail the balconies correctly.

This building does not really seem to be the best performing in either sustainability or liveability. The two-storey height with the three-storey glazed corridor above seems ok, and does not need to be more open. However, more solar shading should be considered. This is a very horizontal building with a lot of glass, especially on the north side. A hybrid glazing system would work much better due to the form and shape of the development.

Landscape:

Although it is great that the outdoor space has been doubled with the addition of the curved architecture, it seems to be too busy in comparison to the simple architectural form. There needs to be more distinction between the private and public realms.

The curved cut to provide exterior outdoor dog/child play areas is a positive architectural move, but will need to be examined for habitability - shelter from wind will be important. Dogs should not be mixed with child play areas.

There is a fairly narrow path through the site and it does not feel very 'public'. The indirect path may deter the public from being drawn into the space. Re-examination of the aperture through the building, its relationship to the parking entry and pedestrians is required.

The use of water and green space is positive but needs more clarity in form. Sustainable attention should also be given to the water feature in light of the drought-like conditions recently.

There is an abundance of room on the Cook corner to compact the programming and create a truly public space.

Facing 2nd Avenue, the amenity spaces while generous will be compromised in their usability by their proximity to the busy street. Overall more open public space and bolder landscaping is needed to provide a more appropriate landscape response along 2nd Avenue. As well, since kids, cars and dogs do not mix consideration should be given to providing separation between the dog park, the children's play area and 2nd Avenue.

Applicant's Response: The applicant team stated that the comments were really helpful.

ENGINEERING SERVICES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Recommendations to address CPTED principles are contained in Appendix A of this report.

LANDSCAPE

This application is proposing landscape developments to provide greenery and visual interest at the north and south sides of the building at the street level. At the north, adjacent to West 1st Avenue and Columbia Street, this application is proposing an extensive water feature incorporating "islands of greenery" for public and private use. At the south corner of the site, there is a private access amenity plaza proposed with substantial green edges to mark the transition between private realm and the public realm at the street edges. The plaza is programmed to accommodate gathering spaces with bench seating and Child's play area, urban agriculture plots, decorative water and planting features, for the residents of the building to enjoy. Staff support this approach to providing a well-developed and generous landscape contributing to the amenity of the public realm, however recommend expanding the programming to include large legacy trees as a green amenity for the neighbourhood and pedestrian connections for the public to access the plaza from the surrounding streets. This has been addressed in Recommended Condition 1.7 and Standard Condition A.1.26. In addition, to improve the sustainability and success of the development, staff recommend reducing the amount of decorative water at grade and providing more substantial (deeper) planting depth to accommodate deeper root volumes for new trees over slab and off-slab locations. This has been addressed in Standard Conditions A.1.25 and A.1.31. Staff have reviewed the applicant's response to landscape related rezoning conditions (Appendix E) and have included items still to be satisfied in the Standard Conditions.

Greenery is proposed around the perimeter of the site in the form of new street trees along the four surrounding streets.

HOUSING POLICY & PROJECTS

The proposed development, includes a total of 108 units with two or more bedrooms (43.5% of total units) (comprised of 106 two-bedroom and two, three bedroom units) which may be suitable for families with children. The High Density Housing for Families with Children Guidelines are therefore applicable to the plans for this site. Consistent with these guidelines the following amenities are proposed for this development:

- A level 1 amenity gym with accessible washroom.
- A level 1 multipurpose amenity room with kitchenette (design development is needed to add a storage closet to improve its multi-functionality see Standard Condition A.1.47).
- A level 1 outdoor common amenity area with lawn and common patios including one with a common outdoor dining area and BBQ adjacent to urban agriculture plots.
- A level 2 outdoor common amenity area with an area suitable for a range of children's play activity (including sand play, play equipment with resilient surfacing, balancing logs, boulders, all suitable for a range of creative and motor-skills developing play activity.)

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The "Urban Agriculture Guidelines for the Private Realm" encourage edible landscaping and shared gardening opportunities in private developments, and seek the necessary supporting infrastructure. Consistent with these Guidelines, plans for the grade level include an outdoor common amenity area with accessible garden plots, and supporting infrastructure: tool storage, a potting bench and a compost bin for yard waste. Design development is needed to clarify hosebib locations (see Standard Condition A.1.30).

NOTIFICATION

Two site signs were placed on site, one facing West 1st Avenue and one facing West 2nd Avenue. On July 30, 2015, 2,100 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 five written responses have been received from our postcard/site sign notification. Comments received from the notification are summarized below:

Parking: Several residents expressed concern that the amount of visitor parking provided is too low and that availability of street parking in the area is limited and will be adversely impacted by the development.

Staff Response:

The Parking By-Law requires 0.075 to 0.15 visitor parking spaces per unit in Southeast False Creek. The proposal will meet the required visitor parking spaces specified in the Parking By-Law for South East False Creek.

Pedestrian and Vehicle Parking during Construction: One resident requested that pedestrian and vehicle parking be maintained in both directions on West 2nd Avenue during construction.

Staff Response:

Any proposal for street use during construction will be reviewed by Engineering Services for local and cumulative impacts to all transportation modes. Closure of sidewalks is generally not permitted unless a suitable alternative access is provided.

Traffic: Several residents expressed concern that the proposal will increase congestion in the area.

Staff Response:

Parking requirements for Southeast False Creek recognize good connections to walking, cycling, and transit infrastructure and a reduced dependence on private automobile trips. The development is well-connected with the 1st Avenue, Columbia, and Seaside bikeways and is four blocks from the Olympic Village CanadaLine station. The Olympic Village also has many shops and services that further reduce dependence on motor vehicle trips. Commensurately, the Parking By-law introduces both a reduced minimum rate when compared to adjacent neighbourhoods and a maximum allowable rate.

Building Height: Several residents indicated that 17-storeys are too high and will create shadowing of adjacent units as well as obstruct views.

Staff Response:

The application remains at 47 m in height, consistent with the permitted height. The additional storey was created by reducing the floor to floor height.

Building Design: A resident expressed concern that the building's concave shape is out of place with surrounding buildings and differed from the rectangular shape presented at rezoning.

Staff Response:

The concave shape is a significantly different visual appearance that responds to the site's unique location. Staff support the change in shape, subject to the conditions noted in this report for further design development. Council approval of the revised shape is also required (see Standard Condition A.1.1).

Building Use: A resident indicated opposition to only residential uses in the building, noting there is a need for live/work and commercial units in the area.

Staff Response:


Live/work and commercial units, while permitted in the area, are not required for this neighbourhood. Staff accept the proposed use for this location.

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.

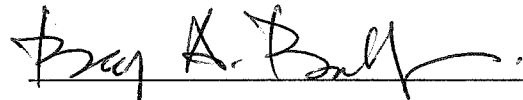
Decisions by the Director of Planning are required with respect to Section 4.5(b) of the CD-1 (582) By-law to allow a recessed window depth of 8 inches and exclusion of its area from the computation of the Floor Space Ratio.



J. Greer
Chair, Development Permit Staff Committee



S. Black, Architect AIBC
Development Planner



B. Balantzyan
Project Coordinator

Project Facilitator: L. King

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

A.1.1 the proposed form of development can and does become approved by City Council;

Note to Applicant: Council approval of the revised form of development from the rectangular building shape shown at rezoning to the curved building shape currently proposed is required.

A.1.2 an additional fee is required for the Change to the Form of Development in the CD-1 District;

Note to Applicant: A fee will be required as per Section 16: Changes to Form of Development in CD-1 District in Appendix E of the Zoning and Development Fee Bylaw No. 5585.

A.1.3 provision of a Flood Construction Level (FCL) of minimum 4.6 m (15.09 ft.) for the ground floor level of the proposed development, in accordance with Section 4.0 - Flood Construction Levels (FCLs) of “Flood Plain Standards and Requirements” guidelines of the City of Vancouver;

A.1.4 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.1.5 compliance with maximum permitted building height, in accordance with Section 5 - Building Height, of the CD-1 (582) By-law, noting the following:

- i. southwest corner of the uppermost roof exceeds permitted building height by 0.74 ft.;
- ii. noting that the ground floor must be raised by a minimum of 0.25 ft. to comply with the FCL (see Standard Condition No. A.1.3), the proposed building has the potential to be 1.0 ft. over the height limit;

A.1.6 confirmation that the floor space ratio (FSR) does not exceed the maximum permitted;

Note to Applicant: Unless designated as residential storage, the storage rooms in the underground parking levels must be included in the computation of the FSR.

A.1.7 clarification of proposed use(s) of the amenity room on Level L1 and outdoor amenity space on Level L3, including details regarding type, finishing, equipment, and/or furnishings;

Note to Applicant: In addition to their proposed use(s), all amenity rooms and spaces should be noted as “Amenity”.

A.1.8 provision of the following on the floor plans:

- i. identification of dwelling unit types with regard to number of bedrooms in each unit;
 - ii. “Opaque glass to exterior, gypsum board and framing to interior - typical to storage rooms adjacent to exterior fenestration”, to be noted for all en-suite storage rooms located adjacent to exterior fenestration, such as the townhouses on Level 1 and Unit Type F on Levels 16 and 17;
-

Note to Applicant: En-suite storage rooms are not to contain windows, in accordance with Planning By-law Administration Bulletin entitled, “Bulk Storage - Residential Developments”.

- iii. “Open to Below”, to be noted atop the outdoor amenity space on Levels 4 and 5;
 - iv. “Void” to be noted in void spaces on the underground parking levels;
 - v. access doors to be shown for the Bike Storage Room on Level P1 and Service Rooms on Level P2 located at the southeast portions of the building;
- A.1.9 submission of a checklist for clearances from existing BC Hydro overhead dielectric liquid-filled transformers and high voltage conductors to buildings, completed by an Electrical Consultant;

Note to Applicant: Please refer to the link below for a copy of the checklist:

<http://vancouver.ca/files/cov/HV-conductor-oil-filled-transformer-clearance-checklist-bulletin-2015-002-el.pdf>

- A.1.10 submission of an acoustical consultant’s report which assesses noise impacts on the site and recommends noise mitigation measures to achieve noise criteria, to the satisfaction of the Director of Planning;
- A.1.11 the applicant can and does obtain approval by Council for the amendment to the CD-1 By-law regarding an increase in the FSR exclusion of open balcony area from 8% to 12% of residential floor area;
- A.1.12 compliance with Sections 4.8.1 and 4.8.2- Size of Parking Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: All parking stall and manoeuvring aisle dimensions should be shown on the plans.

- A.1.13 compliance with Sections 4.8.1 and 4.8.4 - Disability Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: A minimum of 2.3 m (7.5 ft.) unobstructed vertical clearance is required for a disability parking space and all entry points, manoeuvring aisles, and access ramps leading to the disability parking space. Compliance with required vertical clearances should be clearly demonstrated on the submitted plans.

- A.1.14 compliance with maximum permitted number of parking spaces for the proposed development, in accordance with Section 4.5A.1 of the Parking By-law, noting the following:

- i. based on submitted drawings, maximum parking limit for total of all parking spaces, including visitor and shared parking spaces, is 217 spaces;
- ii. “gross floor area” shall be dwelling unit area of dwelling units 50.0 m² to 189.0 m² in computing maximum parking spaces per Section 4.5A.1(b) of the Parking By-law;

Note to Applicant: Dwelling unit area must exclude en-suite storage room area.

- iii. number of parking spaces designated for each use, i.e., residential, visitor, shared vehicle, and future co-op, is to be identified on the plans;
-

A.1.15 compliance with Section 4.1.8 - Number of Small Car Spaces, of the Parking By-Law, to the satisfaction of the General Manager of Engineering Services, noting the following:

- i. the number of small car parking spaces on a site may not exceed 25% of the total parking spaces required for the site for all uses combined;
- ii. based on 135 required parking spaces, a maximum of 34 (25%) small car spaces are to be provided;

Note to Applicant: Submitted plans indicate 44 (33%) small car spaces being proposed.

A.1.16 provision of wheel stops within parking spaces which are perpendicular to one another or which are fronting onto another without a curb barrier, in accordance with Section 4.8.9 - Curbs, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services, including the following:

- i. curbs should be dimensioned and identified with notation on the floor plans;
- ii. access routes into storage rooms should be identified with hatched markings on the floor;

Note to Applicant: See spaces adjacent stalls 159, 164, and 165 on Level P2.

A.1.17 confirmation that at least 20% of all off-street residential parking spaces will be available for charging of electric vehicles;

Note to Applicant: Although this is a Building By-law requirement under Part 10 of the Vancouver Building By-law, the Director of Planning is seeking acknowledgement that this condition can be met during the Building review of this development. For more information, refer to the website link:

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

A.1.18 class B bicycle spaces are to be identified, and proposed number noted on the plans;

A.1.19 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

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

A.1.20 location of all roof-top mechanical units, including their specifications and details of screening;

A.1.21 in addition to the notes on Drawing Nos. A-2.01 and A-2.02, provision of the following notations on the submitted plans:

- i. "The acoustical measures will be incorporated into the final design, based on the consultant's recommendations;"
 - ii. "The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law";
-

- iii. “Mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555”;

Standard Landscape Conditions

- A.1.22 provision of an updated landscape design rationale indicating how the revised landscape design meets the intent of the Southeast False Creek Public Realm Plan;
- A.1.23 maximize opportunities for “green walls”, planted roofs and patios. Mitigate blank walls by locating continuous linear planters and climbing plants at their base;
- A.1.24 design development to incorporate inner boulevard “rain garden features” for the direct collection of water from the street as a “swale”, wherever possible, in coordination with Engineering and the Southeast False Creek public realm design plan;
- A.1.25 design development to improve the integration of the underground parking structure into the overall open space design to provide maximized soil volumes to support a deeper root ball for large-scale trees over structure within at- grade landscape areas, wherever possible;

Note to Applicant: This can be achieved by adjustment to the location of the underground parkade by angling, dropping or setting back the slab to achieve increased planter depth for large-scale trees. If possible, the parkade should be shifted to provide an at-ground planting condition for plaza trees. Incorporation of landscape planter walls and the use of soil mounding may be utilized to achieve additional planter depth. Soil volumes for landscaped planters should exceed BCLNA standard with the goal to provide a minimum 4 ft. growing medium depth for large species trees planted with in-ground condition, and 3 ft. depth for trees over structures. Consolidate new trees within a continuous planting trench, where possible. Consideration should be given to headroom requirements for below grade features without compromising function.

- A.1.26 design development to south facing at- grade plaza to provide a more publicly accessible outdoor open space incorporating large caliper trees and pathway connections to adjacent street edges;

Note to Applicant: Recommend reducing proposed water feature area and reconfiguring the layout of urban agriculture plots and related infrastructure to be located closer to the building edge or shifting to the north portion of the site. Adjust/ modify the edge of slab to accommodate the planting of trees at grade and with direct access to the natural water table.

- A.1.27 design development to the proposed electrical pull box at south facing plaza to be fully screened and integrated within the landscape design of this area;
- A.1.28 provision of a fully illustrated and labeled overall Landscape Plan;

Note to Applicant: Existing and proposed landscape feature areas on private and public property should be clearly labeled on an overall landscape plan showing the entire site and context. In addition, please clearly show property line.

- A.1.29 provision of large-scale section/ elevation architectural details at a minimum scale of 1/2”=1’0” or 1:25 to illustrate proposed landscape elements including planters on structures (extensive and intensive green roof) , benches, privacy screens, gates, trellises, and other
-

landscape features. Planter sections details must confirm depth of proposed planting on structures, and meet the BCLNA and BCSLA latest standard;

- A.1.30 provision of hose bibs for all patios greater than 100 sq. ft. in area, and at common amenity deck adjacent to urban agriculture plots, with notation on the plan drawings;
- A.1.31 design development of at-grade landscape treatment to minimize the area proposed for passive decorative water use to improve site sustainability:

Note to Applicant: Staff support the overall concept of landscaped islands and water however have concerns about the amount of potable water required to maintain this concept. Recommend a design that is aesthetically pleasing when water levels are low, such as a wetland shore line treatment incorporating a more softly planted landscaped edge that may merge with a sloping pond bottom of rough granite pavers, or similar. Provide larger-scale cross-section architectural details at minimum $\frac{1}{2}''=1'-0''$ /1:25, to illustrate proposed water features with dimensions and labels to indicate surface materials and planter depth;

- A.1.32 design development to incorporate the principles of the Draft City of Vancouver Bird- Friendly Design Guidelines for the protection, enhancement and creation of bird habitat, in addition, reduce potential threats to accommodate birds in the city.

Note to Applicant: Incorporate a diversity of native and non-invasive plants within the planting scheme. <http://vancouver.ca/files/cov/bird-friendly-strategy-design-guidelines-draft-2014-09-01.pdf>

Crime Prevention Through Environmental Design (CPTED)

- A.1.33 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.

Universal Design

- A.1.34 notation on the drawings of those features and dimensions required to implement the SAFER Home criteria noted in Appendix F of the rezoning report;

Sustainability

LEED

- A.1.35 provision of a strategy, drawings and a checklist to show how the building has been designed to achieve the Southeast False Creek Green Building Strategy and meet a minimum LEED NC Silver standard, with a target of 36 points, along with proof of registration with the CaGBC;
-

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 and strategy should be incorporated into the drawing set. Application for certification of the project is also encouraged.

Energy

A.1.36 provide a building design to meet the provisions of ASHRAE 90.1 regarding:

- i. improved envelope options such as continuous insulation, increased r-values, and thermal breaks for balconies and slab extensions;
- ii. energy efficient lighting;
- iii. air exchange effectiveness;
- iv. full best practice building systems commissioning;
- v. daylighting; and
- vi. provision of vestibules where necessary;

Note to Applicant: A letter from a professional engineer trained in building commissioning outlining provision for this service is to be submitted at the time of application for Building Permit.

A.1.37 provide roughed-in capacity for future individual metering for energy and water supplies;

A.1.38 provide climate zone control for residential units that is compatible with the False Creek Neighbourhood Energy Utility;

Stormwater Management and Green Roofs

A.1.39 provision of effective impervious area of no more than 60% of total site area with 30% of useable intensive green roof area in soft landscape (this includes drop off areas, walkways rooftops and plazas);

A.1.40 provision of best current practices for managing potable water conservation including high efficiency (drip) irrigation, the use of captured storm water for irrigation, and aspects of xeriscaping including drought-tolerant plant selection and mulching of landscaped planters;

A.1.41 design development to provide a balanced stormwater management system that maximizes on site water quality/quantity (e.g., green roofs, on-site ponds, infiltration galleries, etc.) and potable water conservation through reuse for irrigation, water features, and toilet flushing (e.g. cistern with dual piping, water treatment). Detailed technical drawings of stormwater reuse system are required.

Note to Applicant: Provide a stormwater retention system separated from the potable water system (dual system) for the irrigation of the ground level semiprivate open spaces and public realm landscaping to be sized for the summer drought periods. In addition, water storage for the roof top shared open space to be considered. All hose bibs to be supplied with potable water unless clearly indicated otherwise. This system is to be designed in coordination with Building - Processing.

A.1.42 provide details and arrangements for connection and flow rates to meet the Southeast False Creek Stormwater Management Plan;

- A.1.43 provision of green roof design to meet structural load, soil depths, and access & egress conditions necessary for an intensive green roof/urban agriculture (regardless of initial roof design - intensive or extensive);

Note to Applicant: A letter from a professional engineer outlining provision for these features is to be submitted at the time of application for Building Permit.

In-Building Water Efficiency

- A.1.44 provide low water use plumbing fixtures at or below 1.8 gpm for faucets and showerheads and 6L/3L dual flush toilets;

Note to Applicant: A letter from a professional engineer outlining provision for these features is to be submitted at the time of application for Building Permit.

Urban Agriculture

- A.1.45 design development to accommodate urban agriculture on the common amenity deck at level 16, including the provision of garden plots of an adequate size and number to be productive and viable.

Note to Applicant: The total amount of gardening spaces is to be appropriate for the size of development. Locate gardening plots to maximize sunlight and respond to programming requirements such as providing an area for composting, non-potable water/irrigation systems, and suitable soil volumes;

Waste Management

- A.1.46 commitment to provide a Construction and Demolition Waste Management Plan at the time of application for Building Permit ensuring that a minimum of 75% landfill diversion through the construction process; and

Housing Centre

- A.1.47 design development to the Level 1 amenity room to include a storage closet.

A.2 Standard Engineering Conditions

- A.2.1 delete gate-swings shown over the Cook Street property line on page L0.02;
- A.2.2 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement & Indemnity Agreement CA3946373 & Statutory Right of Way CA3946374 (both for an existing building encroachment) prior to building occupancy;

Note to Applicant: Arrangements are to be secured prior to issuance of the development permit, with release 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.2.3 arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for a Statutory Right of Way over those portions of the plazas which are designated for the purposes of public passage;

Note to Applicant: The paths should provide passage through both the open space at Cook Street and West 2nd Avenue (see Recommended Condition 1.7) and the north open space (see Recommended Condition 1.8), as well as the north-south path connecting the two.

- A.2.4 provision of civil and street lighting design drawings for Cook Street, West 1st Avenue, West 2nd Avenue and Columbia Street to the satisfaction of the General Manager of Engineering Services;

- A.2.5 provision of a public realm plan to the satisfaction of the General Manager of Engineering Services and the Director of Planning, in keeping with the Southeast False Creek Public Realm Enhancement Guidelines and Boulevard Planting Guidelines noting the following;

- a) All planting on street right-of-way are to be maintained by the adjacent property owner.
- b) All plant material within the same continuous planting area which is located on street right-of-way within 10 m, measured from the corner, of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas where sightlines need to be maintained for safety reasons, shall not exceed a mature height of 0.6 m, measured from the sidewalk.
- c) All plant material within the street right-of-way which are located outside of the areas described in item 2 shall not exceed 1 m in height, measured from the sidewalk. Exceptions will be approved on a case-by-case basis by the City of Vancouver's Street Activities Branch.

Cook Street (L3.01a/L1.01b)

- d) Remove LPL- *Lonicera pileata* from edges of planting areas due to sidewalk and road encroachment issues. Replace with a plant species that does not have a vigorous spreading habit.
- e) Replace granite sets shown in the front and rear boulevard with trees and plantings.

West 2nd Avenue (L3.01a)

- f) Remove LPL- *Lonicera pileata* from edges of planting areas due to sidewalk and road encroachment issues. Replace with a plant species that does not have a vigorous spreading habit.

Columbia Street (L3.01a)

- g) As per item b), the following plants exceed the acceptable mature height allowance of 0.6 m for plants located within sightline conflict areas. Remove the following plants from areas where sightline conflicts exist: *Pennisetum alopecuroides* 'Hameln'
 - h) As per item c), the following plant exceeds the acceptable mature height allowance of 1 m for plants located within street right-of-way. Remove the following plant from street right-of-way planting areas: *Deschampsia caespitosa* 'Schottland'
 - i) Remove LPL- *Lonicera pileata* and RCE - *Rubus calynoides* 'Emerald green' from edges of planting areas due to sidewalk and road encroachment issues. Replace with a plant species that does not have a vigorous spreading habit
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West 1st Avenue (L3.01a)

- j) Applicant to acknowledge traffic control will be required if access to bike lane is required for boulevard planting maintenance activities. The City will require an approved traffic management plan for the traffic control.
- k) As per item b), the following plants exceed the acceptable mature height allowance of 0.6 m for plants located within sightline conflict areas. Remove the following plants from areas where sightline conflicts exist: Pennisetum alopecuroides 'Hameln' and Potentilla fruticosa 'Abbotswood'.
- l) As per item c), the following plant exceeds the acceptable mature height allowance of 1 m for plants located within street right-of-way. Remove the following plant from street right-of-way planting areas: Deschampsia caespitosa 'Schottland'
- m) Remove LPL- Lonicera pileata and RCE - Rubus calynoides 'Emerald green' from edges of planting areas due to sidewalk and road encroachment issues. Replace with a plant species that does not have a vigorous spreading habit.

Note to Applicant: A separate application to the General Manager of Engineering Services for street trees and sidewalk improvements is required. A copy of the landscape plan will be submitted directly to Engineering for review.

A.2.6 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a Statutory Right of Way in favour of the City over the NEU room and the NEU piping which will run from the building entry point to the NEU room;

A.2.7 provision of a dedicated NEU room for housing the energy transfer station is required to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The room must be located on the P1 level and in close proximity to the existing NEU distribution piping installed to service this site. Existing NEU distribution piping for servicing this site is located on Cook Street (utility drawings available). The current "Energy Utility Room" location shown at the north east corner of the site is not acceptable; the room must be located off Cook Street.

A.2.8 provision of dedicated space for the installation of NEU distribution piping from the NEU service entry point to the NEU room. The distribution pipe route must be reviewed and approved by the General Manager of Engineering Services prior to issuance of development permit;

Note to Applicant: The NEU distribution piping will be installed by the City, and is expected to enter from Cook Street and connect to the Energy Transfer Station located in the NEU room. The applicant is to submit design drawings for approval which clearly indicate a reasonable, available pipe route, suspended from the ceiling of the P1 level. The piping requires an unimpeded 1 m wide space provision.

A.2.9 detailed design of the HVAC and mechanical heating system including any provisions for waste heat recovery and reuse must be reviewed and approved by the General Manager of Engineering Services prior to issuance of building permit;

Note to Applicant: The applicant shall refer to the *Energy Utility System By-law (9552)* and *NEU Developer Document (2014)* for specific design requirements, which include provisions related to the location of the mechanical room(s), centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements. The applicant is encouraged to work closely with Staff to ensure adequate provisions for NEU compatibility are provided for in the mechanical design.

- A.2.10 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.2.11 design and location of all crossings, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Submission of a crossing application is required.

- A.2.12 enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of two shared vehicles and the provision and maintenance of two shared vehicle parking spaces for use exclusively by such shared vehicles, (with such parking spaces to be in addition to the minimum parking spaces required by the Parking Bylaw), on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:

- a) provide two shared vehicles to the development for a minimum period of 3 years;
- b) enter into an agreement with a shared vehicle organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicles;
- c) provide and maintain the shared vehicle parking spaces for use exclusively by such shared vehicles;
- d) make arrangements to allow members of the shared vehicle organization access to the shared vehicle parking spaces;
- e) provide security in the form of a Letter of Credit for \$50,000 per shared vehicle;
- f) registration of the shared vehicle agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions; and
- g) provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy.

Note to Applicant: Shared vehicle spaces are required to be a minimum width of 2.9 m.

- A.2.13 compliance with the Parking and Loading Supplement to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The following items are required to meet the Parking and Loading Design Supplement:

- a) Provision of a parking ramp slope not to exceed 12.5% after the first 20' from the property line.

Note to Applicant: The slope between design elevations 14.26 and 7.26 calculates at 15.5%. A 12.5% parking ramp is generally the accepted maximum for use by cyclists to enter and exit the underground bicycle parking.

- b) Ramps which have a slope greater than 12.5% and are exposed to the weather must be heated or have heat tracing within the slab. Provision of a notation on the plans that the parking ramp will be heated or contain heat tracing is required.
-

- c) Relocate all Class A bicycle parking to the P1 parking level and identify the bicycle lockers by showing a door at the end of the space.
- d) Provision of design elevations on both sides of the parking ramp at all breakpoints including notation of the length of ramp at the specified slope.

Note to Applicant: Some of the slopes along the drive aisles do not calculate as indicated, for example, where parking spaces 1 through 25 on P1 or 115 to 144 on P2 are located.

- e) Modify the placement of the Class B loading space and perhaps the surrounding granite block seating proposed within the courtyard in front of the building entrance to:
 - i. provide sufficient maneuvering and to facilitate access onto the area identified as a loading space while not requiring removal of the pad mounted card/fob reader shown on parking ramp;
 - ii. ensure the truck will enter and exit the site in a forward direction;

Note to Applicant: the consultant's analysis on site plan drawing A-1.07 shows the SU-9 design vehicle maneuvering through the pad mounted card/fob reader located in the middle of the upper section of parking ramp or;

- iii. provide additional analysis including truck turning swaths demonstrating the suitability of the proposed loading area for an SU-9 design vehicle travelling north on Cook Street.
- f) Provision of features such as modified surface treatment, signage or other means, to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services, to identify the residential loading space on-site.

Please contact Rob Waite of the Neighbourhood Parking and Transportation Branch at 604-873-7217 for more information.

A.2.14 make arrangements to the satisfaction of the General Manager of Engineering Services for the relocation and adjustment of the existing bus shelter and bus stop on the north side of West 2nd Avenue west of Columbia should it be deemed necessary prior-to occupancy; and

A.2.15 provision of a Public Bike Share Station and associated Statutory Right of Way Agreement to the satisfaction of the General Manager of Engineering Services;

- a) **Size:** At a minimum a 19 m x 4 m sized station should be accommodated. The physical station with docked bicycles is 2 m wide and has a required bicycle maneuvering zone of 2 m for a total width of 4 m. Preference is for the entire width of the Public Bike Share Station (4 m) to be located on private property and not shared with pedestrians on the sidewalk. This will mean the relocation of one proposed tree at the north end of the Public Bike Share space.
- b) **Location:** The proposed Public Bike Share Station space as shown on Sheet L1.01a at the northeast corner of the site along Columbia Street is not acceptable. The station should be located on private property while still clearly visible to the public with 24/7 public access and allowing easy access to the street.

- c) Surface treatment: A hard surface is required with no utility access points within 150 mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval. Please remove all proposed temporary landscaping in the Public Bike Share area as shown on L3.01a and install the full 19 m x 4 m of hard surface.
- d) Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.
- e) Sun exposure: No vertical obstructions to maximize sun exposure as station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day.
- f) Power: Provision of an electrical service and electrical power is to be available in close proximity to the Public Bike Share station with the development responsible for the on-going supply and cost of electricity to the Public Bike Share station.

A.3 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:

- A.3.1 Provision of a revised site profile to the satisfaction of the Manager of Environmental Planning.

Note to Applicant: Following submission of a revised site profile further requirements and/or agreements may be deemed necessary by the Manager of Environmental Planning and the Director of Legal Services in their discretion to fulfill the requirements of Section 571(B) of the Vancouver Charter.

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 **April 8, 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 services, including telephone, television cables and electricity, shall be completely underground.
 - B.2.2 Amenity areas consisting of 3,291.0 sq. ft. Fitness Room on Level 01, 3,180.0 sq. ft. outdoor play area on Level 03, and 133.0 sq. ft. lounge on Levels 04 and 05, excluded from the computation of the floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion.
Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or tenants of the building;
AND
Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.
 - B.2.3 No enclosure of balconies is permissible for the life of the building.
 - B.2.4 All approved street trees shall be planted in accordance with the approved drawings within six (6) months of the date of 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.2.5 If the development is phased and construction is interrupted, the project will require an amendment, to the satisfaction of the Director of Planning, to address how the incomplete portions of the development will be treated.
 - B.2.6 In accordance with Protection of Trees By-law Number 9958, all trees are to be planted prior to issuance of any required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
 - B.2.7 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
 - B.2.8 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
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proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.

- B.2.9 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.2.10 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.2.12 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**
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