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1153 WEST GEORGIA STREET (COMPLETE APPLICATION)  
DE410715 - ZONE CD-1

RRS/TC/GJ/AH

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

B. Boons (Chair), Development Services  
M. Thomson, Engineering Services  
L. Gayman, Real Estate Services  
V. Morris, Social Planning  
R. Whitlock, Housing Centre  
T. Driessen, Vancouver Park Board

**Also Present:**

R. Segal, Urban Design & Development Planning  
T. Chen, Development Services  
A. Higginson, Development Services  
R. Mayer, Development Services  
P. Mondor, Planning Department

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**APPLICANT:**

Musson Cattell Mackey Partnership  
1600 - Two Bentall Centre  
Vancouver, BC  
V7X 1M9

**PROPERTY OWNER:**

West Georgia Holdings Inc.  
#2121 - 1111 West Georgia Street  
Vancouver, BC  
V6E 4M3

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**EXECUTIVE SUMMARY**

- **Proposal:** To develop this site with a 59-storey mixed-use hotel, office and residential tower, over six levels of underground parking.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F Rezoning Conditions (Landscape, CPTED, Sustainability and Engineering) to be satisfied through Development Permit

- **Issues:** No substantive issues.

- **Urban Design Panel: Support**

**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board approve Development Application No. DE410715, as submitted, the plans and information forming a part thereof, thereby permitting the development of a 59-storey mixed-use hotel, office and residential building, subject to City Council's approval of the final form of development and the following conditions:

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- 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 release of the No Development Covenant (BX018575) from title;  
**Note to Applicant:** The owner is required to conclude all outstanding obligations prior to formally seeking release of the No Development Covenant. (See page 6 for further commentary.)
  - 1.2 design development to refine the architectural expression of the tower's cap;  
**Note to Applicant:** Extending the three curving glazed facades to the tower top is suggested. This can also serve to screen the uppermost mechanical level while maintaining the necessary exposure of the solar tubes.
  - 1.3 design development to the landscape treatment of the plaza to strengthen its theme and improve pedestrian amenity and usability, as well as providing opportunities for Public Art; and  
**Note to Applicant:** Consideration should be given in the landscape treatment to reflect the sculptural aspects of the tower. Extending a light, glass roof element over a portion of the plaza should also be considered to provide greater rain protection and cohesiveness as a public space. Standard Condition A.1.2 seeks to secure public access over the plaza.
  - 1.4 the pending amendments to the CD-1 By-law, approved at Public Hearing on December 12, 2006, are enacted by City Council.
- 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               |   |  | 198 ft. x 131.87 ft.  |
| Site Area               |   |  | 26,116 sq.ft.   |
| Floor Area <sup>1</sup> | Total 463,302 sq.ft.  | Office, Retail & Service uses 235,044 sq.ft.   | Residential 226,356 sq.ft.<br>Excess balconies 3,351 sq.ft.<br>Excess storage 1,560 sq.ft.<br>Total 231,267 sq.ft.<br>Office, Retail & Service uses:<br>Hotel (Service) 221,901 sq.ft.<br>Restaurant (Service) 5,705 sq.ft.<br>Office 7,651 sq.ft.<br>Retail <u>129 sq.ft.</u><br>Total 235,386 sq.ft.<br><br>Overall Total All Uses 466,653 sq.ft. |
| FSR <sup>1</sup>        | Total 17.74   | Office, Retail & Service uses 9.00   | Residential 8.86<br>Office, Retail & Service uses <u>9.01</u><br>Total 17.87  |
| Height                  | Top of roof slab of uppermost habitable floor 584 ft.<br>Mech. appurtenance 600 ft. |  | Top of roof slab of uppermost habitable floor 584 ft.<br>Mech. appurtenance 600 ft.   |
| Parking <sup>2</sup>    | Residential 233<br>Hotel <u>90</u><br>323<br><br>Small car (25%) 78                 | Residential 201<br>Hotel <u>59</u><br>260<br><br>Disability 8  | Residential 238<br>Hotel <u>73</u><br>311<br><br>Small car 65 (21%)<br>Disability 8   |
| Loading <sup>3</sup>    |   | Class A Class B<br>Residential 0 1<br>Hotel 1 2<br>Office 0 1<br>Restaurant/Retail <u>0</u> <u>2</u><br>Total 1 6      | All uses combined (shared loading) Class A 3 Class B 3  |
| Bicycles <sup>4</sup>   |   | Class A Class B<br>Residential 204 6<br>Hotel 5 6<br>Office 1 6<br>Restaurant/Retail <u>1</u> <u>6</u><br>Total 211 24 | All uses combined (shared bicycle parking) Class A 210 Class B 12   |
| Passengers              |   | Class A 3<br>Class B n/r<br>Class C 1  | Class A 3<br>Class B n/r<br>Class C 1   |
| Amenity <sup>5</sup>    | Max. exclusion 10,000 sq.ft.  |  | Level 2 meeting rooms, commercial exercise room 15,426 sq.ft.<br>Level 3 spa <u>10,966 sq.ft.</u><br>Total 26,392 sq.ft.  |
| Balconies <sup>6</sup>  | Total (8%) 18,108 sq.ft.<br>Enclosed 9,054 sq.ft.<br>(50% of total)                 |  | Open 13,415 sq.ft.<br>Enclosed <u>6,768 sq.ft.</u><br>Total 20,183 sq.ft.   |
| Units                   |   |  | Residential 163<br>Hotel 150  |

- <sup>1</sup> **Note on Floor Area and FSR:** The amount of residential floor area is beyond the maximum currently permitted in the CD-1 (446) By-law; however, reflects a text amendment approved by Council following a Public Hearing on December 12, 2006. Enactment of the amending by-law is required prior to issuance of the development permit. (Condition 1.4) See page 6 for further discussion. An overage of balcony and storage room areas amounting to 4,911 sq. ft. has been included in the computation of residential floor area, which results in an overall FSR of 17.87. Standard Condition A.1.1 seeks a reduction of the overall FSR to meet the CD-1 (446) By-law (as amended). See also the note below on Balconies.
- <sup>2</sup> **Note on Parking:** The parking requirement for the hotel use has been calculated using Section 4.3.2, Hotels in DD District, rather than the generic hotel parking requirement, as listed in Section 4.2.2.1. The DD District parking standard for hotel use combines office, restaurant, and retail uses (with a specific area exemption) along with its calculation. It has been determined that the offices on the 23<sup>rd</sup> floor and the restaurant and retail on the 2<sup>nd</sup> floor and ground floor are part of the function of the hotel use, and therefore the parking calculations described in Section 4.3.2 may be used. Residential parking is calculated as per Section 7 of the CD-1 (446) By-law. It exceeds the maximum permitted, and Standard Condition A.1.7 seeks a reduction of residential parking to be within the maximum limits.
- <sup>3</sup> **Note on Loading:** Unlike parking, loading requirements in the Parking By-law for office and restaurant/retail uses may not be combined and therefore are calculated separately. Loading provisions on Level P1 and the Upper Lobby level appear to be shared amongst all users and clarification regarding residential loading is requested in Standard Condition A.2.6. Staff support the loading relaxation as requested, however believe that a redesign of the loading bay area could provide a preferable arrangement, by accommodating an additional Class B loading space, at the expense of a Class A loading space, resulting in four Class B and two Class A spaces. This redesign is offered for the applicant's "consideration" in Standard Condition A.2.13. See Standard Conditions A.2.4 through A.2.7 for further conditions regarding loading, and a further "consideration" item in Standard Condition A.2.12.
- <sup>4</sup> **Note on Bicycles:** Bicycle requirements for office and restaurant/retail uses may not be combined and therefore are also calculated separately. Bicycle provisions, both Class A (employees and residents) and Class B (visitors'), are deficient, and appear to be combined amongst all users. Standard Condition A.1.5 seeks compliance and seeks to have at least the residential Class B bicycle parking component separated from the commercial component.
- <sup>5</sup> **Note on Amenity:** The recreational and spa amenities located on the lower tower levels (Level 2 and 3) are proposed to be used by both the hotel and residential users. These areas, albeit considered an "amenity", have not been excluded from the calculation of floor space. There is no provision in the CD-1 (446) By-law allowing an amenity area exclusion for a commercial operation which serves both residents and commercial users. There is a CD-1 By-law exclusion of floor area for amenity spaces to a maximum of 10,000 square feet for solely residential purposes; however, none have been proposed for this development. Standard Condition A.1.20 seeks provision of a dedicated multi-purpose room for the residents. Condition of the Development Permit B.2.6 requires that access to the hotel's recreational amenities be provided and maintained for the residents. See pages 12/13 for discussion.
- <sup>6</sup> **Note on Balconies:** The total balcony area proposed exceeds the maximum permitted exclusions of 8% of the proposed floor area. Further, many (51) enclosed balconies do not meet the intent of the Enclosed Balcony Guidelines. Unlike that of the total balcony area overage, these balconies have not been included in the computation of floor area. The area attributed to these balconies is approximately 6,265 sq. ft. Standard Condition A.1.4 seeks design development and additional details to these balconies.

● **Legal Description**

Lot: F  
 Block: 17  
 Plan: LMP14977  
 District Lot: 185

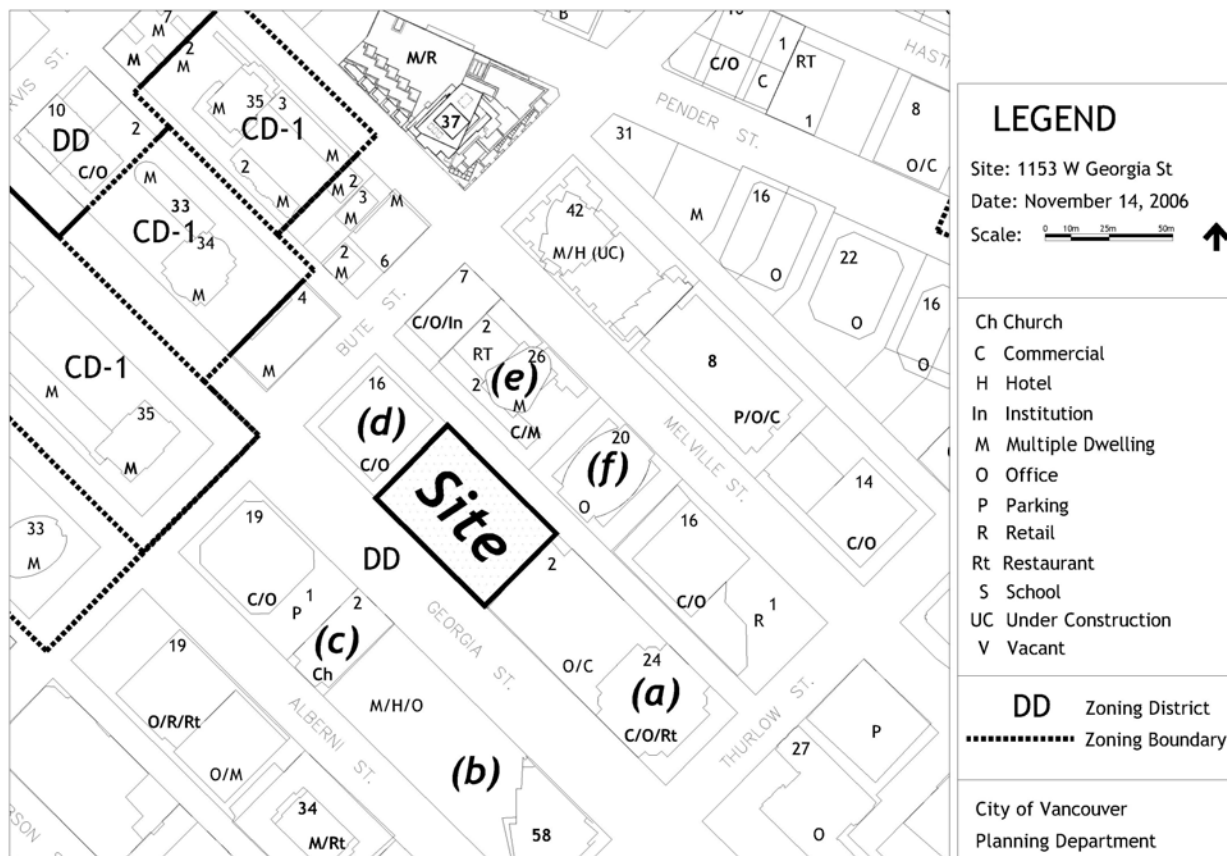
● **History of Application:**

06 09 18 Complete DE submitted  
 06 10 25 Urban Design Panel  
 06 11 22 Development Permit Staff Committee

● **Site:** The site is located on the north side of West Georgia Street, between Bute and Thurlow Streets. The site is occupied by a partially-constructed nine-storey office building which has been vacant and derelict for several years.

● **Context:** Significant adjacent development includes:

- (a) 1111 West Georgia Street: "Terasen Gas", 24-storey office building
- (b) 1121 Alberni Street: "Shangri-La", 58-storey mixed-use development under construction
- (c) 1160 West Georgia Street: First Church of Christ, Heritage "B"
- (d) 1185 West Georgia Street; 16-storey office building
- (e) 1166 Melville Street: "Orca", 26-storey residential building
- (f) 1138 Melville Street: 20-storey office building



● **Background:** The site is currently developed with a nine-storey building, which has been vacant and derelict for many years. In 1994, permits were issued to strip the existing office building of its exterior walls and interior finishes and to change the use of floors one through six from office use to a fitness club. After work began, construction was suspended and the permits expired. In July 1996, a development application was submitted to replace the existing structure with a 27-storey office/retail development. That application was withdrawn in July 1997. The site changed ownership in 1999.

Following a Public Hearing on September 15, 2005, City Council approved an application to rezone this site from DD to CD-1, to permit this "tall" mixed-use development. In November 2005, the amending by-law was enacted. Because a number of enactment conditions were outstanding at that time, a No Development Covenant was registered on title, deferring completion of those rezoning conditions. Completion of those enactment conditions must now be satisfied prior to release of the No Development Covenant. The Covenant must be released before a development permit can be issued for any new development on this site. (Condition 1.1)

The outstanding obligations include:

- an upgrade to the water service to the site including a letter of credit for the cost of the work and registration of a "servicing agreement";
- completion of the transfer of heritage density to the site;
- payment for public realm improvements, in the form of a letter of credit;
- payment of a community amenity contribution in the form of a letter of credit; and
- registration of a "public art agreement".

With respect to an interior public space (Palm Court) that had been initially proposed in the rezoning, it was concluded prior to the Public Hearing that this element should be abandoned and that hotel-programmed uses be incorporated in the podium, shifting this floor area (equivalent to two tower floors) from the tower. A Text Amendment adding an approximately equivalent amount of residential floor area back into the tower, with no change to tower volume or height, was approved by Council at the December 12, 2006, Public Hearing. The technical analysis reflects this approved by-law. Enactment of the amendments must occur before issuance of a development permit. (Condition 1.4)

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

CD-1 (446) By-law No. 9195 - 1133 West Georgia Street

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

**(See Appendix F for other rezoning conditions to be satisfied through the Development Permit)**

Following conclusion of the Public Hearing on September 15, 2005, Council passed the following (*italics*):

*(b) THAT, prior to final approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board, as the case may be, who shall consider the following conditions:*

*(i) Design development to the overall building envelope and character, proposed exterior building materials and detailing to ensure the intended architectural excellence, elegance, quality and character is achieved.*

*Note to applicant: Aspects to consider include, among other things: glass specifications, a comprehensive exterior building sample board, description of window systems including potential rhythm of spandrel and vent components, lighting plan and signage plan.*

**Applicant's Response:****Building Envelope**

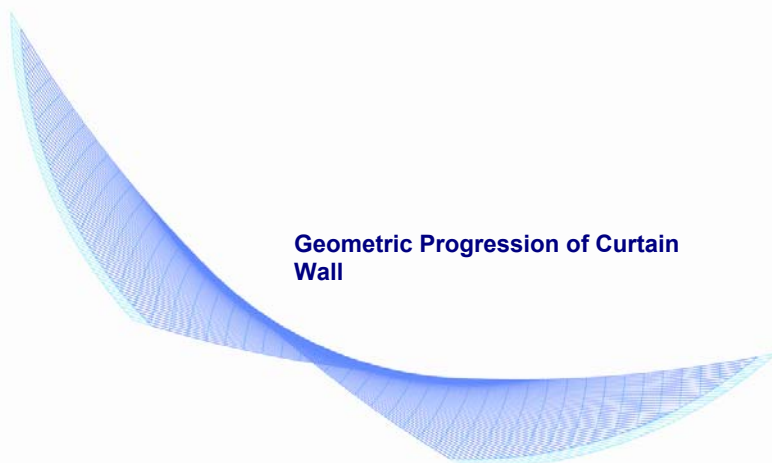
The building envelope of the tower consists of a high performance curtain wall system that incorporates integrated solar control and venting. Primary solar control in the three major twisting facades of the tower is achieved by varying tints of high performance glazing. Each tint responds to the specific solar needs and orientation of each of the three triangular facades - north facing, east and predominantly west facing in each case. The three minor facades that open onto the twisting balconies located at the corners of the tower utilize a single high performance glazing system similar in performance to the north elevation, with the addition of the balcony to provide shade in these locations. The slight variation in exterior material will provide a high level of energy efficiency and occupant comfort, whilst speaking to the sustainability goals of the project. Exterior curtain wall expression is comprised of a silicon joint system with an intermediate glass fin to provide a stiffener element within the twisting curtain wall façade without obstruction of the view.

**Opening Windows & Vents**

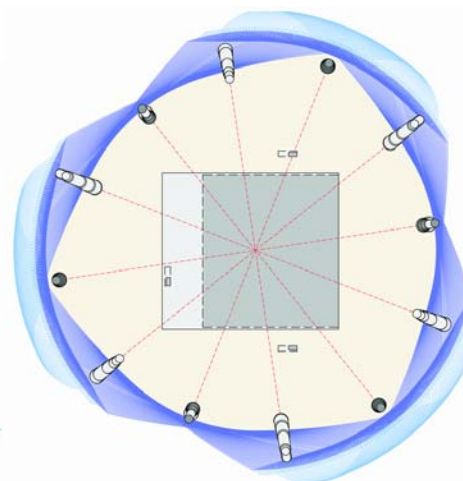
Opening windows are located in bands in a two-floor alternating pattern and are integrated into the overall curtain wall character by the use of frameless glass opening lights. Venting is organized by a horizontal slot vent near the floor line, which is integrated into the curtain wall. Tower residential layout has been organized to eliminate spandrel glazing in the three main twisting façades of the project.

**Structure**

Many structural systems were analyzed during design development of the proposal and a radial column system was chosen as having the least impact on internal layout and views. This radial system consists of two column types within the radial pattern. One column type is vertical and is positioned within the triangular floor plate at locations that are not impacted by the twisting geometry of the tower. The second set of columns are in locations that are impacted by the twist and lean in towards the centre or away from the centre so that they establish a constant relationship with the external skin of the building as it twists from the base to the cap. The leaning sets of columns are in structural balance and so do not impact any net torsion into the structure. Column sizes diminish vertically but maintain a constant relationship to the curtain wall the full height of the tower. A tuned mass dampener system at the top of the tower will be employed as part of the structural system.

**Geometry**

**Geometric Progression of Curtain Wall**



**Geometric Progression of Tower Columns**

**Staff Assessment:** The condition is satisfied. The applicant team is to be commended for the rigor and innovation it has brought to the design of this intriguing building, which staff conclude meets the test of achieving architectural excellence. With respect to the tower top, staff agree with the Urban

Design Panel which felt it should be refined by extending the curving glazed facades up to the top to complete this architectural language. (See page 10 and Condition 1.2)

*(ii) Design development to refine the tower base in relationship to the upper portions of the tower and the adjacent building to enhance the overall building character and presence on Georgia Street.*

*Note to applicant: Aspects to consider include, among other things: the architectural scale, rhythm and material specifications; and review of the internal spaces at the base to provide more elegant spaces.*

Applicant's Response: Substantial changes have been made to the base of the Podium in response to this condition. The podium portion extending to Georgia Street has been removed to allow the tower shaft to be visible for its full height on Georgia Street. Internal spaces at grade have been revised to provide a grander architectural scale.

**Staff Assessment:** The refinements to the tower base and podium, including incorporation of a restaurant fronting the west edge of the plaza, fully satisfy the condition.

*(iii) Design development to strengthen the definition of the green court facing Georgia Street to enhance its public character.*

*Note to applicant: Aspects to consider include, among other things: richness of materials and detailing, and lighting; fully detailed landscape plans including, among other things, plant types and irrigations systems should be provided.*

Applicant's Response: The revisions to the tower geometry and the change of use of the Pavilion Building have re-oriented the Plaza to provide a more direct relationship to Georgia Street. A fully-detailed landscape plan, showing all hard and soft landscape elements, materials and lighting systems is included in the application package. The plaza is now contained to the west and north by colonnades that strengthen its definition and provide public edges.

**Staff Assessment:** The reconfiguring of the plaza has substantially improved its definition and publicness, as have the active ground floor uses (restaurant, hotel lobby, residential lobby) at its perimeter. The Urban Design Panel felt its treatment needed further design development to give it more cohesiveness and a stronger theme, perhaps reflecting the sculptural aspects of the tower. Also see Landscape comments on page 11. (Condition 1.3) Standard Condition A.1.2 would secure public access over the plaza.

*(iv) Design development of the Palm Court to clarify its programming and 'publicness'.*

*Note to applicant: Aspects to consider include, among other things: providing an agreement regarding hours of operation, security and maintenance; providing moveable chairs and public washrooms; refining the waterfall with consideration of making it more sustainable; and provision of public art.*

Applicant's Response: During rezoning negotiations between the Owner and the City, it was agreed that the resources required to provide the public use for the pavilion building would be better and more efficiently utilized by focusing the CAC proposal on other priorities. Therefore, the pavilion building is integrated into the hotel program and related commercial space. Most of the main elements of the original proposal are retained, including the pavilion roof form, water feature and landscape.

**Staff Assessment:** As the "Palm Court" has been abandoned, the condition is no longer applicable. However, some of the considerations of the former "Palm Court's" publicness should find their way into the Georgia Street plaza, including public art, with even the possibility of a dramatic, steel and glass roof structure for rain protection (see Urban Design Panel comments, pages 9 - 11, dealing with



"Atrium Enquiry") which the applicant has put forward as an enquiry but is not part of this application. (Condition 1.3, Note to Applicant).

(v) *Design development to provide amenity area for the residents.*

*Note to applicant: The provision of on-site residential amenities should be clarified.*

Applicant's Response: Residential amenities will include access to hotel facilities, including the health club, spa, pool, restaurants, business centre and meeting space.

**Staff Assessment:** See comments under Housing Centre/Social Planning /Cultural Affairs on pages 12/13 and Standard Condition A.1.20.

(vi) *Design development on the lane side to enhance livability for the townhouses across the lane at 1166 Melville Street.*

*Note to applicant: Aspects to consider include, among other things: the visual and acoustic characteristics of the Palm Court and the loading and passenger loading functions abutting the lane.*

Applicant's Response: Design development to the lane to enhance its livability for the townhouses across the lane to the north include:

- Repositioning of water / landscape features within the glazing line to eliminate acoustic issues
- Minimal loading has been located at the eastern extreme of the site to minimize its impact on the townhouses and ensure no loading occurs within the lane right-of-way. The major loading facility has been relocated below grade to further reduce its impact.
- Provision of trees in the lane provides a further veil to the townhouses.
- Other veils, such as the water feature itself, provide a series of visual screening elements to the townhouses.
- Provision of a 5-Star hotel lobby use fronting the lane will enhance its amenity, security and livability.

**Staff Assessment:** The proposed high quality lane interface provides a more than acceptable environment for townhouses across the lane, as well as an exceptionally attractive lane treatment. The condition is satisfied. Any proposed special lane treatment will be considered under a separate application to the City Engineer. (Standard Condition A.2.18)

• **Conclusion:** The proposal contained in this complete Development Application has advanced the architectural excellence it exhibited at the Rezoning stage and substantively addressed the rezoning design development conditions. The applicant team is commended for its efforts which will result in an intriguing addition to Georgia Street and Vancouver's skyline.

## URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on October 25, 2006, and provided the following comments:

### EVALUATION: SUPPORT (8-0)

Paul Merrick, Architect and James Hancock, Architect, were guest panelists for the review of this application, in accordance with the General Policy for Higher Buildings.

- **Introduction:** Ralph Segal, Development Planner, presented the complete application after rezoning. Mr. Segal reminded the Panel that the application was unanimously supported at the rezoning stage by the Urban Design Panel. Mr. Segal asked the Panel to comment on the

architectural expression. He noted that in the rezoning stage, the Palm Court interior public space were proposed. It was concluded that the Palm Court was proving troublesome and was abandoned. Mr. Segal added that at the lane there will be a bus and taxi drop off and access to the hotel functions. There will also be a complete upgrade to the lane.

Mr. Segal noted the following areas in which the advice of the Panel is sought noted the following areas in which the advice of the Panel is sought:

1. Has the architectural design evolved appropriately in regard to:
  - tower's exterior design
  - podium as it related to the tower, adjacent buildings and Georgia Street
2. Quality of the Public Realm, specifically the plaza treatment and lane interface.

"Atrium" Enquiry: From an Urban Design/Architectural perspective, the Panel's opinion is sought on a Georgia Street glass atrium vs. the public plaza that is in the current Development Application.

- **Applicant's Introductory Comments:** Mark Thompson, Architect described the project in further detail and gave a history of the site. Arthur Erickson, Architect spoke on the changes made since the last Urban Design Panel. Jennifer Stamp, Landscape Architect gave an overview of the landscape plans for the site. The applicant team took questions from the Panel.
- **Panel's Consensus on Key Aspects Needing Improvement:**
  - There was general support for the atrium. The atrium roof canopy should be as light and refined as possible, with a thin fascia edge.
  - Design development to refine the atrium's glass wall to enhance its transparency and permeability. It should minimize the restriction of movement and allow the atrium to operate as a public open space fronting the street.
  - Remove the planting from the 24<sup>th</sup> floor balconies.
- **Related Commentary:** The Panel unanimously supported this application and commended the applicant for their hard work.

It was described as an iconic and elegant scheme and the Panel felt the design had developed well since the last Urban Design Panel review. The Panel was impressed with the resolution of the scheme and the rigor that has been applied to the structural system and to the façade. The Panel supported all the sustainability measures.

The Panel supported the height although one member of the Panel suggested the applicant might consider raising the building to the same height as the Shangri-la since it is close enough that they may be read as a pair. However, the Panel as a whole felt the height was appropriate. A couple of members did suggest increasing the height of the three curving glazed facades to the top of the roof to improve the proportions of this uppermost element of the building in relation to the rest of the tower, as well as enhancing the sustainability of the building.

Several members of the Panel felt that the landscape design could be further developed to integrate itself more closely with the motion and spirit of the building and to develop a stronger character for the plaza and podium levels. One member also had concern that the amount of hard surfaces to planting in the plaza space could yield a space that would feel hard rather than lush. The Panel also felt that the 24<sup>th</sup> floor balcony greenery took away from the simplicity and elegance of the building and suggested leaving the planting out of the design.

There was some concern around the livability of the suites with the floor to ceiling glass noting that it might become uncomfortable without cross ventilation or resorting to air conditioning.

The Panel felt the new proposal (atrium) was a much more elegant solution with the full, site wide, canopy element referencing the neighbouring podium level of the adjacent site. It was suggested that the edge condition of the glass and the frame could be developed to appear lighter and more refined.

There was some concern that the proposed atrium would restrict the public use of the open space though it was also noted that Georgia Street is a very busy thoroughfare that does not lend itself to quiet open space use. Some members of the Panel felt that internalizing the space would make it a great public room for an art show or music and would be a good public fit for the project. It was also suggested that the atrium glazing should be as permeable as possible, especially during good weather, so that the ground plane can operate as public open space rather than hotel lobby. Pivoting or sliding glass elements that could be opened were suggested.

- **Applicant's Response:** Mr. Thompson thanked the Panel for their very interesting comments and added that they will take them on with enthusiasm. He asked for more commentary on the height of the building. Mr. Segal advised the applicant that Council most likely would not approve more height. The consensus of the Panel was that the height was appropriate for the floor plate.

## LANDSCAPE

The rezoning conditions notes in Appendix F related to landscape issues have been largely satisfied, however additional design development is required.

The landscape design at the pedestrian level in the Georgia Street plaza is harsh due to the vast amount of paving proposed. Although ample trees have been proposed, there are opportunities through the provision of amenity in the form of art objects, benches and additional greenery to animate the space and bring delight to the pedestrian urban landscape experience.

The strong linear design of the landscape within the plaza seems to be incongruous with the design of the building with its organic twist. The plaza should be a welcoming environment and the spaces within it should be arranged to encourage flow of human movement to the various private and public activity areas. It is not clear from the drawings whether the Outdoor Café, as noted on the Landscape Plan, is open to the public or will be treated as a space for patrons of the hotel, only. A café open to the public, with generous outdoor seating, would better animate the plaza. In addition, elements that welcome and promote gathering near the entry to the tower should be considered. (Condition 1.3)

Further recommendations related to the detailed review of the development application are contained in Standard Conditions A.1.11 through A.1.17.

## CPTED

The rezoning condition noted in Appendix F related to CPTED issues has been largely satisfied through the design development which has occurred. Standard Conditions A.1.18 and A.1.19 relate to specific issues requiring further refinement.

## ENGINEERING SERVICES

With regard to the rezoning conditions related to Engineering matters noted in Appendix F, only one condition (xv) has been met satisfactorily. The conditions related to parking, loading and garbage facilities require further resolution as described below and referenced in the recommended conditions contained in Appendix A.

Due to an oversight at the rezoning stage, the applicant is now required to provide a Transportation Impact Study undertaken by a Transportation Consultant to determine trip generation and routing impacts on the surrounding lane and streets. (Standard Condition A.2.1) The study should also include

plans showing turning swaths which clearly demonstrate the street and lane access requirements of a full size tour bus (14.5 m length), taking into account curb geometrics, traffic lane usage, curb signage and poles etc. Any concerns identified by the study should be addressed through the recommendation of mitigation measures to be implemented by the applicant and/or the City.

The maximum permitted number of residential parking stalls has been exceeded in this application and staff recommend that this be brought into compliance. (Standard Condition A.1.7)

This application is significantly deficient in demonstrating the provision of fully functional and separate garbage facilities for both the residential and commercial user groups. Accordingly, staff recommend that this be clarified and that modifications be made to ensure compliance with these requirements. (Standard Conditions A.2.8) The provision of a garbage compactor located at the rear of a 4 ft.-high raised loading dock is not functional and modification to the loading area to bring this compactor down onto the floor is expected.

Engineering staff support the request for a relaxation of the required loading spaces. However, staff believe that further improvements to the loading bay design are possible, which could provide an additional Class B loading space to four from the proposed three (at the expense of one Class A space). Functionality could also be improved through the use of dock levelers. Staff propose these as "consideration" items. (Standard Conditions A.2.12 and A.2.13)

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

## **SUSTAINABILITY**

City Council adopted a Green Building Strategy on November 3, 2005, which identifies three priorities for green buildings. These priorities are energy efficiency, water efficiency, and storm water management. The applicant proposed through the rezoning process to participate in the Green Buildings Strategy Program. Staff support all of the measures proposed to enhance the environmental performance of this proposal. Specifically, Staff support the measures proposed to promote energy efficiency via the use of geothermal energy, the solar hot water array, building orientation and heat recovery devices. Staff applauds the installation of roof top gardens and the measures proposed to capture and re-use rain water for irrigation, as well as the installation of low-flow fixtures, and Energy Star® appliances.

As noted in Appendix F, rezoning condition (xviii), the applicant was required to submit a preliminary LEED™ scorecard showing proposed strategies for attainment of a LEED™ "Silver" standard as a condition of rezoning approval. The applicant has submitted a scorecard indicating that they propose to achieve 33 points, which is the minimum number required to attain Silver status. Staff request that the applicant strive to achieve a minimum target of 33 credits on the LEED™ Canada NC -1 Project Score Card and pursuant to the above rezoning condition, submission be made to the Canada Green Building Council, seeking LEED™ Silver status. (Standard Condition A.1.21)

## **HOUSING CENTRE/SOCIAL PLANNING/CULTURAL AFFAIRS**

### Families Living with Children:

The proposed development includes 163 residential units, of which approximately 40% are suitable for families living with children. The applicant has recognized that many of these units will likely be used for family living by designating "family rooms" and other such spaces within some of the suites.

Rezoning condition (v) required "design development to provide (an) amenity area for residents". In response, the applicant has indicated that residents will have access to the hotel facilities, including

the health club, spa, pool, restaurants, and business centre and meeting space. No exclusive indoor amenity area has been proposed for the residents.

It is unclear whether residents will have unrestricted access to these facilities, or whether fees or charges will be levied for use of hotel facilities. If residents were provided with secured, unrestricted, access to these hotel facilities, staff would not require that the applicant also provide an outdoor children's play space. Staff remain concerned, however, that use and scheduling conflicts may arise if residents are required to share these facilities with hotel guests, thereby limiting resident use and access. Staff recommend that a multi-purpose room, equipped with a handicap accessible washroom and storage facilities be provided for the exclusive use of the residents. (Standard Condition A.1.20). Further, staff recommend that access to the hotels recreational and spa facilities for the residents be made a condition of the development permit. (Condition of Development Permit B.2.6)

#### **ENVIRONMENTAL PROTECTION BRANCH**

A Site Profile indicating past Schedule 2 uses was submitted with the development application and has been forwarded to the Ministry of Land, Water and Air Protection. This permit cannot be issued without clearance from the Ministry. (Standard Condition A.4.1)

#### **PROCESSING CENTRE - BUILDING**

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

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

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

#### **VANCOUVER COASTAL HEALTH AUTHORITY**

The VCHA advises the applicant to take note of the following:

- (i) Detailed drawings of food/retail spaces are to be submitted for review by the Environmental Health Division for compliance with Health By-law #6580 and the Food Premises Regulation prior to construction;
- (ii) Detailed drawings of the swimming pools/hot tubs are to be submitted to the Environmental Health Division and Provincial Health Engineer prior to construction;
- (iii) Detailed drawings of the personal service establishments are to be submitted for review by the Environmental Health Division for Compliance with Health By-law #6580 and the Personal Service Establishment Regulation prior to construction;
- (iv) All fresh air portals are to be located away from driveways and parking/loading areas in order to prevent vehicle exhaust from being drawn into the building;
- (v) The garbage storage area is to be designed to minimize nuisances; and

(vi) The underground parking is to be adequately ventilated to prevent the build-up of noxious gases.

#### NOTIFICATION

A notification sign was installed on the site on November 2, 2006. On November 6, 2006, 1,729 letters were sent to neighbouring property owners advising them of the application. To date, three responses have been received. Two respondents support the project and believe that it will be an exciting addition to the streetscape. The third respondent requested that the height of the tower be significantly reduced to be more in keeping with neighbouring developments. Staff have advised the respondent that the height of the building will comply with the CD-1 By-law and preliminary form of development approved by City Council during the rezoning process.

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

With respect to the Parking By-law, the By-law gives the Director of Planning authority to consider relaxations of the Parking By-law with regard to the provision of off-street parking and loading spaces. The By-law also gives authority to the Development Permit Board to act on behalf of the Director of Planning. This application seeks a relaxation of the off-street loading provisions of the Parking By-law.

The Staff Committee supports the loading relaxation, but agrees with Engineering Services staff that a reworking of the loading bay arrangement resulting in an overall provision of four Class B and two Class A loading spaces would be preferable to the layout currently shown.

With regard to the amenity provision, the Staff Committee supports the requirement to provide a separate multi-purpose room for the residents exclusive use, and to require access for residents to the hotel amenity (recreation) spaces as a condition of the Development Permit, noting that a future air space subdivision would trigger registration of a legal agreement to further secure such access.

The Committee recommends approval of the application, subject to the conditions contained in the report.

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B. Boons  
Chair, Development Permit Staff Committee

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R. Segal MAIBC  
Senior Development Planner

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T. Chen  
Project Coordinator

Project Facilitator: A. Higginson

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## 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 compliance with the FSR regulations of the CD-1 (446) By-law, to not exceed a maximum FSR of 17.74;

**Note to Applicant:** The overage in balcony areas and storage rooms has been included in the computation of residential floor area. See also Standard Conditions A.1.3 and A.1.4.

- A.1.2 suitable arrangements are to be made to the satisfaction of the Director of Legal Services and the Director of Planning for public access and use of the plaza area on the Georgia Street frontage;

- A.1.3 clarification of the size and proposed floor space exemptions for the en-suite storage rooms that are larger than 40 square feet per unit;

**Note to Applicant:** For storage rooms larger than 40 square feet, no exclusions for any of the residential storage space will be permitted, in accordance with Section 5.2(e) of the CD-1 (446) By-law. Design development is also required to relocate the storage room out of the master bedroom of the unit on the 52<sup>nd</sup> floor. Refer to the Planning By-law Administration Bulletin titled: "Bulk Storage - Residential Developments" for additional information and requirements for storage rooms.

- A.1.4 design development to eliminate and/or revise a number of the enclosed balconies which do not meet the intent of the Balcony Enclosure Guidelines, and provision of details of enclosed balconies;

**Note to Applicant:** There are 51 enclosed balconies amounting to approximately 6,265 sq. ft. To qualify for an exclusion from floor space ratio (FSR) calculations, an enclosed balcony must be a distinct space separated from the remainder of the dwelling unit by walls, glass, and glazed doors (hinged or sliding), have an impervious floor surface, a flush threshold at the bottom of the door [for disabled access], large, openable windows for ventilation, and distinct exterior architectural expression. In addition, each dwelling unit should have no more than one enclosed balcony, and all balconies, both open and enclosed, should be clearly identified on the floor plans. Notation should also be made on the plans stating: "All enclosed balconies shall be designed and constructed in accordance with the Council-approved Balcony Enclosure Guidelines."

- A.1.5 compliance with the Class A and Class B bicycle provisions for both residential and commercial uses, and design development to separate the residential and commercial bicycle rooms;

- A.1.6 design development to the locker rooms (both male and female) on Level P1 Mezzanine (DP-A206) to provide shower and change facilities;

**Note to Applicant:** If it was intended that staff share the spa shower and change facilities with hotel guests and residents, this may be problematic.

- A.1.7 reduction in the number of residential parking spaces to be within the minimum and maximum provisions of the CD-1 (446) By-law;

- A.1.8 provision of correct project statistics numbers;
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**Note to Applicant:** Several inconsistencies have been identified. Please contact Mr. Tony Chen, the Project Coordinator, at 873-7783, to review and clarify as needed.

- A.1.9 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 impact on the building's open space and the Public Realm;
- A.1.10 submission of glass sample(s) clearly marked with performance specifications matching those on the architectural drawings;

**Note to Applicant:** The glass sample(s) will be retained by the City to compare with glass installed during construction.

### Standard Landscape Conditions

- A.1.11 provision of an irrigation system in all common planted areas;

**Note to Applicant:** This is carried forward from the rezoning conditions, as the notation is missing on the Landscape Plans. The notation should include a hose bib on the roof deck to enable watering of the green roof planting. If the proposal includes the installation of a light-permeable canopy over the ground level plaza on ground level on Georgia Street, an irrigation system should be provided for the watering of each tree located under the canopy.

- A.1.12 provision of a landscape lighting plan;

**Note to Applicant:** This is carried forward from the rezoning conditions. A notation on the landscape plan related to lighting is required.

- A.1.13 provision of tree planting details for trees proposed within the paved public plaza;

**Note to Applicant:** Consider the use of a structural soil detail or tree planting cells to mitigate soil compaction at the root zone for tree planting within the pedestrian zone of the plaza.

- A.1.14 notation to confirm the location of the parking exhaust grill on the Landscape Plan;

**Note to Applicant:** See also Standard Condition A.1.9.

- A.1.15 provision of a landscape plan and details for the planter located adjacent to the 2<sup>nd</sup> floor Meeting Room illustrated on drawing DP-A209;

- A.1.16 provision of large-scale planter details at ¼' = 1'-0's scale;

- A.1.17 consideration to deleting landscaping from 24<sup>th</sup> floor balconies;

### Crime Prevention Through Environmental Design (CPTED)

- A.1.18 design development to reduce opportunities for theft in the underground parking;

**Note to Applicant:** Clarify that the hotel parking area does not have to exit through the secure residential parking area. The residential parking should be further secured by providing an additional door within the exit stair between the hotel and residential parking levels in coordination with Processing Centre-Building staff.

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- A.1.19 design development to provide increased visibility into the parking elevator lobby by providing a glassed vestibule;

### Social Planning/Housing Centre/ Cultural Affairs

- A.1.20 design development to provide an indoor amenity room with a wheelchair accessible washroom, for exclusive use by residents, adjacent to the outdoor amenity space, as outlined in the City's "High Density Housing for Families with Children guidelines", to the satisfaction of the Director of Social Planning;

**Note to Applicant:** The indoor amenity space should be designed to allow a range of activities and gatherings. Experience has shown that rooms in the range of 37 m<sup>2</sup> (400 sq. ft.) provide the greatest range of use. Storage sufficient to accommodate a range of furnishings and equipment enhances flexibility.

### Sustainability

- A.1.21 commitment by the applicant to submission to Canada Green Building Council seeking LEED™ Silver standard.

**Note to Applicant:** The applicant is encouraged to achieve the additional credits in the Energy & Atmosphere Category of the LEED™ Canada Project Score Card.

### A.2 Standard Engineering Conditions

- A.2.1 provision of a Transportation Impact Study by a qualified Transportation Consultant to determine trip generation and routing impacts on surrounding lane and street intersections;

**Note to Applicant:** Plans are also required that clearly demonstrate the street and lane access requirements of a full size tour bus taking into account curb geometrics, traffic lane usage (curb signage), poles and the like.

- A.2.2 provision of a parking entry ramp grade not exceeding 10% for the first 20 ft. and not exceeding 12.5% thereafter;

**Note to Applicant:** Parking ramps providing service truck access are limited to 12.5% grades.

- A.2.3 provision of an adequate inside turning radius for two-way truck traffic flow through the right angle turns of the parking entry ramp;

- A.2.4 provision of a truck hammerhead for access to the Class B loading spaces;

**Note to Applicant:** This will require redesign of the kiosk location. See also Standard Condition A.2.5.

- A.2.5 provision of detailed sections of parking and loading areas to confirm the vertical clearances for entry points, loading spaces, and maneuvering /hammerhead areas;

**Note to Applicant:** To maintain adequate unobstructed vertical clearance (minimum 3.8 m), additional height should be provided if overhead appurtenances such as ducts or sprinklers are to be present.

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A.2.6 clarification on plans as to the location of the residential loading space;

A.2.7 provision of an access door between the service lobby and the residential lobby on the P1 parking level;

**Note to Applicant:** This is to provide convenient and easy access for residential moves from loading facilities on the P1 level.

A.2.8 provision of separated garbage storage facilities for the residential and commercial uses in the building and clarification of garbage storage and pick-up operations;

**Note to Applicant:** Submission of a letter from a waste management operator confirming the ability of trucks to access the site and pick up the compactors and bins within the loading space provided is required.

A.2.9 provision of increased width for the circulation aisle which connects the kiosk lanes to the beginning of the parkade circulation system;

**Note to Applicant:** Refer to drawing DP-A205. Storage rooms should be set back further north to provide a wider aisle and prevent conflicts between egressing and ingressing vehicles.

A.2.10 provision of an adequate radius from the east/west maneuvering aisle to the north/south circulation aisle in northwest corner of Parking Level P-6;

A.2.11 provision of a small-scale detailed north elevation plan showing required 12.5 ft. vertical clearance for parking entry;

A.2.12 consideration for providing dock levelers for the Class B loading spaces;

**Note to Applicant:** this will enable trucks of various sizes to unload at the raised loading docks at grade and in the P1 loading facility.

A.2.13 consideration to redesigning the loading facility on the P1 level;

**Note to Applicant:** It appears possible to provide three Class B loading spaces and one Class A loading space (relocated) within the proposed loading area, resulting in an overall provision of two Class A loading spaces and four Class B loading spaces, which staff would support. Relocation of the loading dock stair and a garbage compactor would be necessary. Please contact Rob Waite of the Parking Management Branch at 604-873-7217 to discuss this further.

A.2.14 provision of City Building Grades on drawings DP-A207 and DP-A208;

**Note to Applicant:** Clarify the grade at the westerly exit/entrance on Georgia Street and provide an additional design grade on the west side of the loading bay at the property line. Contact Engineering Services for correct design grades for Georgia Street.

A.2.15 clarification of any canopy encroachments over Georgia Street;

**Note to Applicant:** If no encroachments are proposed, then deletion of the references to "canopy" shown on the landscape plan is required.

A.2.16 deletion of the portion of rooftop "Trellis" structure shown encroaching onto Georgia Street;

A.2.17 deletion of the reference to "Mews" in the City lane;

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- A.2.18 arrangements shall be made to the satisfaction of the General Manager of Engineering Services for all lane improvements;

**Note to Applicant:** A separate application to the General Manager of Engineering Services is required. A note that the lane treatments are not approved as part of this development application is to be placed on the plans. If drawing DP-LL01 was intended to be the separate submission referred to on page 12 of the response booklet, it is lacking in detail and information and requires a covering letter of request. Contact Engineering Services directly for submission requirements.

- A.2.19 provision of a revised landscape plan indicated detailed treatment of the City sidewalk in accordance with the Georgia Street Public Realm treatment, to the satisfaction of the General Manager of Engineering Services.

### **A.3 Standard Vancouver Coastal Health Authority Conditions**

- A.3.1 an acoustical consultant's report which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria shall be submitted;
- A.3.2 notations shall be made on the plans, confirming that the acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with or amended by the Medical Health Officer (Senior Environmental Health Officer);
- A.3.3 a letter from an acoustical consultant shall be submitted, confirming that the development permit drawings show a minimum STC 55 construction between the commercial and residential components of the building, or a minimum 6 in. solid concrete slab shall be specified on the drawings; and
- A.3.4 notations shall be made on the plans, confirming that the mechanical (ventilators, generators, compactors and exhaust) systems will be designed and located to minimize the noise and to comply with Noise By-law #6555. Mechanical equipment must be designed and located to reduce adverse air quality on the neighbourhood.

### **A.4 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:**

- A.4.1 confirmation shall be submitted, to the satisfaction of the Environmental Protection Branch, that a clearance with respect to soils contamination issues has been issued by the Ministry of Water, Land and Air Protection.
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**B.1 Standard Notes to Applicant**

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated November 22, 2006. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if Conditions 1.0 and 2.0 have not been complied with on or before **June 18, 2007**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

**B.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 within 60 days 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.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
  - B.2.3 All trees in accordance with Tree By-law No. 7347 are to be installed prior to issuance of any required occupancy permit or use of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
  - B.2.4 All approved street trees shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
  - B.2.5 The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure details on the approved plans and are not to be used as an integral part of the interior space of the building.
  - B.2.6 Access for residents, their guests and invitees, shall be provided and permanently maintained to the hotel's recreational facilities, including the health club, spa, pool, restaurants, business centre and meeting space.
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- B.2.7 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.2.8 The glass sample specifications submitted to the Director of Planning shall become and form part of the specifications of the glazing to be installed for this development.
- B.2.9 This site is affected by the Development Cost Levy By-law No. 8149. Levies will be required to be paid prior to issuance of Building Permits.**
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### Processing Centre - Building comments

The following comments have been provided by Processing Centre - Building and are based on the architectural drawings received on September 18, 2006 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with requirements of the Vancouver Building By-law.

1. This building is required to be constructed of noncombustible construction and comply with the highrise measures of Subsection 3.2.6. of the Vancouver Building Bylaw.
  2. This building and all facilities within it are required to be accessible in conformance with Section 3.8 of the Vancouver Building Bylaw. Residential dwelling unit levels are required to conform to the enhanced accessibility criteria of Sentence 3.8.2.27.(4) of the Vancouver Building Bylaw.
  3. Spatial separation at the building north and east elevations must be reviewed and the area of unprotected openings must comply with the requirements of Subsection 3.2.3. of the Vancouver Building Bylaw.
  - \*4. The travel distance on the parking levels P6, P5, P4, P3, P2 and P1 exceeds the maximum permitted by Sentence 3.4.2.5.(1) of the Vancouver Building Bylaw. Also, a Code conforming number of exits has not been provided on these levels. All floor areas are required to conform to the travel distance requirements of this Sentence.
  5. The deletion of areas of refuge as required by Sentence 3.8.3.19.(1) of the Vancouver Building Bylaw must be addressed by a generic equivalency.
  - \*6. Access conforming to the requirements of Section 3.8 and Sentence 3.3.1.12.(10) must be provided. There are many areas especially in the parking garage where this does not appear to have been provided.
  7. We note that the parking for people with disabilities on level P-3 appears to be a poor location and should be reviewed.
  8. The building core stair on the parking levels is required to be provided with a vestibule conforming to Sentence 3.3.5.7.
  - \*9. The third parking stair that begins at Level P1 must be designed as an exit stair and is not permitted to open onto the service corridor at the lower lobby level.
  - \*10. The P-1 level "mezzanine" is a storey, not a mezzanine, and accordingly access to two floor areas exits is required from this storey.
  - \*11. Dead end corridors exceeding 6m in length such as appear at the "P-1 Mezzanine" and lower lobby levels as well as on the 57<sup>th</sup> floor are not permitted.
  12. Storage rooms are not permitted to open directly into an exit in conformance with Sentence 3.4.4.4.(8) of the Vancouver Building Bylaw.
  13. This project must be reviewed for exit exposure conditions.
  - \*14. Interconnected floor spaces are required to conform to the requirements of Articles 3.2.8.3. to 3.2.8.9. of the Vancouver Building Bylaw.
  - \*15. Access to at least two floor area exits is required from all floor areas including the hotel front desk staff area.
  - \*16. The stair shafts servicing the parking garage must terminate at the ground floor level.
  17. The exit capacity on the 2<sup>nd</sup> storey must be reviewed.
  - \*18. The south entries to the tower scissor stair do not appear to meet the minimum exit width required by Subsection 3.4. of the Vancouver Building Bylaw.
  19. Egress and exiting from the 2 level penthouse unit 5601 does not comply with the requirements of Subsections 3.3 and 3.4 of the Vancouver Building Bylaw.
  20. Please note that if the building permit application for this project is made after the effective date of the Vancouver Building Bylaw 2007 projected for April 15, 2007, the project will have to comply with this new Code.
-

**Fire Issues:**

1. This building must be sprinklered in conformance with NFPA 13 and be provided with a standpipe system in conformance with NFPA 14.
- \*2. The building principal entrance must be located between 3 and 15 m of the Fire Department access route.
3. At least two Fire Department pumper connections must be provided and located within 45 m of a hydrant.
4. The location of fire fighter installations and building safety facilities including the central alarm and control facility, the fire fighter's elevator and stair access to above and below grade levels must be coordinated with the building principal entrance.
5. Venting must be provided to aid firefighting in conformance with Article 3.2.6.6. of the Vancouver Building Bylaw.

\* Items marked with an asterisk have been identified as serious non-conforming Building By-Law Issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

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**Rezoning conditions related to landscape issues are as follows:**

(vii) Provide a legal survey illustrating the following information:

- Existing trees 20 cm caliper or greater on the development site, and
- The public realm (property line to curb) including existing street trees, street utilities such as lamp posts, fire hydrants, etc., adjacent to the development site;

Applicant Response: A legal survey is provided.

(viii) Provide a full Landscape Plan;

*Note to Applicant: Plan should have minimum scale of 1/8"=1'-0" illustrating proposed plant materials (common and botanical names), including sizes and quantities, paving, walls, fences, and other landscape elements. All existing street trees, and public utilities such as lamp posts, hydro poles, fire hydrants, bike racks, benches and other street furnishings, etc. should be noted;*

Applicant's Response: A landscape plan is provided, including all the elements noted.

(ix) Provide new street trees along Georgia Street in order to fill in the gap in the row of existing street trees.

*Note to Applicant: The Georgia Street Tree and Sidewalk Design Guidelines will apply. New street trees should be spaced 8 m O.C and noted "Final species, quantity and spacing to the approval of City Engineer and Park Board", on the Landscape Plan. Street tree spacing and quantity, and tree species will be determined in consultation with Engineering Services.*

Applicant's Response: Street trees, conforming to the Georgia Street Guidelines, are delineated on the landscape plan with the specified notes.

(x) An irrigation system shall be specified in all common planted areas. Notation to this affect should be added to the drawing.

*Note to Applicant: The irrigation system design and installation shall be in accordance with the Irrigation Association of B.C. Standards and Guidelines.*

Applicant's Response: Notation regarding an irrigation system is noted on the drawings.

(xi) Provide a Landscape Lighting Plan.

*Note to Applicant: These lighting details can be added to the Landscape Plan.*

Applicant's Response: A Landscape Lighting Plan is incorporated on the Landscape Plan. It is our intention to incorporate landscape lighting into a component of the public art program. An outline of the Public Art Program is incorporated into this document.

**The rezoning condition related to CPTED issues states as follows:**

(xii) Design Development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard to reducing opportunities for:

- theft in the underground parking areas,
  - providing full secure separation for residential uses and parking,
  - residential break and enter,
  - mischief such as graffiti and alcove areas, and
  - increasing the defensibility of the ground level pathway.
-



Applicant's Response: CPTED considerations are incorporated into the detailed design of the ground plane and parkade. The possibility of theft in the underground parking areas is greatly reduced due to the five-star hotel component of the project. Hotel valet parking and security is to be provided at the upper levels of the parking area (parking office and kiosk are located at level P1). These levels are accessed by two shuttle parking elevators (the principle hotel elevators stopping at P2).

Secured residential parking is provided at the lower parking levels which are accessed by the dedicated residential elevators. Access to the residential elevators is controlled by security cards. All of the parking levels will be painted white and brightly lit.

Elevator lobbies and vestibules have large areas of vision glass. Security cameras will be located throughout the parking area which will also be heavily patrolled. The possibility of residential break and enter is also reduced because both the upper and lower lobby residential entries and elevators are located within the hotel lobby area which provides 24-hour staffing and security.

The project essentially has two heavily-supervised and well-lit front entries at both Georgia Street and the upgraded lane. Consequently, the defensibility of the ground-level pathway is enhanced and the possibility of vandalism is minimized.

**Rezoning conditions related to parking, loading and servicing issues are as follows:**

*(xiii) Provision of parking spaces to meet Parking By-law requirements regarding location, access and design; Note to Applicant: The following should be addressed:*

- *clarification of the number of parking levels that will have connections between this and the adjacent Terasen Gas site is required;*
- *the parking design should include corner cuts for the provision of independent two-way traffic flow where 200 or more vehicles are being served; Note: the connectivity to the adjacent Terasen Gas site will impact this requirement.*
- *the easterly angled parking space appears problematic;*
- *the development and provision of a suitable loading connection to the coffee shop and the café will require careful review, as the current layout requires traversing through hotel front desk areas; and*
- *a large coffee shop area with more than 16 seats may be required to provide parking and loading as a restaurant use.*

Applicant's Response: The parking levels have been substantially redesigned to take into account the commentary included in the Rezoning Report. Parking requirements and provisions have been recalculated to conform to the calculations as set out in the rezoning. A connection to Terasen Gas is not contemplated at this time. Direct loading connections between all food and beverage areas has been achieved.

Staff Analysis: The applicant has generally resolved the parking issues initially described in this condition. The significant change from the earlier proposal is the elimination of parking connectivity to the Terasen Gas site to the east. See Standard Conditions A.2.XX

*(xiv) Provision of loading spaces to meet Parking By-law requirements regarding number, location, access and design; Note to Applicant: The following should be addressed:*

- *loading facilities are significantly inadequate. The hotel requires two Class B loading spaces and one Class A loading space;*
  - *one residential loading space is required for the proposed 180 dwelling units;*
  - *loading should be taken underground to meet the loading needs of the proposal, with full compliance of Class B loading spaces dimensional and overhead clearance requirements;*
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- *the provision of 2 or more loading spaces will require a minimum unobstructed overhead clearance of 3.8 m or 12 ft. 6 in.; and*
- *the easterly courier space on P2 is obstructed by the service elevators and the tower structure.*

Applicant's Response: Ongoing discussions between the Project Team and the City Engineering staff regarding loading concepts have resulted in a proposal of one Class 'A' and one Class 'B' loading bay at grade fronting onto the lane at the northeast corner of the site. The major loading functions comprising three Class A and two Class B spaces, will occur below grade on the P1 parking level associated with back-of-house functions for the hotel, and vertical service circulation by elevator to the restaurant and meeting spaces in the Hotel Pavilion.

Staff Analysis: The applicant has generally met the requirements, with regard to the number of loading spaces, however staff recommend that the applicant modify the loading design to increase the number of Class B loading spaces by one which a corresponding reduction in the number of Class A loading spaces. (Standard Condition A.2.XX) Further, improved section drawings to confirm the provision of the required 3.8 m overhead vertical clearance are required. (See Standard Condition A.2.XX)

*(xv) Provision of passenger spaces to meet Parking By-law requirements regarding number, location, access and design; Note to Applicant: The following should be addressed:*

- *one Class C (tour bus) passenger space is required for a 180-room hotel; and*
- *three Class A passenger spaces are required (1 space/every 50 rooms).*

Applicant's Response: As delineated in our PDP documentation, one Class 'C' tour-bus passenger space and three Class 'A' passenger spaces will be provided adjacent to the lane for this 132-room hotel.

Staff Analysis: This condition has been met.

*(xvi) Provision of bicycle spaces and bicycle room to meet Parking By-law requirements regarding number, location, access and design; Note to Applicant: The following should be addressed:*

- *the bicycle room may not be large enough; and*
- *arrangements to ensure access to the shower/change facilities in the fitness club/spa for Class A commercial bicycle parking will be needed as per the Vancouver Building By-law (section 3.7.4.10)*

Applicant's Response: Bicycle spaces have been provided to meet the bylaw requirements. The P1 Mezzanine Level has been redesigned to accommodate the required number of bicycle spaces and residential bike storage - don't need arrangement. Health club shower and change facilities are available for bicycle users within the project. Shower and change facilities for hotel staff are provided and accessible for bicycle users within the staff complement. Twelve Class B bike spaces are provided at grade.

Staff Analysis: The bicycle change facilities remain unresolved. Staff does not believe that commuter cyclists sharing spa facilities with hotel guests and residents is a supportable solution. See Standard Condition A.2.XX.

*(xvii) Provision of garbage facilities to meet City requirements;*

*Note to Applicant: Proposed garbage facilities appear to be significantly inadequate; clarification is needed.*

Applicant's Response: The P1 Level has been substantially redesigned to provide full garbage facilities to meet City and Hotel Program requirements. This new strategy has been reviewed in a preliminary manner by City Engineering staff and comments incorporated.

Staff Analysis: Although the applicant has met with staff and has incorporated some of the city's comments, staff remain concerned about the functionality of the proposed garbage facilities. Standard Condition A.2.XX requests design development to provide separate residential and commercial garbage facilities

**The rezoning condition related to Sustainability is as follows:**

*(xviii) Submission of a preliminary LEED™ score card showing proposed strategies for attainment of LEED™ silver, and arrangements for subsequent submission to CAGBC (Canada Green Building Council), to the satisfaction of the Director of Planning.*

Applicant's Response: A preliminary LEED™ Score Card is provided as part of the complete Development Permit Application package.