
1055 RICHARDS (COMPLETE APPLICATION)
DE409696 - ZONE DD

MBR/TC/JG/DK

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
D. Jantzen, Vancouver Coastal Health Authority
T. Driessen, Vancouver Park Board

Also Present:

M.B. Rondeau, Urban Design & Development Planning
T. Chen, Development Services
J. Greer, Development Services

APPLICANT:

Rafii Architects
Suite One, 1600 Howe Street
Vancouver, BC
V6Z 2L9

PROPERTY OWNER:

Cressey Richards Development Ltd.
800 - 925 West Georgia Street
Vancouver, BC
V6C 3L2

EXECUTIVE SUMMARY

- **Proposal:** To develop this site with an 18-storey multiple dwelling with townhouses at grade all over 3 levels of underground parking.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building Comments, including aspects related to fire safety

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

● **Issues:**

1. Podium interface with adjacent existing building
2. Lane edge treatment and improved shared outdoor space

● **Urban Design Panel: Support**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE409696 as submitted, the plans and information forming a part thereof, thereby permitting the development of this site with an 18-storey multiple dwelling with townhouses at grade all over 3 levels of underground parking, subject to the following conditions:

- 1.0 **Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:**
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- 1.1 design development to improve the interface with the adjacent northerly 2-storey podium;

Note to Applicant: This can be achieved by stepping back the 4th floor massing approximately 8 ft. from the north property line on each side of the exit stair. The exit stair should be setback several feet from the property line and its roof height reduced.
 - 1.2 design development to improve the lane edge landscaping and to provide common outdoor space adjacent to the indoor amenity space facing the lane;

Note to Applicant: This can be achieved by providing small outdoor terraces accessible from each indoor amenity area. The landscaping adjacent to the lane should be lowered to provide clear visibility between the amenity areas and the lane, with low defining fencing.
 - 1.3 design development to provide more extensive masonry material treatment on the podium (lower 4 floors) on Richards Street;
 - 1.4 design development to improve the architectural treatment of the lane façade;

Note to Applicant: This can be achieved by providing articulation to the amenity room façade, by adding masonry materials to the rear podium (the lower 4 floors).
 - 1.5 design development to two shared open spaces on the podium to provide different programming and respond to sun orientation incorporating a play space for children (as noted under standard condition A.1.14);
 - 1.6 design development to improve the narrow space at the main residential entrance by reducing the height of the vertical walls at the townhouse entrances on each side of main entrance;
- 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: DD Zone

| | PERMITTED (MAXIMUM) | REQUIRED | PROPOSED |
|-------------------------|---|--|---|
| Site Size | | 200 ft. site width | 200 ft. x 120 ft. |
| Site Area | | 24,000 sq.ft. | 24,010 sq.ft. |
| Floor Area ¹ | Area 'L1" 120,048 sq.ft. | | 120,015 sq.ft. |
| FSR ¹ | Area 'L1' 5.00 | | 5.00 |
| Height ² | 300 ft. (max) view cone height limit 170 ft. | | 167.8 ft. |
| Parking ³ | 203 small spaces 47 (25%) | 109 disability ⁵ (as per provided parking spaces) | 188 disability ⁴ small spaces 45 (24%) visitors' ⁹ |
| Loading | | Class B 1 | Class B 1 |
| Bicycles | | Class A 6 Class B 190 | Class A 6 Class B 190 |
| Amenity | 10,000 sq.ft. | | 5,121 sq.ft. (gym, meeting rooms, lounge rooms on ground floor) |
| Balconies ⁴ | Open 9,601 sq.ft. Enclosed 4,801 sq.ft. (50% of open) | | Open 4,801 sq.ft. Enclosed 4,801 sq.ft. |

¹ **Note on Floor Area and FSR:** The maximum density for all uses on an interior site with a minimum frontage of 200 feet and a minimum site area of 24,000 square feet shall be floor space ratio 5.00. The proposed site frontage and site area meets these requirements.

² **Note on Height:** Confirmation of compliance with view cone height is requested under condition A.1.1.

³ **Note on Parking:** Disability spaces are calculated based on the provided parking and therefore requires 5 spaces based on 188 provided parking spaces. However, should only the minimum required parking of 109 spaces be proposed, only 3 disability spaces would be required. Standard Condition A.1.10 seeks disability spaces to be provided in accordance with the Section 4.8.4 of the Parking By-law.

⁴ **Note on Balconies:** Several balcony configurations on Level 2 to 4 have "stacked" enclosed and open balconies, and are also less than the recommended design guideline width of a minimum of 6 ft. Standard Condition A.1.2 seeks adjustment of the unit plans such that enclosed balconies are not located behind open balconies. Standard Condition A.1.3 seeks that a minimum 6 ft. balcony dimension be provided.

Technical Analysis: Downtown South Guidelines

| | RECOMMENDED | PROPOSED |
|--|--|--|
| Section 2.8 Noise | (b) A development permit application for dwelling uses in Downtown South should provide evidence in the form of a report... (Acoustical Report) | (b) An acoustical report has not yet been submitted in support of the development application. See Standard Condition A.3.1 |
| Section 4.1.1 Low Rise Street Enclosure | Low-rise street enclosure buildings (should provide) a minimum 30' in height | Low-rise street enclosure building (townhouses) is at 45.5' in height. |
| Section 4.1.2 Tower Height | The maximum discretionary height in Downtown South is 300 ft., and where applicable, respect Council-approved view corridors | The proposed building meets the height requirements but confirmation of view cone compliance is requested under condition A.1.1 |
| Section 4.1.3 Tower Width and Floor Plate Size | (a) Floor plates above 70' (shall have) a maximum horizontal tower width or depth dimension (of) 90'. (b) The maximum floor plate of any tower will be limited to 6,500 square feet. (NOTE: For the proposed tower height and site frontage, the maximum typical floor plate size is 5,700 square feet.) | (a) Floor plates above 70' (i.e. Level 9 and above) have a horizontal tower width of 96.8 ft. (b) The floor plate of the typical tower floor level (Levels 6-15) are at 6,306 square feet. Staff support the increase in tower width and floor plate due to the view cone imposing a substantially reduced height on the tower. |
| Section 4.1.4 Floor-to-Floor Height | The floor-to-floor dimension (should be) 8'6" to 9'0". The overall building height should be limited by a calculation of 10'0" multiplied by the number of floors proposed in the development. | The floor-to-floor dimension is at 8.7 ft. for the majority of the podium and tower levels. The overall building height is no more than 10' multiplied by the number of floors proposed. |
| Section 4.2 Front Yard and Setbacks | Front setbacks should be as follows: Min. 12 ft. Max.20 ft. | Front setbacks are as follows: - 13.7 ft. to bldg. face - 9.7 ft. to glass canopy above the 2 nd floor townhouse entrances and balconies on floors above that. Staff support the proposed intrusions into 12 ft. front yard setback above the 2 nd floor for canopies and balconies above the 3 rd floor which provide architectural interest to this lower building form. |
| Section 4.2.3 Rear Yard and Setbacks | Rear yard and setbacks should be as follows: Height Setback 0 - 35 ft 10 ft. over 35ft 30 ft. (b) The purpose of the rear yard setback area is to provide space for the required planting of trees and landscaping. | Rear yard and setback is as follows: Height Proposed 0 - 35 ft 8.25 ft. over 35ft 26.7 ft to balcony (30.7 ft to bldg. face) Staff support the 8 ft. setback at the lane given the extensive landscaping proposed but request improvement to the lane interface and planter under condition 1.2 |
| Section 5.5 Lower Floors of Buildings | (b) Richer materials, more intensive decorative details and lighting should be used to enhance the "close up" view for the pedestrian. (d) Residential units located on the ground floor should locate the main floor level approximately 3'0" above grade to promote privacy | (b) Composite stone masonry (Ariscraft) is proposed for portions of the townhouses. Staff suggest that this richer material be extended to the 4 storey podium under condition 1.3 (d) Residential units located on the ground floor have the main floor level at approximately 2'11" above grade. |

| | RECOMMENDED | PROPOSED |
|-------------------------------------|--|---|
| Section 5.5.3 Lane Edges | <p>Architectural treatment and landscaping of the lane facades should receive comparable detailing and attention as other façades of the project.</p> <p>(c) Soil depth for all landscaping should generally be a minimum of 3 feet 6 inches in depth and adequate centrally operated irrigation should be provided. Adequate space for healthy tree root development should be provided by trenches a minimum of 5 feet by 6 feet in size. Trenches and planters for trees should be contiguous with below grade soil volume in the lane.</p> | <p>Staff request upgrading the material treatment and details to make it more comparable with the street treatment under condition 1.4.</p> <p>Landscaping has been provided at the lane entrance and the flanking sides of the rear auto court entrance.</p> <p>Staff request details of trenches to provide inground planters adjacent to the lane rather than the proposed high wall shown on the property line under condition A.1.11</p> |
| Section 7.2 Semi-Private Open Space | <p>Residential developments should provide semi-private open space of ... an aggregate of 50 sq.ft. per unit or more.</p> | <p>Semi-private open space is provided on Level 5 at a rate of approximately 20 square feet per unit. To improve the shared open space staff suggest that a small outdoor terrace be provided adjacent to the indoor amenity facing the lane under condition 1.2</p> |
| Section 7.3 Private Open Space | <p>(a) Residential units should have access to a private outdoor space with a minimum single horizontal dimension of 6 ft. to allow for adequate useable space.</p> | <p>Balconies (open and enclosed) should maintain a minimum 6 ft. dimension and open balconies may not be located in front of enclosed balconies as noted under conditions A.1.2 & A.1.3.</p> |

• **Legal Description**

Lots: 24-27 and 30-31
Block: 84
Plan: 210
District Lot: 541
and Lot 1, Block 84, Plan 15454, District Lot 541

• **History of Application:**

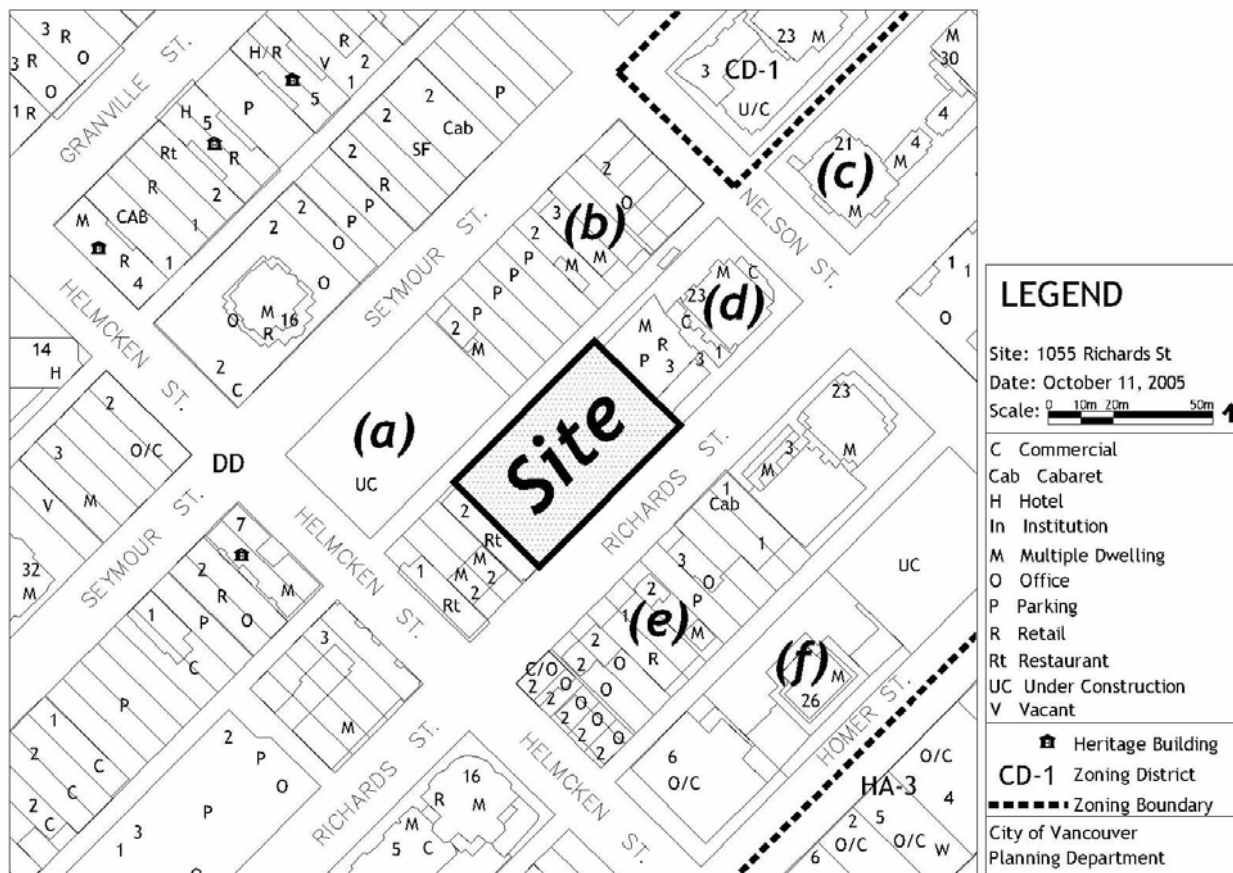
05 08 26 Complete DE submitted
05 09 28 Urban Design Panel: Support
05 10 26 Development Permit Staff Committee

• **Site:** The site has 200 ft. frontage and is located mid-block on Richards Street. The site slopes approximately 3.5 ft. from the lane down to the street. There is one existing driveway crossing on Richards Street.

• **Context:** The remaining 4 - 25 ft. lots (100ft.) to the south of this site will not meet the criteria for a tower development.

Significant adjacent development includes:

- (a) 1082 Seymour St, Freesia, 19 storey residential tower, under construction
- (b) 1002 Seymour St, future development application for proposed 19 storey mixed use
- (c) 969 Richards St, 2- 21 and 30 storey residential towers
- (d) 1001 Richards St, Stonehouse, 23 storey residential tower
- (e) 1052-94 Richards St, development enquiry site for residential with tower
- (f) 1055 Homer St, Domus, 26 storey residential tower



● **Background:** Staff and the development team met several times prior to submission of the development application to discuss various aspects of the development and the design response. Generally, staff indicated support for the proposal.

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

1. Downtown Official Development Plan (DODP)

The DODP sets out the uses, density (up to 5.0 FSR) and height (up to 300 ft.) for this site with noted height reductions on sites with views cones.

2. Downtown South Design Guidelines

The Guidelines provide qualitative parameters for built form, public realm and open space, livability, architectural treatment, etc.

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

1. DODP

The residential use meets the intent of creating a neighbourhood in this L-1 sub area of DD. In terms of density, staff support the maximum 5.0 FSR, noting that additional floor area through transfer of heritage density is not sought here given the required lower heights due to view cones.

2. Downtown South Design Guidelines

Height, Built Form and Massing: The proposed form and massing are generally well resolved and was supported unanimously by the Urban Design Panel. The tower floor plate is wider than envisaged by the guidelines, suggested at 90 ft. maximum. However, staff have reviewed the impacts of this proposed width and support this variation as noted;

- the floor plate is within the overall guideline maximum of 6500 sq. ft.,
- greater than minimum tower separation is provided from both existing towers and from a proposed tower across the lane to the north, and
- the shadow impacts on neighbouring properties to the north do not occur at the wider tower dimension.

A strong 4 storey podium, incorporating two-storey street-oriented townhouses, is well articulated with entrances, canopies and balconies. However, at the north property line adjacent to the townhouses of the Stonehouse Building (1001 Richards), the 4 storey massing needs to step down to provide a better interface to the existing 2-storey portion of the townhouses and the shared open space for that tower as noted under condition 1.1.

Public Realm/Open Space: Public realm treatment has been proposed as prescribed in the Downtown South Guidelines with setbacks, double row of trees, sidewalk treatments, furnishings and landscape. A minor design item needing refinement is at the main residential entrance. The upstand walls on each side of the entrance for the townhouse entries are solid 7 ft. high walls, although proposed with stone masonry. These should be scaled down to open up the space at the recessed residential entrance (condition 1.6).

Livability: Overall, the livability of the units has been well provided. Two smaller shared open spaces have been provided on the podium roof. As suggested by the Urban Design Panel, staff recommend that these two spaces be programmed differently particularly given the north and south orientation (condition 1.5).

Several bedrooms do not have adequate access to daylight as a consequence of deeply recessed enclosed balconies positioned behind open balconies. These enclosed balconies (levels 2-4) do not meet the intent of the Balcony Enclosure Guidelines and therefore do not qualify for exclusion from FSR calculations. In addition, balcony sizes appear to be minimal for several units. Staff recommend that Horizontal Angle of Daylight requirements for bedrooms be met and further, that a minimum 6 ft. balcony dimension be provided as noted under condition A.1.2.

Architectural Treatment: The overall character and articulation of the proposal is well resolved. Staff suggest areas of improvement:

- increase the amount of masonry on the podium facing Richards Street (condition 1.3) and
- improving the architectural resolution of the lane, specifically the façade at the amenity rooms on the lane and adding masonry materials to the rear podium, similar to the street (condition 1.4)

Staff point out that the existing, adjacent 2-storey building to the south is built up to the front property line and will have a noticeable exposed blank wall for the interim until that site redevelops. Staff suggest that the wall be treated in the interim, until that site redevelops (consideration A.1.6).

● **Conclusion:** The proposed development is generally well resolved and addresses the challenges associated with achieving a handsome form with the lower building heights required by the view cone. Staff suggest a number of improvements under the conditions noted in this report and recommend approval of this development application on that basis.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on September 28, 2005, and provided the following comments:

EVALUATION: Support (8-0)

- **Introduction:** Mary Beth Rondeau, Development Planner, introduced this complete application. Ms. Rondeau reviewed the site context in relation to surrounding towers and explained that this block is close to being finished which makes tower placement a particular consideration.

The proposal is for 18 storeys of all residential use on a site that is constrained by a 165 ft. view cone. There will be a typical setback, second row of trees and townhouses in relation to the street as per the Guidelines. A small drop off area is proposed and parking access off of the lane. There will be an opportunity for landscaping off of the lane, which staff are always looking for. The spaces facing the lane will be for amenity uses to keep the residential units off of the lane.

The tower floor plate in this proposal is approximately 6,300 sq. ft. which is below the suggested maximum of 6,500 sq. ft. in the Guidelines. The tower width however, is proposed at 97 ft. and the absolute maximum tower width in the Guidelines is 90 ft. Noting that this site is constrained by the view cone making it challenging to achieve the massing on this site.

Areas in which the advice of the Panel is sought include:

- comments on the proposed tower width of 97 ft. given that it exceeds the absolute maximum of 90 ft in the Guidelines;
- comments on the symmetrical approach to massing overall and resolution of the tower;

- comments on the treatment of semi private open space as well as the symmetrical treatment of street wall podiums;
- comments on the materials at street level and the appropriateness of a softer, fine grain material and increase of masonry up to the podium.
- **Applicant's Introductory Comments:** Foad Rafii, Rafii Architects Inc., noted that the extra length of the tower is an attempt to get the allowable 5 FSR without having to go for an extra 10 percent of heritage density. The design has tried to incorporate bigger slots to reduce the apparent tower width. Peter Kreuk, Landscape Architect, reviewed the landscape plan. The applicant team responded to questions from the Panel.
- **Panel's Consensus on Key Aspects Needing Improvement:**
 - further design development to the overall treatment of roof areas on the 4th level including clear differentiation of the type of uses intended;
 - better interface of the north wall to the existing adjacent townhouses;
 - consider lightening the overall exterior expression by using more of the lighter wheat tones and less of the predominant darker brown color;
 - consider introducing more textured and lighter coloured materials at the street levels and possibly utilizing more of the masonry cladding on the 4 storey podium.
- **Related Commentary:**

The Panel unanimously supported this application and generally found it to be well planned. Some members of the panel would like to see further refinement of the heavy expression to the top of the tower and noted that the stairs on top appeared "tacked on". The majority of panel members supported the extra tower width of 97 ft. given the site constraints and the fact that the 90 ft. tower width is just a guideline. There was also a majority of support for the symmetrical design although a few Panel members commented that there could be some deviation from the symmetry at the street wall podium adjacent to the existing townhouses. Further refinement to break up the massing at the 3rd and 4th level was also suggested by some Panel members.

The rationale for having the amenity spaces at grade was acknowledged; however several Panel members were concerned that the spaces may not receive as much use as they would if the indoor and outdoor amenities were better related. One Panel member asked the applicant to consider creating an opportunity for children to play in one of the proposed outdoor amenity spaces.

Several Panel members expressed concerns about the proposed balconies with one Panel member commenting that the balconies are visually interesting but they don't feel protected. Another Panel member suggested taking the outer balconies around to the side of the building to soften the look of the tower.

- **Applicant's Response:** Mr. Rafii thanked the Panel for their positive comments and said that he will respond to the Panel comments and try to achieve as many of the items identified as possible. Mr. Rafii plans to add more elements to the roof top and improve the programming of those spaces.

ENGINEERING SERVICES

This project will require independent public utility services (Hydro, Telus; Shaw Cable), with all services to be underground. All services, and in particular electrical transformers to accommodate a primary service, must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network in the lane. Any alterations to the existing underground and/or overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Branch is encouraged. Resolution of these matters prior-to application for a full building permit is recommended.

LANDSCAPE

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

HOUSING CENTRE/SOCIAL PLANNING/CULTURAL AFFAIRS

The proposed building contains thirty units on the lower eight floors, with two or more bedrooms that are suitable for families with children. The building form of the proposed development is constrained and does not incorporate an indoor or outdoor children's play area. Staff recommend that an equipped outdoor children's play area with a resilient play surface area be located on the podium (L5) level to maximize sun access and visual surveillance (see Condition A.1.14).

ENVIRONMENTAL PROTECTION BRANCH

A site profile for 1035 -67 Richards Street has been received and forwarded to the Ministry of Water, Land and Air Protection for their review. A clearance from the Ministry of Water, Land and Air Protection is required. Should it be determined that any off-site contamination from the subject site onto City property, an off-site soils agreement will be required.

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) The garbage storage area is to be designed to minimize nuisances;
- (ii) The underground parking is to be adequately ventilated to prevent the build-up of noxious gases;
- (iii) All fresh-air intake 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) Detailed drawings of amenity spaces 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.

NOTIFICATION

One sign was erected on the site on October 5, 2005. On October 7, 2005, 1983 letters were sent to neighbouring property owners advising them of the application and requesting written feedback by October 21, 2005. The applicant has confirmed that they do not have any pre-purchasers in the notification area. To date, four (4) owners of residential units in neighbouring properties have submitted responses to notification; one (1) of those responses oppose the development and another response suggested public realm improvements. Their comments are summarized as follows:

- Concern regarding the amount of construction taking place in the neighbourhood which creates excessive noise;
- There is enough residential developments in the downtown core, only new commercial developments should be considered;
- The relationship to pedestrians using the sidewalk should be improved. A better integration of the green space into the sidewalk/setback area should be explored.

Staff Response to Notification

A number of remaining development sites are available in the Downtown South area and will continue to develop out according to the ODP and Guidelines. Staff acknowledge that construction has impacts on adjacent developments for a period of time but also note that regulations on times of day and noise levels have been created to reasonably address these issues.

Continuous townhouses are proposed to provide an active streetscape. The grass boulevard provides an important, integral element for softening the streetscape in this downtown urban environment. While the grass boulevard suffers maintenance problems in a number of locations, it is also very functional in other locations. This suggests that the maintenance of the grass is more the issue rather than the material.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law and Official Development Plan it requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it does not seek a relaxation of the By-law provisions.

Staff Committee supports the proposal, with the conditions contained in the report.

B. Boons
Chair, Development Permit Staff Committee

M. B. Rondeau
Development Planner

T. Chen
Project Coordinator

Project Facilitator: J. Greer

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 confirmation of compliance with view cone height limit requirement for roof mechanical and landscaping;

Note to Applicant: Specify rooftop landscaping which will not encroach into the view cone height limit at maximum growth while maintaining privacy screening between decks.

- A.1.2 design development to adjust unit plans such that enclosed balconies are not located behind open balconies, or, alternatively that enclosed balconies in the affected units are deleted and their area counted as FSR;

Note to Applicant: The proposed configuration compromises the Horizontal Angle of Daylight requirements in the Downtown South Guidelines for the bedroom located behind the enclosed balcony. A total of twenty-six bedrooms located on Levels 2 to 4 are affected.

- A.1.3 design development to provide a minimum balcony (open or enclosed) dimension of 6 ft. and provision of details of balcony enclosures;

Note to Applicant: To qualify for an exclusion from floor space calculations (FSR), an enclosed balcony must be distinct space separated from the remainder of the dwelling units by walls, glass, and glazed doors [hinged or sliding], have an impervious floor surface (tile or stone), a flush threshold [for disabled access], large, openable windows for ventilation, and distinct exterior architectural expression. In addition, each dwelling unit should have not 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." Limitations on the amount of exclusions and enclosures permitted are described within the regulations of the respective District Schedule or Official Development Plan that apply to the specific site. For further details and specifications on enclosure requirements, refer to the City Council-approved Balcony Enclosure Guidelines.

- A.1.4 provision of detailed elevations of each side of the parking ramp;

- A.1.5 provision of clearly labeled material finishes on all elevations;

- A.1.6 consideration to arrange with the owner of the neighbouring property to treat the southerly interior sidewall of the adjacent existing building as an interim response until that site redevelops;

- A.1.7 provision of details of the balcony and roof deck hand rails to confirm the picket spacing and size;

- A.1.8 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.1.9 design development to separately secure the bicycle compounds so that one cannot pass through one compound to access another.
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A.1.10 provision of disability spaces in accordance with Section 4.8.4 of the Parking By-law;

Note to Applicant: Disability spaces are calculated based on the provided number of parking spaces. The provided number of spaces proposed (at 188) is greater than the minimum required. Further, a minimum width of 13'1 ½" (4m) width is required for disability spaces;

Standard Landscape Conditions

A.1.11 design development to drop parking slab at lane to allow trenches for trees without high planters on the lane and to show street tree drop locations dotted on the P-1 parking level;

Crime Prevention Through Environmental Design (CPTED)

A.1.12 design development to provide a gate for loading and parking at lane;

A.1.13 design development to delete alcoves on lane by moving exit doors out flush with the building face;

Social Planning/Housing Centre/Cultural Affairs

A.1.14 provision of a secure (fenced) outdoor equipped children's play area with a resilient play surface located to maximize sun access and visual surveillance on the podium (L5) level (refer to section 3.3 of the City's High Density Housing for Families with Children Guidelines) to the satisfaction of the Director of Social Planning.

Note to Applicant: Particular care should be given to avoid the use of toxic plants and landscaping materials in and around the play area. A planting list should be provided for planters around the play area to ensure toxic plants are avoided (a list of toxic plants is available as an appendix to the City's Childcare Design Guidelines and is available on line at <http://www.city.vancouver.bc.ca/commsvcs/guidelines/C017.pdf>).

A.2 Standard Engineering Conditions

A.2.1 arrangements shall be made to the satisfaction of the General Manager of Engineering Services for the consolidation of Lots 24 to 27, 30 and 31 Block 84, Plan 210, District Lot 541, and Lot 1 Block 84, Plan 15454, District Lot 541 all into one lot;

A.2.2 arrangements to the satisfaction of the General Manager of Engineering Services for discharge of the following agreements prior to occupancy of the building (E and I A # 496642M on lots 24-29 and L32484 on lots 30 and 31);

A.2.3 correction of two building grades as noted on A 201. (One is missing on Richards Street and one is incorrect on the lane), and provide additional design grades on both sides of loading bay at all pedestrian entries on Richards Street, and both sides of all breakpoints of parkade ramps clearly indicating slopes and crossfalls;

A.2.4 provision of ramp grade to not exceed 10% for the first 20 feet;

A.2.5 provision of view slot between column and corner of electrical room on parking level one for improved visibility for entering vehicles;

A.2.6 provision of minimum 7'6 ½" (2.3m) vertical clearance for parking entry ramp under various

floor plates;

A.2.7 clarification of garbage pick up operation and show storage for recycling;

Note to Applicant: It should be noted that recycling operators will not pick up containers unless they are at grade or building staff must make them available at grade on pick up day;

A.2.8 provision of clearly shown property lines on some sections;

Note to Applicant: In some cases no line is shown but the words "property line" exists.

A.2.9 provision of Downtown South sidewalk treatments adjacent the site. A copy of the landscape plan shall be submitted directly to Engineering for review;

A.3 Standard Vancouver Coastal Health Authority Conditions

A.3.1 an acoustical consultant's report shall be submitted which assesses the impact of noise on the site and recommends noise mitigation measures in order to achieve noise criteria;

A.3.2 notation required on plans 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 notation required on plans that mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact and comply with the Noise Control By-law #6555. As well, the mechanical equipment will be designed and located to reduce adverse air quality on the neighbourhood

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 October 26, 2005. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **May 23, 2006**, 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 of 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.
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- B.2.6 Amenity areas/common residential storage spaces of 5,121 square feet, located on the ground floor and excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial 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.2.7 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 This site is affected by the Development Cost Levy By-law No. 6924. Levies will be required to be paid prior to issuance of Building Permits.**

Processing Centre - Building & Fire Services comments

The following comments have been provided by Processing Centre - Building and are based on the architectural drawings received on August 26, 2005 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. Building construction is required to be noncombustible.
2. Highrise building and VBBL 3.2.6. requirements for high buildings apply to the entire building.
3. *The building is required to provide access to persons with disabilities to all common areas, storage, amenity rooms and meeting rooms, etc. Also shall meet enhanced accessibility requirements such as dwelling unit washrooms, and clear space beside and behind suite entry doors.
4. *Additional exit may be required from storage garage where security gate is provided.
5. Storage garage security shall conform to VBBL 3.3.6.7.
6. *Egress/exit from 2 level dwelling units shall conform to VBBL 3.3.4.4.

*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.
