

1139 WEST CORDOVA STREET (COMPLETE APPLICATION)  
DE408870 - ZONE CD-1

RRS/MK/SB.AH/CH

**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

B. Boons (Chair), Development Services  
M. Thomson, Engineering Services  
L. Gayman, Real Estate Services  
R. Whitlock, Housing Centre  
R. Ash, Vancouver Coastal Health Authority  
T. Driessen, Vancouver Park Board

**Also Present:**

R. Segal, Urban Design & Development Planning  
M. Kemble, Urban Design & Development Planning  
S. Barker, Development Services  
A. Higginson, Development Services

**APPLICANT:**

James K.M. Cheng Architects  
#200-77 West 8th Avenue  
Vancouver, BC  
V5Y 1M8

**PROPERTY OWNER:**

Hillsboro Investment Ltd.  
1055 West Hastings Street  
Vancouver, BC  
V6E 2E9

**EXECUTIVE SUMMARY**

**? Proposal:** To construct a 66-unit, 31-storey residential tower with nine townhouses at grade, for a total of 75 dwelling units, over three levels of underground parking for 195 vehicles.

See Appendix A - Standard Conditions

Appendix B - Standard Notes and Conditions of Development Permit

Appendix C - Processing Centre - Building and Fire & Rescue Services comments

Appendix D - Plans and Elevations

Appendix E - Applicant's Design Rationale

Appendix F - Applicant's View Analysis

Appendix G - Excerpts from Coal Harbour Official Development Plan (CHODP)

Appendix H - Excerpts from Harbour Green Neighbourhood CD-1 Guidelines

Appendix I - Letter from Applicant withdrawing height relaxation request (lowering tower by one storey)

**? Issues:**

1. Tower massing refinements
2. Townhouse character
3. Interface with westerly adjacent development

**? Urban Design Panel: Support**

**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DE408870 as submitted, subject to City Council's approval of the final form of development, the plans and information forming a part thereof, thereby permitting the construction of a residential tower with townhouses at grade, over three levels of underground parking for 195 vehicles, 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:**

- 1.1 reduction of the proposed tower height by one storey to comply with the maximum recommended Guideline height of 94 m (308.4 ft.);
- 1.2 design development to the tower massing to refine its treatment and to achieve the following objectives:
  - improved integration with the 3<sup>rd</sup> and 4<sup>th</sup> floor shoulders on the south (Cordova Street) side;
  - enhanced tower continuity at the terrace/tower zones junction (proposed at 14<sup>th</sup> level), including lowering this junction by two storeys; and
  - a bolder tower façade expression;
- 1.3 design development to the architectural treatment of the Cordova Street podium to simplify its expression to achieve a stronger townhouse character complementing the rich materials that are proposed;
- 1.4 design development to the westerly interface with the adjacent development's driveway/landscape to better integrate the overall landscape treatment and reduce the impact of large, blank wall areas;

**Note to Applicant:** The proposed retaining walls should be lowered and stepped to not exceed approximately 0.75 m (2.5 ft.). Higher quality materials that better relate to the proposed townhouses are sought. Having the landscape treatment of the proposed interior courtyard terrace down into this space is recommended.

- 1.5 design development to the easterly driveway/landscaped edge of the site to reduce blank wall areas, and introduce more landscaping;
- 1.6 design development to strengthen the Harbour Green Park townhouse frontage character and further refine the Park-edge transition; and

**Note to Applicant:** A stronger townhouse unit identity and front door treatment is sought. Lowering as much as possible and articulation of the north planter walls facing the Park is sought. Avoiding the need for guardrails or, where necessary, placing them in-board of hedges is sought. Detailed sections and elevations (1/4" scale) illustrating the public realm interface, including planter walls, guardrails, entry gates, soil depth (showing underground structure below) are required.

- 1.7 design development to the proposed landscape treatment of the townhouse roof areas to expand the area of "green" roofs.

**Note to Applicant:** Increasing the extent of roof landscaping to achieve a "green" roof treatment is sought.

- 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 for Tower 3B in Sub-Area 3 (Refer to Diagram 1 on Page 6 for Sub-Areas):**

	PERMITTED (MAXIMUM)	REQUIRED (MINIMUM)	EXISTING (Sub-Area 1, 2 and 3)	PROPOSED (Sub-Area 3 - Parcel 3B)																											
Site Size	-	-	-	235.7 ft. x 214.3 ft. x 207.3 ft. x 181.3 ft. (irregular)																											
Site Area	-	-	Parcel 3B: 43,703 sq. ft.	Parcel 3B: 43,703 sq. ft.																											
Floor Area (Residential Use)	1,352,347 sq. ft. (Total) 679,968 sq. ft. (Sub-Area 3)	-	Sub-Area 1: 237,065 sq. ft. Sub-Area 2: 433,852 sq. ft. Sub-Area 3: 177,155 sq. ft. Total: 848,072 sq. ft.	Parcel 3B: 257,647 sq. ft. Sub-Area 3: 434,802 sq. ft. Total: 1,105,719 sq. ft.																											
Dwelling Units <sup>1</sup>	1,199 (Total) 563 (Sub-Area 3)	Market: 177 Non-Market: 284	<table border="0"> <tr> <td></td> <td style="text-align: center;">Market</td> <td style="text-align: center;">Non-Market</td> </tr> <tr> <td>Sub-Area 1:</td> <td style="text-align: center;">0</td> <td style="text-align: center;">284</td> </tr> <tr> <td>Sub-Area 2:</td> <td style="text-align: center;">222</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Sub-Area 3:</td> <td style="text-align: center;">57</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Total:</td> <td style="text-align: center;">279</td> <td style="text-align: center;">284</td> </tr> </table>		Market	Non-Market	Sub-Area 1:	0	284	Sub-Area 2:	222	0	Sub-Area 3:	57	0	Total:	279	284	<table border="0"> <tr> <td></td> <td style="text-align: center;">Market</td> <td style="text-align: center;">Non-Market</td> </tr> <tr> <td>Parcel 3B:</td> <td style="text-align: center;">75</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Sub-Area 3:</td> <td style="text-align: center;">132</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Total:</td> <td style="text-align: center;">354</td> <td style="text-align: center;">284</td> </tr> </table>		Market	Non-Market	Parcel 3B:	75	0	Sub-Area 3:	132	0	Total:	354	284
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Height <sup>2</sup>	354 ft. (Sub-Area 3)	-	n/a	Top of Parapet: 316.0 ft. Top of Mech. P/H: 344.7 ft.																											
Parking	274 spaces	188 spaces 5 Disability spaces 15 Visitor spaces	n/a	195 spaces 5 Disability spaces 16 Visitor spaces																											
Loading	-	-	n/a	1 space																											
Bicycle Parking <sup>3</sup>	-	Class A: 94 spaces Class B: 6 spaces	n/a	Class A: 150 spaces Class B: 6 spaces																											
Amenity	53,821 sq. ft. (Sub-area 2 & 3)	-	Sub-Area 2: 13,168 sq. ft. Sub-Area 3: 8,373 sq. ft. Total: 21,541 sq. ft.	Parcel 3B: 10,403 sq. ft. Sub-Area 3: 18,776 sq. ft. Sub-Area 2 & 3: 31,944 sq. ft.																											
Balconies	20,612 sq. ft.	-	n/a	Enclosed 0 sq. ft. Open 20,138 sq. ft. Total 20,138 sq. ft.																											
Unit Type <sup>4</sup>	-	-	n/a	<table border="0"> <tr> <td></td> <td style="text-align: center;">2-Bed</td> <td style="text-align: center;">3-Bed</td> </tr> <tr> <td>Townhouse:</td> <td style="text-align: center;">7</td> <td style="text-align: center;">2</td> </tr> <tr> <td>Tower:</td> <td style="text-align: center;">49</td> <td style="text-align: center;">17</td> </tr> <tr> <td>Total:</td> <td style="text-align: center;">56</td> <td style="text-align: center;">19</td> </tr> </table>		2-Bed	3-Bed	Townhouse:	7	2	Tower:	49	17	Total:	56	19															
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<sup>1</sup>**Note on Dwelling Units:** See "Technical Analysis for Dwelling Unit Types" on page 4 for further information on the requirements for family housing units.

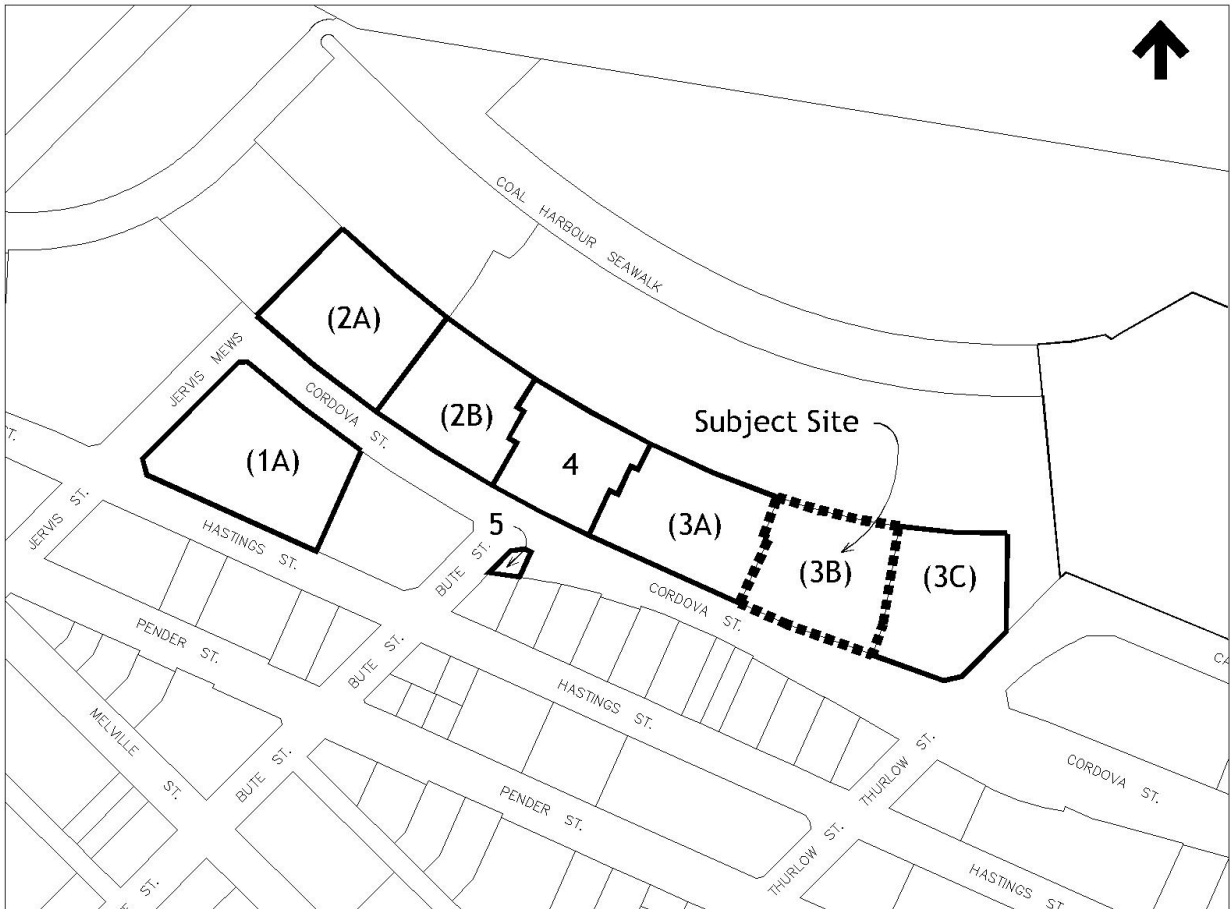
<sup>2</sup>**Note on Height:** The building height has been measured from the building grades on West Cordova Street in accordance with Section 6 of the CD-1 By-law. Refer also to "Height" in the Guideline Analysis (Harbour Green Neighbourhood CD-1 Guidelines) Table on Page 6, and to Condition 1.1 which seeks to lower the proposed building height.

<sup>3</sup>**Note on Bicycle Parking:** Standard Condition A.1.5 seeks confirmation of the provided number of Class A and Class B bicycle parking spaces.

<sup>4</sup>**Note on Unit Type:** Standard Condition A.1.6 seeks confirmation on the floor plans of the unit types referred to in the project data, and on units designated for family housing.



Diagram 1: Harbour Green Neighbourhood - Development Parcels (Excerpt from CD-1 By-law)



**Guideline Analysis (Harbour Green Neighbourhood CD-1 Guidelines) for Sub-Area 3:**

	RECOMMENDED	PROPOSED
Height <sup>1</sup> [Section 3.4.1]	Tower: 308.4 ft. (94 m) maximum	Tower: 316.0 ft. (96 m)
Street Base Zone <sup>2</sup> [Section 3.4.2(a)]	3 storey height	2-3 storeys
Terrace Zone <sup>3</sup> [Section 3.4.2(b)]	Generally up to 12 storeys	14 storeys
Tower Zone Floor Plate <sup>4</sup> [Section 3.4.2(c)(ii)]	6,727.7 sq. ft. (625 m <sup>2</sup> ) maximum	7,158 sq. ft. (665 m <sup>2</sup> )
Average Tower Width [Section 3.4.2(c)(iv)]	82.0 ft. (25 m) average width	69.5 ft. (21.2 m)
Tower Width (east-west direction) [Section 3.4.2(c)(v)]	97 ft. (29.6 m) maximum width	85 ft. (25.9 m)
Residential Liveability (Balconies) - minimum [Section 3.6.2(a)]	6.6 ft. (2 m) minimum depth 43.1 sq. ft. (4 m <sup>2</sup> ) minimum area	Balconies for all units meet the minimum recommended depth and area.
Residential Liveability (Family Unit Locations) [Section 3.6.1]	Within the first 8 storeys	Within the first 8 storeys
Building Envelope Setbacks <sup>5</sup> [Section 4.3.1]	South: 11.5 ft. (3.5 m) North: 18.0 ft. (5.5 m) East: 32.8 ft. / 39.4 ft. (10.0 m) / (12.0 m) West: 26.2 ft. / 47.6 ft. (8.0 m / 14.5 m)	South 9.0 ft. (2.7 m) North 18.0 ft. (5.5 m) East 32.8 ft. / 28.0 ft. (10.0 m / 8.5 m) West 21.0 ft. / 25.5 ft. (6.4 m / 7.8 m)

<sup>1</sup> **Note on Building Height:** Maximum building height is measured from the adjacent Cordova Street building grades and excludes the mechanical penthouse and roof. The applicant has confirmed that he is prepared to remove one typical floor from the proposed tower, reducing the height of the tower from 31 to 30 storeys in accordance with the maximum height specified for Sub-Area 3 in the Harbour Green Neighbourhood CD-1 Guidelines. (Condition 1.1)

<sup>2</sup> **Note on Street Base Zone:** Staff are satisfied that the intent of the Guidelines have been met with the proposed 2 and 3-storey townhouses, subject to certain design improvements. Refer to the Townhouse Siting and Interface with Park discussions on pages 9 and 10, respectively, and to Conditions 1.3 and 1.6.

<sup>3</sup> **Note on Terrace Zone:** Condition 1.2 recommends lowering the proposed terrace zone by two storeys.

<sup>4</sup> **Note on Tower Floor Plate:** The floor plate area does not include open or enclosed balconies, but includes mechanical and electrical areas, storage, elevator cores and stairs. The proposed floor plate area exceeds the maximum by 431 sq. ft. (40 m<sup>2</sup>) or 6.5 percent. Staff support the increase on the basis of overall tower compactness. (Refer to Tower Floor Plate discussion on page 8).

<sup>5</sup> **Note on Building Envelope Setbacks:** The applicant proposes minor variances to the recommended street base setbacks, in order to extend the townhouse frontage on Cordova Street and along the Park edge. Staff support these proposed variances, given the desire to strengthen the townhouse expression along the public edges of the site. Refer to the Side Yard Encroachments discussion on page 9. (Note: a very minor - 0.8 m - variance to the front yard setback for one townhouse unit to maintain the façade consistency is supported by staff.)

**? Legal Description**

Lot 1 of the Public Harbour of Burrard Inlet  
 Plan BCP14586

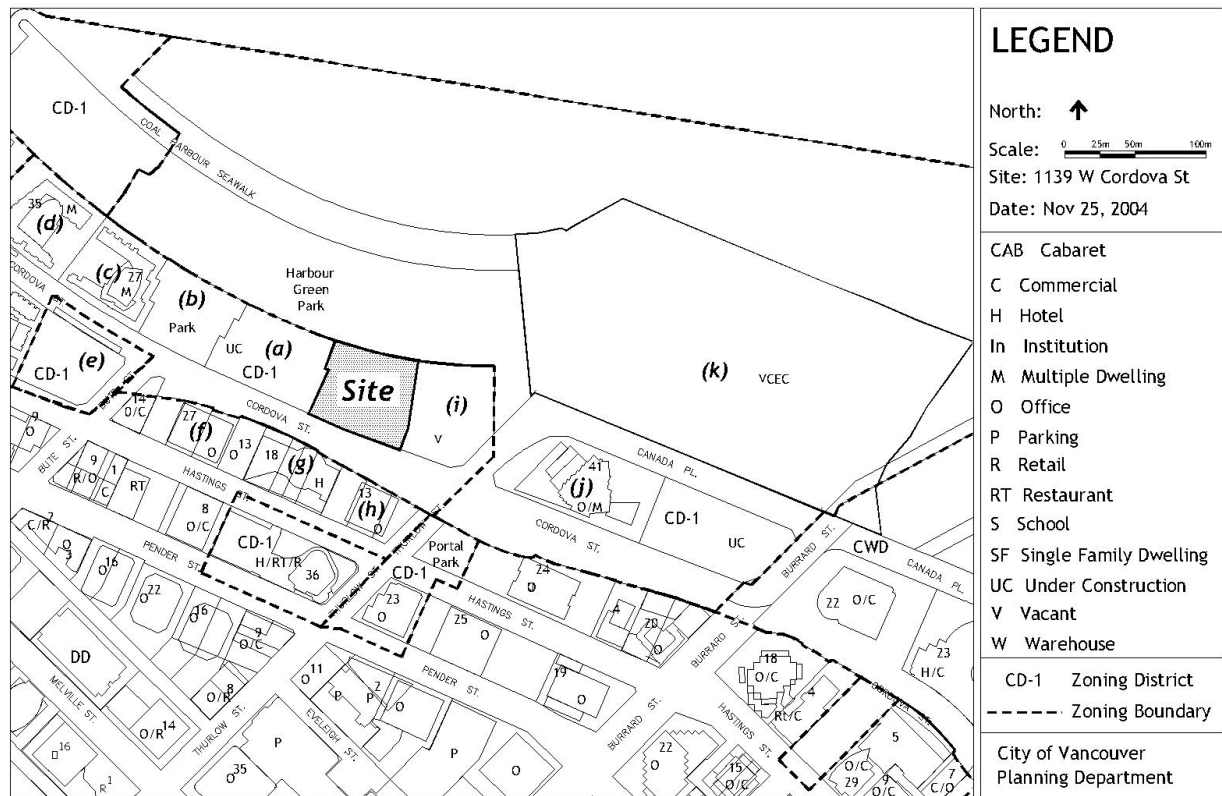
**? History of Application:**

04 09 28 Complete DE submitted  
 04 11 10 Urban Design Panel  
 04 12 22 Development Permit Staff Committee

**? Site:** The site is located on the north side of the 1100 block of Cordova Street, approximately midway between Bute and Thurlow Streets. On the site's northerly edge is Harbour Green Park.

**? Context:** Significant adjacent development includes:

- (a) 1169 West Cordova - 24 storey residential (under construction) (Site 3A)
- (b) Bute Street-end Plaza (Harbour Green Park)
- (c) 1239 West Cordova Street - 27 storey residential ("Carina" - Site 2B)
- (d) 1281 West Cordova Street - 35 storey residential ("Calisto" - Site 2A)
- (e) 1201 West Hastings Street - 31 storey mixed-use residential/food store (under construction)
- (f) 1177 West Hastings Street - 27 storey office (Board of Trade)
- (g) 1133 West Hastings Street - 18 storey hotel (Renaissance Vancouver Hotel Harbourside)
- (h) 1101 West Hastings Street - 13 storey office (Coopers & Lybrand)
- (i) 1105 West Cordova Street - future residential (354 ft. height) (Site 3C)
- (j) 298 Thurlow Street - 41 storey office/ live-work tower (nearing completion) (Shaw Tower)
- (k) 1055 Canada Place (DE 408490) - new Convention Centre - Approved-in-Principle



? **Background:** Staff met with the applicant prior to submission of this development application and advised that a height relaxation would not be supported without the concurrence of affected property owners to the south. Staff generally supported the proposed massing but expressed concern about the tower floor plate and a number of detailed ground level interfaces. Subsequent to submission of the application requesting a one-storey increase in the maximum guideline height of the tower, the applicant met with a concerned property owner to the south and consequently decided not to pursue the requested height relaxation (see letter attached as Appendix I and Condition 1.1)

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

1. Coal Harbour Official Development Plan (CHODP)
2. 501 Bute Street CD-1 By-law (364)
3. Harbour Green Neighbourhood CD-1 Guidelines (501 Bute Street)

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

1. CHODP
2. 501 Bute Street CD-1 By-law (364)

**Use and Density:** The proposal complies with the CHODP and CD-1 By-law as to use and density. (Note: The CD-1 By-law establishes a maximum density for each precinct.)

**Height:** The proposal is within the maximum height of 108 m (354.3 ft.) established for Sub-Area 3, but slightly exceeds [by 2.3 m (7.5 ft.)] the maximum suggested Guideline height of 94 m (308.4 ft.). (see Height, below)

**Family Units:** (See Housing Centre/Social Planning commentary on page 12)

### 3. Harbour Green Neighbourhood CD-1 Guidelines

**Built Form and Massing:** The overall built form and massing generally conforms to the parameters in the Guidelines. The following items are discussed.

**Height:** The requested guideline height relaxation [2.3 m (7.5 ft.)] is not supported. As described in the Background section, above, the applicant will no longer pursue the requested height relaxation, and therefore, staff recommend that the tower height be reduced by one storey to comply with the maximum recommended guideline height. (Condition 1.1)

**Tower Floor Plate:** The applicant proposes an increase beyond the guideline recommended floor plate of 625 m<sup>2</sup> (6,727 sq. ft.) to 665 m<sup>2</sup> (7,158 sq. ft.), a 6.5 percent increase. There is precedent for floor plate increases being granted, the most recent being the 9.3 % increase (from 6,404 sq. ft. to 6,998 sq. ft.) allowed for the adjacent westerly tower under construction (Site 3A). Other nearby Coal Harbour tower floor plate increase precedents include:

- 500 Nicola Street (Cascina), granted a 4.0 % increase from 6,405 sq. ft. to 6,659 sq. ft.;
- 501 Broughton Street (Denia), granted a 3.7 % increase from 6,405 sq. ft. to 6,645 sq. ft.;
- 1239 W. Cordova St. (Carina), granted a 3.5 % increase from 6,727 sq. ft. to 6,964 sq. ft.;
- 1281 W. Cordova St. (Callisto), granted an 8.5 % increase from 6,727 sq. ft. to 7,298 sq. ft.

While there is concern about the precedents, staff note that the average tower width proposed for Site 3B, at 25.9 m (85 ft.), is well within the maximum guideline of 29.6 m (97 ft.) and that the proposed tower length, at 31.4 m (103 ft.), is comparable or noticeably less than for several towers that have recently been approved and built in this area. The "Carina" (1239 West Cordova Street) has a length of 33.8 m (111 ft.) and the tower being constructed on Site 3A has a length of 31.7 m (104 ft.). On balance, staff is inclined to support the requested increase based on the compactness of the tower



floor plan and its positive overall performance as demonstrated in the view analysis submitted. (See Appendix F - Applicant's View Analysis) It is also noted that no enclosed balconies, which typically add up to 4 percent to tower bulk but are not counted in floor plate, are proposed.

**Detailed Tower Massing:** The Guidelines call for up to four vertical massing zones, comprised of a street base, a terraced zone, a tower, and a tower top. The street base should generally be three storeys in height, and the terrace zone should extend up to the 12<sup>th</sup> storey. The applicant's proposal shows a two- and three-storey street base and a terraced zone extending up to the 14<sup>th</sup> storey, two storeys higher than suggested. Staff believe that the junction between the terrace zone and the tower needs further design refinement, including lowering the junction point by two storeys to the 12<sup>th</sup> storey to more closely comply with the Guidelines. (Condition 1.2)

**Townhouse/Tower Transition:** Staff, and the Urban Design Panel, are concerned about the transition of the proposed townhouses on Cordova Street to the tower as well as detailed townhouse expression. Further design development is recommended to strengthen the detailed townhouse expression and better complement the rich materials being proposed (Condition 1.3) as well as the transition to the tower through levels 3 and 4. (Condition 1.2, first bullet)

**Townhouse Siting:** As noted above, the Guidelines refer to a Street Base Zone or pedestrian-oriented, townhouse podium around the perimeter of each site (generally three storeys) to define street and park edges and express "identifiable units with individual entry doors" that provide "eyes on the street". On Cordova Street, five two-storey townhouses are proposed along with the lobby entry to the tower. Staff support the proposed two-storey townhouses in conjunction with the 3<sup>d</sup> and 4<sup>th</sup> floor "shoulders" along Cordova Street, as an acceptable street base in this location.

**Side Yard Encroachments:** The Guidelines call for side yard setbacks for public and private views ranging from 8 m to 14.5 m along the westerly side of the site, and 10 m to 12 m along the easterly side of the site. (Appendix H, p. 9 of 10) The applicant proposes relatively minor encroachments into these setbacks at the southwest, northwest and northeast corners of the site. The proposed townhouse massing at the westerly side would reduce the setback by approximately 1.6 m (to a 6.4 m setback) at the southwest corner and 6.3 m (to a 7.8 m setback) at the northwest corner. At the easterly side the proposed encroachment at the northeast corner is about 2.4 m (to 8.5 m setback). The applicant's rationale is that these proposed massing changes would allow for greater continuity of townhouses along Cordova Street and Harbour Green Park and hence more "eyes on the street", as well better defining the side courtyards' public realm. The applicant's view analysis (Appendix F) shows that the impacts on public views are relatively minor. Staff further note that the largest encroachment proposed at the northwest corner only extends to the first storey, which allows for mountain views above this from the Cordova Street sidewalk and upland properties to the south.

Staff support the proposed encroachments into the side yard setback areas, given the minimal impact on public views and resulting increased townhouse frontage and public realm definition along Cordova Street and Harbour Green Park.

**West and East Interfaces:** Along the westerly side of the site where it interfaces with the neighbouring vehicular drop-off court and emergency access through to the Park, there is concern that the overall character of this westerly edge is too blank and does not sufficiently engage what is a highly visible public exposure. Along the easterly frontage where there is a similar auto court accessing this development and an emergency access way connecting to the Park, there is an eight foot-high blank wall at the north end. Staff have reviewed these concerns with the applicant, who has subsequently provided more information on the proposed strategy for these side yard treatments, including a public art piece envisioned for the neighbouring westerly auto court. Integration with a proposed public art feature and diminishing the extent and heights of blank retaining walls with better articulation and quality of materials as well as increased terraced landscaping to improve these frontages is recommended. (Conditions 1.4 and 1.5).

**Interface with Park:** Four three-storey townhouses are proposed on the north Park-fronting side. While five townhouses would be ideal to define this extent of frontage, staff are satisfied that the applicant's proposal is acceptable provided that the townhouse character, unit identity, front door treatment and ground floor (patio level) layouts are strengthened as Park-fronting rowhouses. The units have access from an on-site walkway (Park Board requirement) that runs parallel to the Park edge. Along the Park boundary a low (3 ft. high) retaining wall and railing is proposed with adjacent hedge landscaping to screen it. Staff recommend further refinement and articulation of this wall to soften this transition, including lowering the perimeter wall and, where possible, the walkway so that no guardrail is needed at the park edge and confirming materials quality and soil depth for planters. (Condition 1.6)

**Architectural Treatment:** Staff consider the architectural expression of this proposal to be of the highest quality, subject to the minor refinements recommended in this report.

**Landscaping Treatment:** The applicant's landscape proposal shows hard-surfaced paver roof treatment covering the full extent of the roof areas on the townhouse units. No other "soft" landscaping provisions for these flat roof areas are proposed. Staff, and the Urban Design Panel, believe that additional areas of "green" roofs should be provided to improve the ecological response of the project and its appearance when viewed from above by neighbours. (Condition 1.7)

**Livability:** All units exhibit the highest order of livability. The amenity area proposed for this application is approximately 10,400 sq. ft., which is similar to the amount provided for the neighbouring Site 3A tower (1 Harbour Green) under construction.

**? Conclusion:** Staff consider this to be a high quality residential development proposal that will extend and complement the string of developments that define the edge of Harbour Green Park and Cordova Street. Subject to the design refinements and other conditions noted in this report, staff recommend approval.

## URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on November 10, 2004 and provided the following comments:

### EVALUATION: SUPPORT (9-0)

- **Introduction:** Ralph Segal, Development Planner, introduced this application for Lot 19, Precinct 3, Harbour Green Park. There are fairly precise by-law and guideline parameters for this precinct. The proposed tower meets the height limit of 94 m but seeks a relaxation of the 625 m<sup>2</sup> floor plate guideline. In the shoulder zone of the tower a 6.5 percent increase up to 665 m<sup>2</sup> is sought. A side yard setback relaxation is also requested, which staff support because it provides better street definition, particularly to the waterfront walkway.

The advice of the Panel is sought in the following areas:

- Overall architectural expression and landscape design;
  - Floor plate and setback deviations;
  - Public edges, with particular emphasis on Cordova Street and the park.
- **Applicant's Opening Comments:** James Cheng, Architect, briefly described the design rationale and proposed materials, and Blair Guppy reviewed the landscape plan. The design team responded to questions from the Panel.

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

- Design development to the townhouses on Cordova and the north side to simplify their expression, with consideration of additional horizontal treatment;
- Design development to the third and fourth floors shoulder on the south side to better integrate with the tower;
- Design development to the 15th floor break to enhance tower continuity including consideration of lowering this break;
- Design development to bring the line of the tower to grade, at least on the north side of the park.
- Design development to west edge of the property to improve adjacency to public space and to clarify the terracing and stepping strategy on the west edge. Also, to provide views from the common space, if possible.

• **Related Commentary:**

The Panel unanimously supported this application and generally found it to be a very handsome addition to the neighbourhood. There was some suggestion that it could be a little too subdued for what is developing into one of the premier addresses in the whole country, which perhaps warrants something a little more distinctive.

The Panel had no concerns about the increased floor plate given there is no impact on views.

With respect to the overall architecture, the tower design strategy was thought to be largely successful, with some suggestions for improvement in design development. In particular, the Panel felt strongly that the tower should come to the ground in a much bolder fashion on the north side of the building noting this is where the building will be seen from the water. As well, further consideration should be given to levels three and four to provide a better integration with the rest of the tower, possibly with a change in fenestration. The Panel also questioned the position of the "break" at level 15 which seems about midpoint in the tower and not relating to the top or the bottom sections. The screen at the top of the tower was thought to be interesting; the metal panels of the elevator core less so. The Panel supported the materials and thought the limestone and metal panel will offer a nice contrast and departure from the exterior treatment of many of the neighbouring towers.

The Panel had no concerns about the side yard setbacks.

The Panel generally found the architectural expression of the townhouses to be less clean than the tower, almost as if they are a different project. One suggestion was to introduce a continuous floating plane two floors above the amenity level which might help knit the townhouses and the tower together better. There were recommendations to simplify the townhouses to better complement the rich materials being proposed. Some Panel members commented that they strongly favoured what had been originally proposed for the neighbouring townhouses on Cordova, largely because it provided some relief from what is becoming the standard response to townhouses in Vancouver. Such a direction for this project would be welcomed because the city can afford to have some distinction to its townhouse bases and offer something complementary. A concern was expressed that the downtown is becoming too domestic.

With respect to the interface with the adjacent property on the west it was noted there is still the potential for the wall to be quite large and blank, calling for a little more consideration in this area. There was a recommendation to give greater consideration to rationalizing the design with respect to the shared pedestrian/vehicular space so that some of the ingredients from one could flow into the other to create a stronger edge, noting it will also be viewed from above. It was recommended there be some careful sculpting and that a way be found to provide a view to the water from the amenity area. Some Panel members did not believe the westerly public realm interface lived up to the quality

of the rest of the project in terms of private/public interface conflicts. Expansion of the green roofs was also recommended, including possibly legislating a percentage of landscape on the private decks.

- **Applicant's Response:** Mr. Cheng thanked the Panel for its astute comments and said he believed the project will benefit from refinements.

## **ENGINEERING SERVICES**

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

## **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

The recommendation related to CPTED issues is contained in Standard Condition A.1.15.

## **HOUSING CENTRE / SOCIAL PLANNING**

The Coal Harbour ODP describes residential neighbourhoods that accommodate families with children. The CD-1 By-law (364) and Harbour Green Neighbourhood CD-1 Guidelines set out a minimum number of units that are required, consistent with the City's Housing Families at High Density Guidelines. A total of 177 market family units are required under the By-law. The guidelines generally define a family unit as a two-bedroom unit or larger and located on the 8th floor or lower (10<sup>th</sup> floor for the non-market site).

To date, 91 units family units have been approved (Sites 2A, 2B and 3A) with 30, 34 and 27 units respectively. Consequently, the remaining two development Sites (3B and 3C) need to provide a total of 86 family units to meet the By-law requirement. The current plan for Site 3B indicates 25 units which qualify as family units, leaving a balance of 61 units to be provided on Site 3C.

There is no ability to relax the By-law requirement for the total number of family units. However, the Director of the Housing Centre is prepared to support a relaxation of the guideline regarding the location of family units (8<sup>th</sup> floor or lower), for the following reasons:

- The CD-1 By-law contemplated development of over 900 units in Sub-Areas 2 and 3. Only 567 units have been constructed to date and the number of units at build-out will be considerably less than 900. This is largely because larger units have been developed throughout the site; and
- The intent of the CD-1 By-law was that 20% of the units would be for families - unfortunately the structure of the by-law itself does not provide for a relaxation based on the actual number of units at build-out.

Inasmuch as over 60% of the units in Sub-Areas 2 and 3 are two bedrooms or larger, and that post-occupancy surveys in False Creek North indicate that families locate everywhere in tower developments, the Director of the Housing Centre is prepared to support a relaxation of the guideline regarding the location of family units, under condition that on the remaining site (3C), all the units at the 8<sup>th</sup> floor or lower will be family units. (See Standard Condition A.1.16)

The application does not include a children's play area. Staff recommend that a secure, equipped play area with a resilient play surface be provided and located in proximity to the amenity space. (Standard Condition A.1.17).

## **ENVIRONMENTAL PROTECTION BRANCH**

A Conditional Certificate of Compliance (CCOC) has been issued from the Ministry of Water, Land and Air Protection (MWLAP) for this site. If during an investigation of the site contaminants are found and remediated, then an amendment to the CCOC to the satisfaction of the MWLAP is required prior to the occupancy of the building. If contaminants are not found during an investigation of the site, then a Site Investigation Report will be required prior to the occupancy of the building. There are no requirements prior to development permit issuance.

## **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 (VCHA)**

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) 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;
- (iv) 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; and
- (v) Details of swimming pools/hot tubs are to be submitted to the Environmental Health Division and Provincial Health Engineer prior to construction.

Also see Standard Conditions A.3.1 and A.3.2.

## **FIRE & RESCUE SERVICES**

The comments of Fire and Rescue Services are contained in Appendix C attached to this report.

## **NOTIFICATION**

A sign describing the proposed development was installed on the site on October 15, 2004. On October 19, 2004, 974 letters were sent to neighbouring property owners advising them of the application, the date of the Development Permit Board meeting and related material about the project.

To date, six written responses to notification have been received. Five respondents oppose the application, and one supports the application. Those opposed, all from neighbouring properties to the south, believe that their views will be negatively impacted and do not agree that building height, floor plate maximums and side yard setbacks should be relaxed.

**Staff Response:** Staff note that of the five negative responses received, two of them are from properties located some distance away from this site that are not impacted directly by the proposed relaxations on this site. Another of the negative responses is from an upper level apartment owner in an upland tower one block to the south of this site which opposes any further high-rises in this location. Staff note that towers were contemplated for these park-fronting sites since the early 1990s, which should have been known to the respondent when his unit was purchased (post-2000). One of the letters of objection has now been withdrawn, with respect to the proposed height (on the basis of a one-storey height reduction - Condition 1.1) and floor plate increases. The remaining letter of objection is from the hotel property located across from the subject site which has expressed concern with regard to the setback and floor plate variances being requested (but not the height). Staff believe the resulting views from the hotel are equal to or better than that achieved by a guideline scheme.

**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

The Committee supported the project as recommended by staff, noting however that there was still a concern regarding the accommodation of the required number of family units on this site and on Site 3C, which is anticipated to proceed in the near future. Staff will work with the applicant to ensure a resolution of this issue, upon submission of the applicant's updated proposal to accommodate those units. (Standard Condition A.1.16). The Committee recommends approval of the application, subject to the conditions described in the report.

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B. Boons  
Chair, Development Permit Staff Committee

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R.R. Segal, MAIBC  
Senior Development Planner

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M. Kemble  
Development Planner

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S. Barker  
Project Coordinator

Project Facilitator: A. Higginson

## 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 Provision of a letter, signed and sealed from a Building Envelope Professional as defined in the Vancouver Building By-law, recommending the proposed wall types exceeding 152 mm in thickness identified for FSR exclusion on the overlays and floor plans;

A.1.2 Provision of a letter of undertaking, signed by the owner(s), securing the furnishings of the proposed amenity areas, and confirming the availability of the amenity spaces for all occupants of the building;

A.1.3 Provision of reduced drawings for inclusion into the Form of Development report to City Council;

**Note to Applicant:** The plans must incorporate all changes described in this report, be 8.5 inches by 11 inches in size, and contain a site plan and all building elevations.

A.1.4 Clarification and revision to the proposed ensuite storage rooms in order for these areas to be excluded from the computation of Floor Space Ratio (FSR);

**Note to Applicant:** Clarify the size of the storage rooms for TH-102 and TH-103, as ensuite storage rooms that exceed 3.7 m<sup>2</sup> per dwelling unit may not be excluded from the computation of FSR. Confirm that all ensuite storage rooms will be full floor-to-ceiling height (as some storage rooms contain "heat pump units"). All ensuite storage rooms must be enclosed with a typical swing type door rather than sliding or closet bi-fold doors. Refer to the Administrative Bulletin "Bulk Storage - Residential Developments" for more information.

A.1.5 Clarification of the provided Class A and Class B Bicycle Parking;

**Note to Applicant:** Confirm the location of the Class B Bicycle parking to be provided, and correct the inconsistencies that appear between the provided number of Class A Bicycle spaces indicated in the project data and parking summary, versus the actual number shown on the floor plans.

A.1.6 Provision of more complete project data;

**Note to Applicant:** A summary table should be provided which includes all of the critical figures presented on the FSR overlays for each floor and for the building as a whole. The dwelling unit types referred to in the project data should be reflected on the floor plans, and should specify units designated for family housing.

A.1.7 Provision of a detail of the proposed trellis to the Level 5 roof deck;

**Note to Applicant:** The trellis should be reduced in extent and shown as a cantilevered feature. Any proposed glazing to the trellis should be minimized (glazing should only be proposed in close proximity to the doors in order to serve as weather protection). The trellis feature should be indicated on the elevation drawings where applicable.

A.1.8 design development to the "office" area at the Level 4 Master Bedroom to provide natural light to the area, and to rename the area to a "study";

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### Standard Landscape Conditions

A.1.9 Design development to the amenity area deck to provide some opportunity for views of the water from the northwest corner of the deck;

A.1.10 Design development to enhance the landscape treatment of the easterly entry court by providing additional soft landscaping;

**Note to Applicant:** The landscape requirements of the Harbour Green Neighbourhood CD-1 Guidelines call for the Landscape Plan to mirror Vancouver's image as a 'green city' through the extensive use of soft landscape materials. Suggest additional trees along the north side of the court and additional shrubs adjacent to the proposed specimen tree.

A.1.11 Provision on the Landscape Plan of small trees suitable for the townhouse semi-private patios facing West Cordova Street;

**Note to Applicant:** 13 small trees are shown on the townhouse patios on the Site Plan and Ground Level Plan, but not the Landscape Plan.

A.1.12 Provision of a detailed large scale (1/4" or 1:50) section drawing through the Amenity garden terrace adjacent to the Fireside Room;

**Note to Applicant:** The plan must illustrate the planting depths in relation to the underlying slab, the proposed water feature, the wooden deck, and the relationship through the building edge to the neighbouring site to the west.

A.1.13 Provision of detail drawings of any parkade venting to be illustrated on the Landscape Plan;

A.1.14 Provision of an irrigation system in all common areas, including the entry and upper terrace areas;

**Note to Applicant:** Hose bibs should be provided in private areas such as patios and courtyards, and notations to this affect should be added to the drawings. The irrigation system design and installation shall be in accordance with the Irrigation Industry of B.C. Standards and Guidelines.

### Crime Prevention Through Environmental Design (CPTED)

A.1.15 Clarification of the exit path from the parking area on the north corner ground level;

**Note to Applicant:** The architectural plans are not consistent. The exit path should not create an opportunity for theft in the parking garage.

### Social Planning/Housing Centre

A.1.16 Confirmation, in writing, that all units to be developed on Site 3C, on the 8<sup>th</sup> floor or lower, will be family units (two bedrooms or larger); and

A.1.17 Arrangements shall be made to the satisfaction of the Director of Social Planning for the provision of a secure and equipped outdoor play area suitable for children;

**Note to Applicant:** Refer to Section 3.3 of the City's "High Density Housing for Families with Children Guidelines". Particular care should be given to securing the area with fencing, to providing a resilient play surface, and to avoiding the use of toxic plants and landscaping materials in and around the play area. A planting list should be provided for planters around

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the play area to ensure that 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, or by calling the City's Child Development Coordinator at 604-871-6042.

## A.2 Standard Engineering Conditions

A.2.1 Provision of design grades at both sides of the proposed crossing, at all entries along the property line, and at both sides of all breakpoints on the parkade ramp system;

A.2.2 Clarification as to whether there is an intent to share the driveway crossing with adjacent Site 3C;

**Note to Applicant:** If there is an intent to share the driveway, then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure shared access.

A.2.3 Provision of measures to provide improved access to the underground loading space as follows:

- a corner-cut through the recycling room is required to enable the truck to back into the loading space; and
- a minimum 3.5 m (11.5 ft.) vertical clearance is required on the parking entry ramp and along the entire length of the drive aisle to the townhouse TH-101 parking garage.

A.2.4 Modification of the main parking entry ramp to reduce the slope in the section where the enterphone is located;

**Note to Applicant:** Vehicles should not stop on a slope in excess of 10 percent.

A.2.5 Clarification and confirmation that a minimum 2.0 m vertical clearance is provided to the underside of the ceiling-mounted condenser units on the parking ramp from level P1 to P2;

A.2.6 Provision of improved visibility for oncoming vehicles (at the right-angled turns in the drive aisle) where garage walls obstruct driver visibility;

**Note to Applicant:** View portals and parabolic mirrors should be provided.

A.2.7 Provision of a wall along the northerly edge of the parking ramp, and provision of design elevations to clarify the difference in elevation between the parking ramp and the area of drive court near the tree;

**Note to Applicant:** There is a discrepancy between the design shown on Drawings A3.1 and A3.2.

A.2.8 Deletion of the portion of stone pavers that projects beyond the property line at the main entry to the building;

A.2.9 Clarification of the garbage pick-up operations;

A.2.10 Provision of a minimum 3 ft. wide door to the recycling room;

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

**Note to Applicant:** A separate application to Engineering Services is required.

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A.2.12 Provision of a separate copy of the Landscape Plan to Engineering Services for review.

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

- A.3.1 Confirmation by the applicant (by way of a notation on the plans) that the acoustical measures will be incorporated into the final design, based on the consultant's recommendations (report submitted by Brown Strachan Associates on November 3, 2004) as concurred with or amended by the Medical Health Officer (Senior Environmental Health Officer); and
- A.3.2 Confirmation by the applicant (by way of a notation on the plans) that mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555.
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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 December 22, 2004. 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 **July 31, 2005**, 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 Amenity areas and residential storage spaces 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. 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.2.4 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.
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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 28, 2004 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 (VBBL)

1. The building construction is required to be non-combustible.
2. The building is considered a high-rise, and therefore the requirements of VBBL 3.2.6. for high buildings will apply to the entire building (including the townhouses).
- 3.\* An area of refuge shall be provided to all required accessible floors to conform with 3.8 of the VBBL (P1, 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>) The area of refuge should be part of the exit, be attached to the exit enclosure, or conform to VBBL 3.8.3.19.
- 4.\* The building is required to provide access to persons with disabilities to all common areas (amenity, common roof decks, pool, exercise room, game room, guest suite etc.), and shall meet enhanced accessibility requirements for residential suites.
- 5.\* A minimum of 2 exits/ egress are required from common roof deck/garden areas.
- 6 Storage garage security shall conform to VBBL 3.3.6.7.
7. An additional exit may be required from the storage garage where the security gate is provided.
8. Exit/ Egress pathway and exit doors shall be protected per VBBL 3.2.3.12.
- 9\* Only one exit from a floor area is permitted to lead through a lobby per VBBL 3.4.4.2.
- 10.\* A dead-end corridor shall not be more than 6 meters.
- 11.\* If a doorway opens into a public corridor, it shall be possible to go in two opposite directions.
12. Interconnected floors shall meet VBBL 3.2.8. requirements.
- 13.\* The tower exit shall be separated from the parking garage exit.
14. The parking garage bulk storage rooms shall have a 1.5 hour fire separation.
15. Clarify whether the individual garage doors are visually obstructed in the storage garage. An equivalency may be required.
16. Refuse chutes shall conform to VBBL 3.6.3.3.
17. Accessible doors shall have clearances of 300/600 mm.
18. Cross over floors shall be identified on the drawings.
- 19.\* Electrical and mechanical rooms shall not open directly into exits (Level 32).
- 20.\* Elevator lobby/ public corridor shall have 2 exits (Levels 15 to 31)

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

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The Applicant is to note Vancouver Building By-law requirements that are applicable for building applications received on or after August 15, 2003, regarding the provision of accessible access to all storeys. For further information, see Bulletins 2002-06-BU (July 22, 2002), and 2002-08-BU (August 28, 2002). The Applicant is to note that Vancouver Building By-law requirements that are applicable to building applications received on or after June 1, 2003, regarding new elevator devices and alterations to existing ones, which will need to conform to the new elevator code. For further information, see [www.city.vancouver.bc.ca/commsvcs/CBOFFICIAL/pdf/BCI2003-003.PDF](http://www.city.vancouver.bc.ca/commsvcs/CBOFFICIAL/pdf/BCI2003-003.PDF).

### Fire and Rescue Services Comments

The following comments have been provided by Fire and Rescue Services and are based on the architectural drawings received on September 28, 2004 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with fire provisions of the Vancouver Building By-law.

1. Confirmation of the Fire Shutter location and internal townhouse stair access to the parking garage and living area below is required.
2. Review addressing with sprinkler zoning and fire alarm annunciation.
3. The distance to the access door from the main entry doors is approximately 70 ft. for the above grade levels, and approximately 92 ft. for the below grade levels. These distances are somewhat excessive for responding Fire Department. However, the access doors are directly accessible from the main entry doors. The location of the Central Alarm & Control Facility panel will be very important.
4. A graphic Floor Plan at the CACF panel and signage is required.
6. The cross-over floors and access for the Fire Department to both exit stairs is to be reviewed.
7. Fire Department equipment (fire hydrant locations, Fire Department siamese connection locations, CACF panel, etc.) has not been indicated.
8. Emergency access to the seawall will require further review (regarding widths, fire vehicle loading, surface treatment [grasscrete and grasspave are not acceptable finishes] etc.)

**Note to Applicant:** All surface finishes for fire vehicles are to be reviewed and accepted by Vancouver Fire and Rescue Services.