
1255 WEST PENDER STREET (PRELIMINARY APPLICATION)
DE411500 - ZONE DD

TC/SDB/PH/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

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

Also Present:

S. Black, Urban Design & Development Planning
T. Chen, Development Services
P. Huber, Development Services

APPLICANT:

W.T. Leung Architects Inc.
300-973 West Broadway
Vancouver, BC
V5Z 1K3

PROPERTY OWNER:

Cabmerl Industries Ltd.
1255 W Pender Street
Vancouver, BC
V6E 2V1

EXECUTIVE SUMMARY

- **Proposal:** To construct a new fourteen storey, mixed use, office and residential development containing 28 dwelling units, including three and a half levels of underground parking.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F Sample response letters

● **Issues:**

1. Relationship to entry area of 1285 West Pender (the Evergreen Building)

● **Urban Design Panel: Support**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE IN PRINCIPLE Development Application No. DE411500 as submitted, the plans and information forming a part thereof, thereby permitting the development of a new mixed use development, subject to the following conditions:

1.0 The Complete Development Application submission must include the following:

- 1.1 design development to improve the relationship of the entry area to that of 1285 West Pender through increased open space and refined landscape.

Note to Applicant: Consider a greater amount of set back from Pender Street to the proposed entry. Surface and landscape treatments should be coordinated. Submission of large scale architectural sections and elevations is required illustrating the interface with the public realm, including details of exterior features such as planters, guardrails, and surface materials. (See also Standard Landscape Conditions).

- 1.2 design development to improve the visual compatibility of the proposal's specific building features as seen from West Pender Street with the commercial expression of the heritage designated Evergreen Building (1285 West Pender Street), in response to the comments of the Urban Design Panel;

- 1.3 provision of a strategy to treat the gap between the proposed building and 1285 West Pender Street, in terms of wall finish or features, security, and landscaping, in consultation with the adjacent property owner;

Note to Applicant: Design solutions and agreements with the adjacent owner should be provided. Consider innovative solutions that could take advantage of this unusual gap space such as a 'dark' green wall, an art feature, lighting, or other wall treatments. Surface treatment of the west wall on the Hastings Street level should be included in this strategy, as some solutions such as planting would be more successful through cooperation (See also Standard Condition 1.16).

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 set out in Appendix B be approved by the Board.

4.0 That the complete application be dealt with by the Director of Planning.

• Technical Analysis: Area 'G' of the DD Zone

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size ¹			66 ft. x 125 ft.
Site Area ¹			8,250 sqft.
Floor Area ²	Area 'G' 49,500 sqft. (office uses limited to 41,250 sqft.)		Residential 43,720 sqft. - covered roof deck 633 sqft. Office <u>3,440 sqft.</u> Total 47,793 sqft.
FSR ²	Area 'G' (all uses) 6.00 (office uses limited to 5.00)		Residential 5.30 Office <u>.42</u> Total 5.72
Height ³	300 ft.		151.14 ft.
Parking ⁴	Office 4 Small Car (25%) 12	Residential 43 Office <u>3</u> Total 46 Disability 1	Residential 35 - disability bonus 1 Office <u>11</u> Total 47 Disability 4 Small Car 12 (25%)
Loading ⁵		Residential 0 Office 0	Class A 1
Bicycles ⁶		Class A Class B Residential 35 6 Office <u>1</u> <u>0</u> Total 36 6	Class A Class B Residential 38 0 Office <u>0</u> <u>0</u> Total 38 0
Amenity ⁷	9,900 sqft.		1,128 sqft. (2 nd floor meeting room & 3 rd floor amenity room)
Balconies ⁸	Total (8%) 3,498 sqft. Enclosed (50% total) 1,749 sqft.		Open 2,352 sqft. Enclosed <u>255 sqft.</u> Total 2,607 sqft.
Units			28

Note: The applicant should note that staff do not carry out detailed technical checks on preliminary applications. Figures shown are as supplied by the applicant.

¹ **Note on Site Size and Site Area:** A survey plan is required to confirm the site size and site area and Standard Condition A.1.1 seeks this requirement.

² **Note on Floor Area and FSR:** The covered roof decks on the 14th floor (approximately 633 square feet) are included in the computation of floor area and noted in the table above. FSR overlays are required to confirm the floor areas. See Standard Condition A.1.2.

³ **Note on Height:** The height of the building is measured to the top of the roof covering of the 14th floor roof decks.

⁴ **Note on Parking:** The residential parking is deficient, even with the disability bonus. As well, the office parking is more than what is permitted. Standard Condition A.1.3 seeks compliance with the required residential and permitted office parking by re-positioning the security gate and re-allocating the proportions of residential and office parking spaces.

⁵ **Note on Loading:** Although no loading is required for either uses, a Class A loading space is provided on the first level of underground parking (at the office level parking) and appears to be a shared loading space for all uses. Standard Condition A.1.4 seeks this clarification.

⁶ **Note on Bicycles:** A Class A bicycle space has not been provided for office uses, or any Class B spaces (including residential uses). Standard Condition A.1.5 seeks provision of both Class A and Class B bicycle parking spaces.

⁷ **Note on Amenity:** Clarification is required on the use of the amenity space on the 3rd floor. See Standard Condition A.1.6.

⁸ **Note on Balconies:** Details of balcony enclosures (including confirmation of their locations) is required. See Standard Condition A.1.7.

● **Legal Description**

Lot: 18, except that part of the Canadian Pacific Railway R.O.W. as described in absolute Fee Parcels Book, Volume 9 , Folio 317, No.1154C, and except the south 7 feet now road
 Block: 29, Plan: 92, District Lot: 185

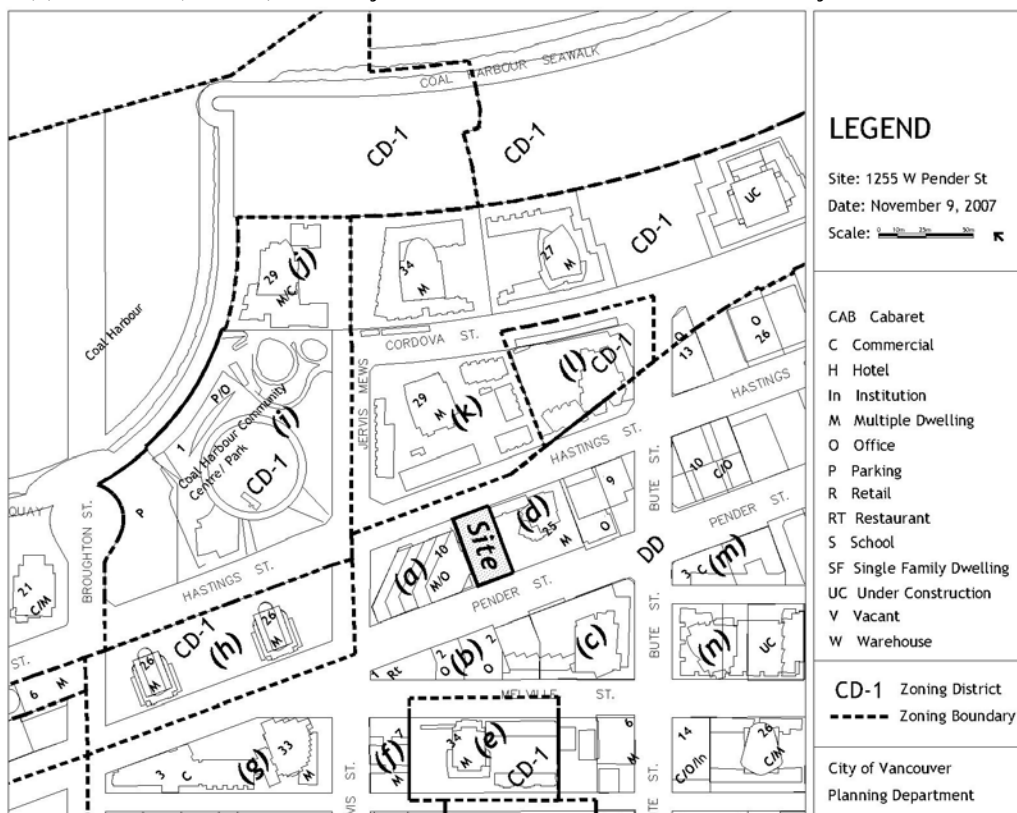
● **History of Application:**

Preliminary DE submitted
 Urban Design Panel
 Development Permit Staff Committee

● **Site:** The site is located near Coal Harbour and is half a block east of Coal Harbour Community Centre and Park. The property is 66 ft. wide and is situated on the north side of West Pender Street and double fronts onto West Hastings Street. It is immediately east of 1285 West Pender Street (the Evergreen Building), a 10 storey mixed-use building that has been protected through a Heritage Revitalization Agreement. A 25 storey apartment building (the Palladio) is situated immediately to the east at 1228 West Hastings. Another residential tower (C-Side) is located to the north across Hastings Street and several towers are under construction on the south side of West Pender Street.

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

- (a) 1285 W Pender (Evergreen Building), heritage designated 10-storey mixed use building
- (b) 1280 W Pender (Flatiron), 28 storey building on townhouse base (under construction)
- (c) 1211 Melville St. (Ritz), 34 storey mixed use development (under construction)
- (d) 1228 W. Hastings St. (Palladio): 25 storey residential tower on 2-storey townhouse base
- (e) 1238 Melville St. (Pointe Claire): 34 storey (319 ft.) residential tower on 2-storey townhouse base
- (f) 610 Jervis Street (Banffshire): 6 storey heritage residential rental building
- (g) 1310 W. Pender St. (Classico): 33 storey (315 ft.) residential tower
- (h) 1301 W. Pender St. (Harbourside Towers): two 26 storey residential towers
- (i) 350 Broughton St.: Coal Harbour Community Centre (below) & Jervis Park (above)
- (j) 323 Jervis St. (Escala): 29 storey residential tower with 2-storey townhouses
- (k) 1280 W. Cordova St. (C-side): 29 storey residential tower with 2-storey townhouses
- (l) 1205 W. Hastings St. (Cielo): 30 storey residential tower with 1-storey commercial podium
- (m) 1188 W. Pender St. (Sapphire): 31 storey residential tower including daycare, under construction
- (n) 550 Bute (Melville) 42 storey residential tower with mid-rise 13 storey hotel



● **Background:**

The applicants met with Urban Design staff on a number of occasions in the Fall of 2006 and Spring of 2007 with several massing options being tested with respect to appropriate height, width, depth, relationship to 1285 West Pender Street (Evergreen Building), street interface, setback to the adjacent residential tower (Palladio), and the need to minimize impacts on livability and views.

The applicant agreed to proceed with a preliminary application so that the adjacent neighbours would have an opportunity to comment on the proposal at a conceptual stage.

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

Downtown Official Development Plan (DODP sub area G): In summary, the By-law allows for a variety of uses up to a maximum discretionary density of 6.0 FSR, and height up to 300 feet, subject to a qualitative review of urban design and other aspects contained in the guidelines.

Downtown Design Guidelines: The Guidelines provide a general checklist for achieving high quality development, seeking: contextual, neighbourly development that respects existing buildings and open spaces; creation of public open space wherever possible; pedestrian amenity along street frontages; preservation and, where appropriate, creation of public views; minimization of shadow and private view impacts; and slim rather than bulky towers. Section 6.2.2 (c) of the Guidelines states that the maximum permitted density may not be achievable on all sites.

Downtown District Character Area Descriptions: Golden Triangle (Triangle West): The area description anticipates mixed-use developments including residential west of Bute Street. Building frontages that do not include retail or similar uses should maintain pedestrian interest through attractive and highly visible building entrances, windows, displays, public art, landscaping where appropriate, and other amenities.

Tower separation: Typically for residential developments in Triangle West, the urban design criteria of the Downtown South guidelines are applied, including tower separation. A separation of 80 ft. (24.4 m) to any nearby residential tower is sought for that portion of a new building above 70 ft. (21.3 m). The intent of this requirement is to protect residential livability, sunlight and views.

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

Downtown Official development Plan

Use: The proposed residential and commercial uses (described under Built Form) conform to the zoning.

Density: The proposed floor area amounts to a density of 5.72 FSR, less than the permitted density of 6.0 FSR.

Height: The proposed height of 151 ft., half of the permitted height, is intended to relate compatibly to the heritage Evergreen Building.

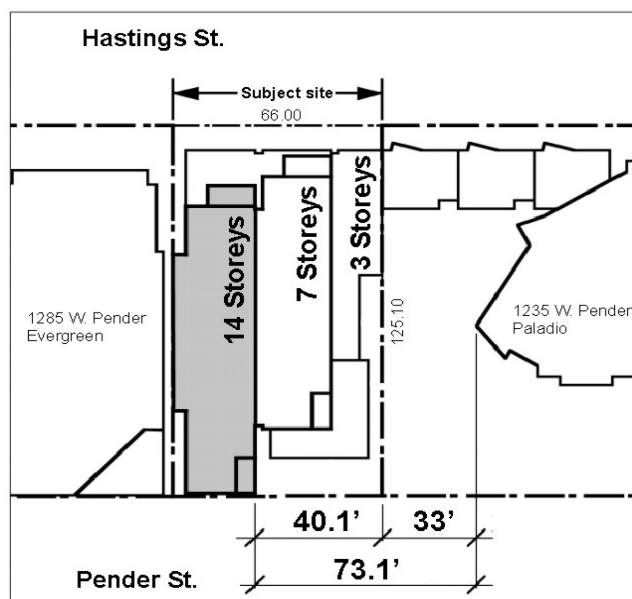
Downtown Design Guidelines and Downtown District Character Area

Built Form: The overall built form consists of a three-storey cubic element for commercial use facing West Pender Street, with 11 storeys of residential tower plus an accessible roof level above. As seen from West Hastings Street, the building presents three two-storey townhouses with 12 storeys of residential tower and a roof level above. The massing terraces away from the Palladio tower in three distinct steps located at the 3rd, 8th and finally, 14th level (top) to maximize separation and minimize view blockage for units in the Palladio. Staff consider these measures, resulting in elongated suite layouts, to be particularly sensitive and neighbourly to the Palladio, while still providing highly livable units in the proposed development. The presentation of townhouse entries, a residential lobby, well-developed landscaping and commercial frontage to the public sidewalks provide active elevations and supply pedestrian interest. With the conditions noted, staff consider the intent of the Guidelines and character description to be met.

Shadow Impact: The proposed height does not shadow any public open space.

Tower separation: The normally required separation of 80 ft. (24.4m) between residential towers which are above 70 ft. (21.3 m) in height has not been achieved. A separation of 73.1 ft. (22.3 m) to the angled tower corner of 1235 West Pender Street (Palladio) is proposed, noting that the Palladio is not set back by the normal 40 ft. to its property line (see diagram). Despite the narrow site, the proposal provides a 40 ft. setback from its upper floors to the property line by employing a narrow floor plate which only 25.75 ft. (7.8 m) wide at the eighth floor and above.

The proposed building features a combination of translucent and spandrel (opaque) glazing facing east towards the Palladio to limit views toward and from nearby residences. It should be noted that the Palladio was designed with an angled floor plan which faces obliquely rather than directly to the subject site (see diagram above and Appendix D, pg. 6). Staff support this combination of glazing and oblique orientation of the adjacent tower as meeting the intent of horizontal tower separation.



Evergreen Building: On June 28, 2007, a development permit to maintain the existing height and office uses of the Evergreen building at 1285 West Pender was issued, in conjunction with its designation as a municipally protected building. The Evergreen Building is now being extensively renovated, and the relationship of the proposed building to the Evergreen Building was the focus of commentary by the Urban Design Panel, as summarized below. In summary, the proposed massing was seen as a good fit with the Evergreen while still creating its own distinguishable character. Some design issues remain in terms of the transition of open space to the Evergreen's main entry at its south (Pender) corner and the treatment of a gap between the two buildings created by a setback on the Evergreen site. (See Conditions 1.1 to 1.3)

• **Conclusion:** The design responds to a challenging site with a certain degree of flair. Potential impacts on private views have been minimized through a relatively modest building height, sensitively designed setbacks, and terracing of the mass. Staff recommend approval in principle of this application, subject to the design conditions noted.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on October 24, 2007, and provided the following comments:

EVALUATION: SUPPORT (6-0)

- **Introduction:** Sailen Black, Development Planner introduced the proposal for a 14 storey, office and residential building, with underground parking, two levels of commercial floor space facing West Pender Street, 26 residential units and two townhouses facing West Hastings Street. Mr. Black described the materials being used as well as the various developments in the surrounding neighbourhood.

The proposal has been designed using the Downtown Official Development Plan around buildings that respect existing developments and minimize private view impacts. The frontages need to maintain pedestrian interest through retail use or attractive building entries, displays, art and landscaping.

Advice from the Panel on this application is sought on the proposed architectural and landscape design, including:

- Height and form as they relate to private views
- Whether the proposed height is earned
- Liveability of the units
- Detailed relationship with the Evergreen building, especially around the vertical profile

Mr. Black asked the Panel when they would like the project to return, and then took questions from the Panel.

- **Applicant's Introductory Comments:** Mr. Leung, Architect, described the submission in further detail noting the use of natural stone, architectural concrete and pre-finished aluminium on the window walls. Translucent glazing and spandrel glass is to be used on parts of the east elevation to provide for privacy and natural light. Gerry Eckford, Landscape Architect described the landscape plans for the site. He noted the planting material being used for the green roof as well as the water storage for irrigation. He also described the water feature at the residential entry.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development of the north and south elevations to create a more sympathetic and singular expression that contrasts with the horizontal nature of Evergreen building
 - Design development to the residential entry on Pender Street to better relate to the adjacent recessed three storey Evergreen entry.
 - Better integration of the stone clad base with the overall project.

Related Commentary: The Panel unanimously supported the application. The Panel thought the building earned its height and density and agreed that it was a strong building on a challenging site. Liveability posed no major issues, and the 70' setback was accepted. The Panel recognized the thought that had gone into the design of the building, and thought the glazing on the east facing façade was interesting and imaginative. Members also complimented the parti and the level of presentation. They asked to have the application come back to the Panel at the complete DE stage.

Most members felt the primary issue remaining was the fine scale of residential building against the more robust commercial expression of the Evergreen building. Several members observed that the detailing on the north and south facades could be more robust and clean; that the concrete spandrels

on the south, worked against the strength of form; and that a more robust and unified mass was needed, and that the sun-shading provided by the spandrels could be achieved by other means. One approach suggested for the facade was to wrap the glass around the southwest corner. One member requested a detailed drawing of the Evergreen next to the proposal, and felt that the proposed banding at the south elevation could have an unintended syncopation when seen in comparison to the Evergreen.

The Panel felt the entries were unresolved. Several Panel members had reservations regarding the skinny little wall next to the Evergreen Building and suggested it should have a more commercial expression. Other suggestions included opening up ground plane to work with the adjacent Evergreen entry plaza, and being less 'bitsy.'

One Panel member thought the stone box on the corner was somewhat unresolved and needed to be better integrated into the overall building massing.

The Panel liked the landscaping mirroring the ribbons of the windows and the landscaping at the entry. One Panel member suggested adding a water fall to the water feature at the entry. They thought it would be appreciated from the surrounding buildings. Other suggestions included adding a green wall along the interface to the Evergreen building, and adding trees to the east side to improve suite privacy and the appearance from nearby residences.

Individual concerns included the lack of insulation behind the spandrel and the unused slot space between the two buildings. One panel member thought the south-west elevation could use some shading.

The Panel congratulated the design team on their innovative design.

- **Applicant's Response:** Mr. Leung thanked the Panel for their thoughtful comments and thanked Mr. Black for his help. He added that they will go back and rethink the design for the north and south elevation.

ENGINEERING SERVICES

This application has one significant issue for Engineering Services, namely, the inability for the parking design to provide unobstructed two-way vehicle flow.

The site is of sufficient dimensions to allow a parking design which could enable adequate two-way vehicle flow. However, considerations of urban design related to the proximity to the Evergreen Building, require that the tower core be set to the west side of the site instead of the middle of the site. As a result, the parking ramps are located in close proximity which narrows the turning radius such that two-way vehicle flow is not possible. The relatively low number of vehicles on the site provides some degree of comfort; however, adequate measures to ensure driver recognition of oncoming vehicles and a protocol to enable one of the vehicles to stop and allow the other to pass by must be determined. Accordingly, the applicant is required to engage the services of a Transportation Engineer to review the matter and provide a safe and effective solution (see Standard Condition A.2.4).

The design of the garbage facility appears to require the garbage container to be pushed up a 10% sloped ramp onto Hastings Street to be emptied. Staff have concerns that the refuse container may be left on the City street awaiting emptying which would negatively impact pedestrians and vehicle entry and exit from the underground parking. Details of garbage and recycling pick-up operation are required (See Standard Engineering Condition A.2.6).

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

LANDSCAPE

This narrow site is positioned between two larger more dominant buildings. There will be adjacent open space between the residential entry and the entrance to the Evergreen building. Opening up the ground plane between the two sites at the entrances could improve the relationship between the two spaces as well as enlarging the public realm. Consistency on paving treatment would also help in the transition from one site to the other. (See Standard Conditions A.1.9 to A.1.15)

SOCIAL PLANNING

The proposed development includes a 250 square foot amenity meeting room on level 2, and an 876 square foot multi-purpose amenity room adjacent to a small outdoor patio on level 3. The multi-purpose amenity room on level 3 provides an accessible washroom, however design development will be required to provide a kitchenette and storage area. (See Standard Condition A.1.16)

Although the patio adjacent to the multi-purpose amenity room is only approximately 60 square feet, given that several of the units have access to patio space that is equivalent or larger, staff will not require further design development for the outdoor amenity space.

ENVIRONMENTAL PROTECTION BRANCH

A site profile will be required. This requirement is included in Appendix A.

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 prior to construction.

NOTIFICATION

Two signs were erected on the site on October 23, 2007. On November 9th, 2007, 2587 letters were sent to neighbouring property owners advising them of the application.

During early discussions on this proposal planning staff had advised the applicant to consult with adjacent residents on the conceptual design. In compliance with this advice, the applicant hosted an Open House for the residents of the tower immediately to the east (1288 West Hastings) and the Evergreen Building immediately to the east. The Open House was held on November 15th and was attended by 9 people. None of those who attended chose to complete a Comments Sheet.

To date, 14 written responses has been received on this preliminary application with 13 opposed and one requesting design modifications to improve the building's relationship with the Evergreen Building. Most of those opposed have cited view loss as the reason for their objection. Two sample letters are attached as Appendix F. The full summary of comments includes the following:

- loss of view of the ocean
- impaired privacy
- negative impact on the West End environment and too much density in the downtown core
- increased traffic congestion and parking problems with resultant accident and injury
- children and the elderly will have more difficulty getting to the community centre
- effacement of the natural beauty of the area
- previously approved towers have not adequately considered daylight
- will contribute to big city problems such as traffic congestion, air pollution and expansion of the infrastructure
- too many towers is not desirable
- density of the downtown core is already unsustainable
- opposed to the unrelenting increase in population and building density

Staff Response:

- The proposal is significantly under height and slightly under the density permitted in this area.
- Staff's review of the extent of view obstruction concluded that the proposal has been designed quite sympathetically to minimize view loss from surrounding buildings, including a set back of 40 ft. from the property line (see pg. 7).
- Translucent and opaque glazing limits views towards and from nearby residences.
- City policy and existing zoning supports a dense downtown core, and this density reduces reliance on private automobiles and increases the efficiency of public infrastructure.
- Safe pedestrian movement along the sidewalk will be maintained during construction.

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 decisions by the Development Permit Board.

The application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

The Staff Committee recommends approval in principle of this development application, subject to the conditions outlined in this report.

B. Boons
Chair, Development Permit Staff Committee

S. Black, MAIBC
Development Planner

T. Chen
Project Coordinator

Project Facilitator: P. Huber

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 an original, sealed copy of a survey plan of the site, verified by a British Columbia Land Surveyor is to be submitted;

A.1.2 submission of detailed FSR overlays, indicating all spaces and uses included and excluded from FSR calculations;

Note to Applicant: The covered roof decks on the 14th floor must be shown as floor space for the purposes of calculating floor space.

A.1.3 compliance with the required residential and permitted office parking in accordance with the Parking By-law;

Note to Applicant: Parking for office uses exceeds the permitted amount. Should this extra parking be allotted for residential uses to make up the residential shortfall, design development is required to secure all residential parking from the office parking. Disability spaces, however, may not be bonused if the residential shortfall is resolved by reallocating office parking spaces to residential parking.

A.1.4 clarification as to the users for the Class A loading space;

A.1.5 provision of Class A (employee's) bicycle parking for office uses, and Class B (visitor's) bicycle parking spaces for both office and residential uses;

Note to Applicant: The Class A bicycle parking for office uses must be located and accessible for the office users. The Class B bicycle parking must be located at or near entrances, and on the development site, if possible.

A.1.6 provision of additional information is required on the plans of the proposed amenity space, indicating any details regarding type, finishing, equipment and/or furnishings, including the function of the amenity provided;

A.1.7 details and locations of balcony enclosures;

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

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;

Standard Landscape Conditions

- A.1.9 provision of a public realm treatment for the residential entry on West Pender that is sympathetic and consistent with the approved plans for 1285 West Pender.

Note to Applicant: The Landscape Plan should include details of the entrance plaza to 1285 West Pender.

- A.1.10 provision of a greener edge for the West Hastings townhouse entrances.

Note to Applicant: This could be achieved by enlarging the planter on the western patio, in front of the recycling and garbage room

- A.1.11 provision, at the time of the complete development permit application, of a full Landscape Plan. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale

- A.1.12 provision, at the time of the complete development permit application, of large scale sections (1/4"=1' or 1:50) illustrating the town house to public realm interface of the townhouses facing West Hastings.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

- A.1.13 provision, at the time of the complete development permit application, of large scale sections (1/4"=1' or 1:50) illustrating the public plaza facing West Pender including planting depths for the trees. The location of the underground parking slab should be included in the section.

Crime Prevention Through Environmental Design (CPTED)

- A.1.14 design development to prevent unintended access to the gap spaces between the proposed building and the existing developments to the east and west, noting that these spaces can retain open visibility;

Note to Applicant: This could be accomplished on the east side with a decorative metal security gate facing West Pender. On the West side the narrow setback is on the property of the Evergreen building. Some arrangement should be made to secure the narrow passage between these two buildings.

- A.1.15 design development to reduce opportunities for theft in the underground by providing separation between office and residential users including an intermediate door within the stairwell at residential levels, reducing any alcove areas, clarifying office access to and from the street level, and avoiding alcove areas;

Social Planning/Housing Centre/ Cultural Affairs

- A.1.16 design development to provide a kitchenette and storage area in the multi-purpose amenity room on level 3.
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A.2 Standard Engineering Conditions

A.2.1 clarification of charges on title. A charge summary is required;

Note to Applicant: The charge summary dated July 5th, 2007 is inadequate.

A.2.2 denotation of all building grades and provision of design elevations on both sides of the main parking ramp from West Hastings Street, with a slope not to exceed 10% for the first 20', and clear notations of elevations at the top and bottom and the length of all internal ramps are required;

A.2.3 provision of correctly sized disability parking spaces;

Note to Applicant: Shared disability parking spaces require two standard parking spaces separated by a minimum 5' wide shared pedestrian aisle.

A.2.4 provision of a review of the parking design by a Transportation Engineer and a report recommending measures to address the lack of two-way unobstructed vehicle flow;

A.2.5 arrangements shall be made to the satisfaction of the General Manager of Engineering Services for all crossings over City property;

Note to Applicant: A crossing application is required to be made in Engineering Services.

A.2.6 provision of separated garbage storage for residential and office uses. Clarification of pick-up operations, noting no reliance on City streets for container pick-up/storage is permitted.

A.2.7 arrangements shall be made to the satisfaction of the General Manager of Engineering Services for all trees planted on City property;

Note to Applicant: A separate application is required to be made to Engineering Services for the planting of trees on City property. A copy of the landscape plan shall be submitted directly to Engineering Services for review.

A.2.8 confirmation that all utility services will be provided underground;

Note to Applicant: All electrical services to the site must be primary with all electrical transformers located on this site. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The Applicant may be required to show details of how the site will be provided with all services being underground.

A.3 Standard Vancouver Coastal Health Authority Conditions

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

A.3.2 confirmation shall be submitted by the applicant 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 confirmation shall be submitted by the applicant that adequate and effective acoustic separation will be provided between the commercial and residential portions of the building;

A.3.4 confirmation shall be submitted by the applicant that mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555

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

A.4.1 a site profile will be required as part of a complete application.

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of Processing Centre - Building, Vancouver Coastal Health Authority and Fire & Rescue Services contained in the Staff Committee Report dated November 21, 2007. 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 If a complete application is not submitted on or before **June 17, 2008**, 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 By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- B.1.4 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.
- B.1.5 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.**
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Processing Centre - Building comments

The following comments are based on the architectural drawings prepared by W.T.Leung dated June 27, 2007 which have been submitted for the Development Application, DE411500. This is a cursory review in order to identify issues which do not comply with Vancouver Building by-law #8057.

1. Level P4: All areas require access to two exits on that storey.
2. Level P3: H/C clearance is required beside the doors providing access from the H/C stalls to the elevators (typical P2 & P1 as well).
- * 3. Level P3 and P2: the exits do not comply with the remoteness requirements.
- * 4. Level P1: disabled access is required to the res. garbage room.
5. Levels P2, P3, & P4: a vestibule is required on the NW stair (a vestibule at the P1 level instead of the other vestibules is not code compliant)
- * 6. Level P1: 2 exits are required from the -1 Upper Level, and 2 exits are required from the -1 Lower level.
7. Main Floor (& typical): doors in series require 1220 mm + the door swing distance between them
8. Main FI: there is exit exposure between the exit lobby and the discharge path of the parkade exit.
9. Main FI: the room in the SE corner may need two separate means of egress (depending on occupancy load, etc.) Similarly, the amenity room on the 3rd floor should be checked.
- * 10. 2nd FI (& up typical): the exits do not meet the remoteness criteria.
- * 11. 3rd FI: the office requires access to 2 exits.
12. If the roof is an amenity for the suites, disabled access is required (i.e., the elevator is to go to the roof)

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.

Fire Issues:

The following comments have been made by the Processing Centre – Fire are based on the architectural drawings prepared by W.T.Leung dated June 27, 2007 which have been submitted for the Development Application, DE411500. This is a cursory review in order to identify issues which do not comply with Vancouver Building by-law #8057.

1. Annunciator and siamese locations can be confirmed at the building permit stage.

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.
