
1120 EAST 7TH AVENUE (COMPLETE APPLICATION)
DE410322 - ZONE CD-1

AM/TC/VP/DK

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

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

Also Present:

A. Molaro, Urban Design & Development Planning
T. Chen, Development Services
V. Potter, Development Services

APPLICANT:

Stantec Architecture Ltd.
110 - 111 Dunsmuir Street
Vancouver, BC
V6B 6A3

PROPERTY OWNER:

Vancouver Community College
1155 East Broadway
Vancouver, BC
V5N 5T5

EXECUTIVE SUMMARY

● **Proposal:**

To develop a seven storey post-secondary education facility and replacement child daycare centre as Phase 1 of the Vancouver Community College - King Edward Campus expansion project.

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

● **Issues:**

1. No Development Covenant
2. Broadway presence
3. Glen Street public realm interface

● **Urban Design Panel: Support**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE410322 as submitted, the plans and information forming a part thereof, subject to Council approval of the final form of development,

thereby permitting the development of a seven storey post-secondary education facility and child daycare centre, 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 release of the No Development Covenant (BX584741) from title;

Note to Applicant: The applicant is expected to conclude all outstanding obligations prior to formally seeking release of the No Development Covenant. (See page 6 for further commentary.)

1.2 design development to ensure a high degree of articulation between the various building massing components and their materials;

Note to Applicant: To provide visual interest, distinct differentiations between the materials of the various massing component is sought.

1.3 design development to further enhance the street wall treatment of the Glen Drive frontage;

Note to Applicant: This can be achieved by increasing the glazing for the bookstore and minimizing the heights of the planter walls. Consideration should also be given to introducing a pedestrian connection between the upper level west-facing patio/porch and the open space at the corner of Glen Drive and 7th Avenue.

1.4 arrangements to secure implementation of enhancements to the Broadway frontage and plaza;

Note to Applicant: A commitment to undertake design development to the Broadway frontage as part of the next phase of development is sought. Further design development will be required at that time. (See Staff Assessment of Applicant's Response to Rezoning Condition (vii), page 9, and Condition of Development Permit B.2.9)

1.5 design development to provide a green roof around the perimeter of the non-accessible roof surrounding the daycare play area on Level 5;

Note to Applicant: Provision of a planted green roof should not significantly alter the parapet height and roof edge.

1.6 design development to improve the comfort of pedestrians using the benches along the Glen Drive frontage;

Note to Applicant: The planter directly behind the benches should be lower than the top of the back of the bench. This may necessitate the provision of an additional lower level planter located directly behind the benches.

1.7 design development to strengthen the architectural expression of the circulation spine and bridge connection within the south elevation; and

1.8 design development to maximize the width of the internal corridor connections to ensure the ease of pedestrian movement between the circulation spine atria and the adjacent future phase (Sub-Area A).

- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• Technical Analysis:

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size ¹			South portion 120.6 m x 181.1 m North portion 120.6 m x 80.3 m
Site Area ¹			31 531 m ²
Floor Area	88 815 m ²		Existing school 25 176 m ² New building 11 571 m ² Child daycare <u>796 m²</u> Total 37 543 m ²
FSR	2.82		Existing school .798 New building .367 Child daycare <u>.025</u> Total 1.190
Height ²	15.5 m (Discretionary up to 41 m)		Top of parapet 31.4 m Top of elev. machine room 33.85 m
Setbacks		Glen Drive, bldg portions: less than 15.5m 3 m greater than 15.5m 6 m	Glen Drive, bldg portions: less than 15.5m 3 m greater than 15.5m 6.15 m
Parking ³	Small car 119 (25%)	School as determined by the Director of Planning Child daycare Drop off 5 Staff <u>2</u> 7 Disability 6	School 466 Child daycare Drop off 6 Staff <u>2</u> 474 Small car unknown Disability 7
Loading ⁴		Class B School 13 Child daycare 0	Class B School 5 Child daycare 0
Bicycles		Class A Class B School 74 84 Child daycare 0 0	Class A Class B School 74 84 Child daycare 0 0

¹ **Note on Site Size and Site Area:** The VCC - KEC site consists of two blocks separated by East 7th Avenue. CD-1 (141) By-law No. 5407 governs both blocks and specifies a total site area of 31 531 m² for the purpose of calculating floor space ratio.

² **Note on Height:** In accordance with Section 5.6 of the CD-1 (141) By-law, the Development Permit Board may allow an increase in maximum building height for Phase 1 to 41.0 m. Staff support the proposed building height. See commentary on page 7.

³ **Note on Parking:** Parking requirements for school uses are determined by the Director of Planning, in consultation with the General Manager of Engineering Services. Staff considers that the proposed parking is acceptable. See Engineering Services discussion on page 17. Staff is requesting additional information on the number of small cars in order to determine the small car ratio, as per Section 4.1.7 of the Parking By-law.

⁴ **Note on Loading:** The proposed loading is deficient with respect to Section 5.2.3 of the Parking By-law. Staff supports the loading as proposed. See Engineering Services discussion on page 17.

• **Legal Description**

Block: 95 and 179
Plan: 18415
District Lot: 264A

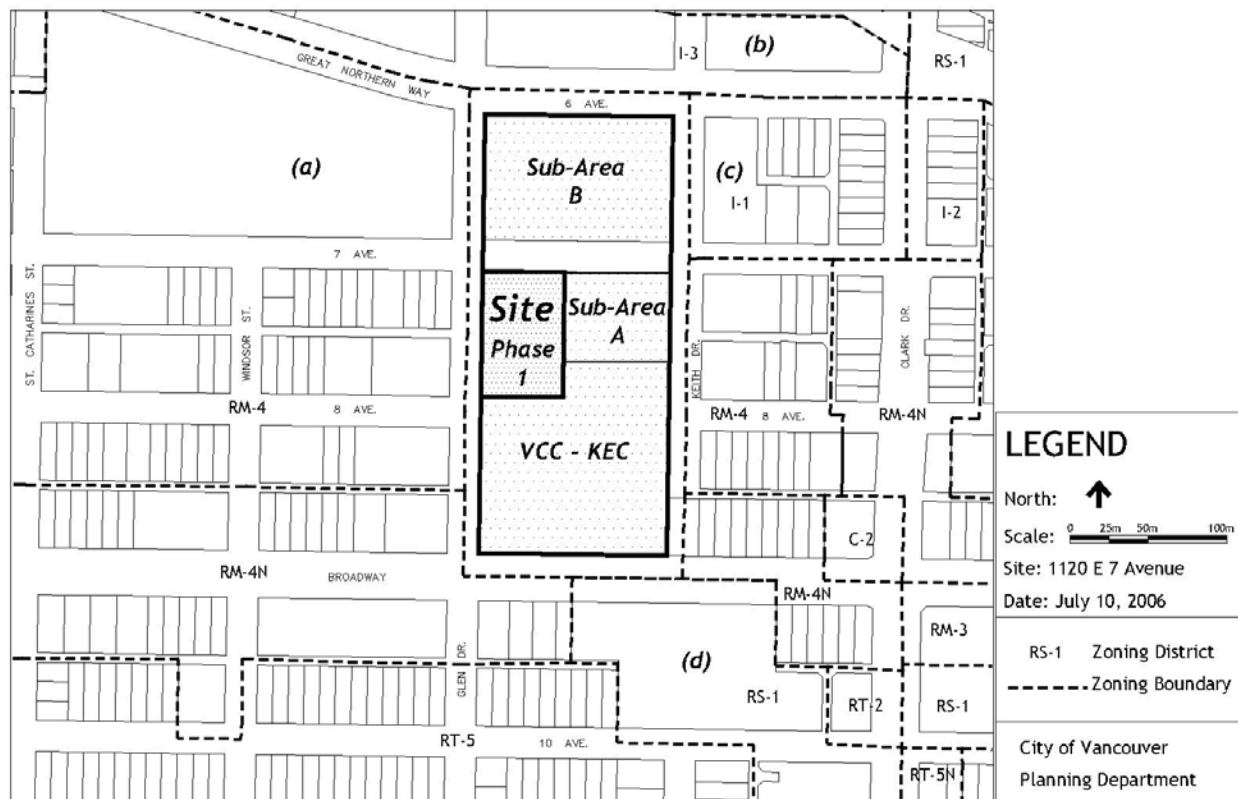
• **History of Application:**

06 May 02 Complete DE submitted
06 Jun 21 Urban Design Panel
06 Jul 19 Development Permit Staff Committee

• **Site:** The Vancouver Community College - King Edward Campus (VCC-KEC) site is bounded by Broadway, Great Northern Way, Glen Drive and Keith Drive. To the northeast is the VCC/Clark SkyTrain station. East 7th Avenue, which bisects the two blocks which form the campus, is a designated bike route. VCC-KEC is located in the easterly portion of the Mount Pleasant neighbourhood, and is surrounded by predominantly four-storey apartment buildings. North of the site across Great Northern Way is the False Creek Flats Industrial area. The proposed development site, which is Phase 1 of the VCC-KEC expansion project, is located at the southeast corner of Glen Drive and East 7th Avenue.

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

- (a) China Creek North Park
- (b) 2102 Keith Drive, VCC/Clark SkyTrain Station
- (c) 1205 East 7th Avenue, SPCA
- (d) China Creek South Park



● **Background:** In March 2005, Council approved a text amendment to the CD-1 By-law for Vancouver Community College - King Edward Campus, to permit additional floor area and limited Cultural and Recreational, Institutional, Retail and Service uses. In November, 2005, the amending by-law was enacted. Because a number of enactment conditions were outstanding at that time, a "No Development Covenant" was registered on title, deferring completion of those rezoning conditions. Completion of those enactment conditions must now be satisfied prior to release of the No Development Covenant. The Covenant must be released before development permits can be issued for any new development on the campus. The outstanding obligations include:

- arrangements for provision of a Community Amenity Contribution (CAC), which includes the following:
 - arrangements related to daycare requirements, future daycare expansion, and Childcare Endowment and start-up cost funding;
 - arrangements for payment of a CAC toward Park and Recreation facilities;
 - arrangements for payment of an unallocated CAC;
- arrangements for a soils agreement;
- arrangements for off-site and infrastructure works, and associated payments.

Condition 1.1 requires release of the No Development Covenant.

The phased expansion of the King Edward Campus is expected to unfold over 15 to 20 years. Phase 1 would meet immediate campus needs. Future phases, shown as Sub-Areas A and B on the context map on Page 5, are subject to future Provincial funding priorities and VCC's own academic focus.

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

1. Vancouver Community College King Edward Campus Policy Statement (2004)
2. CD-1 (141) By-law No. 5407

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

At the Public Hearing on March 15, 2005, Vancouver City Council approved a number of design development and associated conditions to be considered at the development permit stage. Only those conditions associated with the proposed Phase 1 development are addressed in this report. In regard to Phase 1, Council approved:

- A. THAT the application by Rainer Fassler, Stantec Architecture, to amend CD-1 By-law No. 5407 for Vancouver Community College, to permit an additional 63 639 m² of floor space for School and related uses, as well as limited Cultural and Recreational, Institutional, Retail and Service uses, generally as outlined in Appendix A to Policy Report "CD-1 Text Amendment: Vancouver Community College (King Edward Campus) 1155 East Broadway " dated February 1, 2005 be approved, subject to the following conditions:

DESIGN DEVELOPMENT

- (a) That prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

GENERAL

- (i) *design development to incorporate green building principles to City standards for institutional buildings in place at the time of any Development Permit Application;*

Note to applicant: Measures to be considered are described in the Vancouver Community College Kind Edward Campus Policy Statement - Green Building Principles.

Applicant Response:

Vancouver Community College will pursue sustainability further through the application of green building design and construction principles in accordance with the VCC/KEC Policy Statement. These principles provide the tools to build in an efficient, healthy and ecological manner, with a variety of benefits including:

- (a) Conservation of energy, water and other natural resources.
- (b) Minimizing local environmental degradation through efficient site and building design, sustainable construction practices and low impact building materials.
- (c) Supporting greenhouse gas reductions and saving building owners and tenant's money through operational efficiencies.
- (d) Improving the health, well-being and productivity of occupants.

While not formally engaged with LEED™ process, Vancouver Community College will adopt measures and procedures with the intent to achieve a "Leed registered" equivalency which is the City Standard for institutional buildings in place at the time of this Development Permit application.

Staff Assessment: The City has not formally adopted green building principles for institutional buildings at the time of this application. The proposed measures satisfy the intent of the policy statement. See also page 19, Sustainability Comments.

(ii) design development to minimize the overall institutional scale and massing of the building components through the use of high quality materials, articulation and transparency;

Applicant Response:

The building reflects the general massing and set back attitudes of the rezoning document, creating a compatible relationship between itself and the surrounding neighborhood. The primary massing language is consistent with that of the rezoning. Two flanking and contrasting building elements define the Circulation Spine and Building Atrium and scale down the overall mass of the project. The taller easterly building mass is expressed as a restraint background form that will ultimately be integrated with a future Auto trades/Library complex. The Glen Drive Street Wall Building is more highly articulated, reducing its apparent scale as it relates to the existing campus buildings and the residential neighborhood to the west.

The Primary envelope material is a high density, integral color cement board, in rain screen application, extensively used in Europe in commercial and institutional applications. Extensive glazing areas at grade level and to the major interior campus spaces (Campus event space and Campus Circulation Spine) provide transparency and animation.

Staff Assessment: Since the rezoning, the floor area anticipated for this phase has been reduced resulting in the length of building along the Glen Drive frontage and overall building height being condensed. Staff support the requested increase in height as it is well within the maximum permitted, noting that the overall design and institutional scale of the building has been minimized. The condition has been substantially met, though staff seeks further design development to ensure a high degree of articulation between the various building massing components and their materials. (See Condition 1.2)

Design Development Conditions Specific to Phase 1:

- (iii) *design development to the Glen Drive elevations to articulate and reduce its apparent scale as it relates to the residential neighbourhood to the west;*

Note to applicant: Building elements higher than 15.5 m should be setback at least 6m from the property line. Along the Glen Drive frontage, new development should respect the scale of the residential neighbourhood with an objective of building height to be generally no more than 3 m (9.8 ft.) higher than the maximum height permitted under the adjacent (RM-4) zoning.

Applicant Response:

The Glen Drive street wall forms an important public face of the College and will gain in importance as the "Flats" area develops. The street wall of Phase One consists of a strong base element that integrates a highly transparent building entry and west facing patio/porch, a building mid-section that establishes a scale relation to the existing Campus Streetwall and residential development to the west and an articulated top floor that helps reduce the apparent street wall height.

The agreed to Street wall heights and articulation established in the C-D1 Form of Development envelope are strictly adhered to.

Staff Assessment: Considerable progress has been made to improve and articulate the Glen Drive building elevation. In terms of the building massing, this condition has been satisfied. Concern remains regarding the treatment of the public realm interface at street level. The sloped grade and stepped planter along the Glen Drive frontage has resulted in several high walls along this streetscape. Staff recommends further design development to minimize the heights of the planter walls. (See Condition 1.6) Opportunities for further animation of this frontage can be achieved with increased glazing for the bookstore. Alternatively, the introduction of a pedestrian connection between the upper level west-facing patio/porch and the open space at corner of Glen Drive and East 7th Avenue could be considered. (See Condition 1.3)

- (iv) *design development to maximize the public orientation and visual distinction of campus uses, such as bookstore, fitness centre, cafes or similar animating uses to enhance the pedestrian interface and provide animation and visual interest along Glen Drive and 7th Avenue;*

Note to applicant: A high degree of transparency and accessibility should be provided along these frontages.

- (v) *design development to the 7th Avenue grade level entry to further demonstrate and emphasize its importance as one of the principle entries for the campus;*

Note to applicant: In addition to preserving this principle grade level entry to the campus at the completion of the master plan, provision of interim pedestrian circulation routes (such as from VCC SkyTrain Station, from Great Northern Way at Glen Drive, and through parking areas) should be provided that will support the importance of this entry.

Applicant Response to (iv) and (v)

7th Ave. will present the new face of VCC. A major new entrance into the campus circulation spine for students and faculty arriving from the new VCC SkyTrain station and the surface parking lot will animate this building face. Student study space, the bookstore and coffee kiosk will further animate the ground level and the corner of 7th Ave and Glen Drive. The highly transparent two storey campus event space oriented to the corner of Glen Drive and 7th Ave. will be visible from Great Northern Way across North China Creek Park.

Staff Assessment: The articulation of the various massing components and treatments of the East 7th Avenue and Glen Drive façades has been addressed. See previous commentary for recommended Conditions 1.2 and 1.3 to address overall building articulation and improved animation and accessibility for the Glen Drive frontage.

- (vii) *design development to improve the campus presence along the Broadway frontage with an enhanced entrance element and public functions that extends and gives emphasis to the principle pedestrian circulation (spine) within the campus out to Broadway, combined with landscaping improvements to the existing plaza;*

Note to applicant: Further reinforcement of this entrance should include the introduction of animating uses.

Applicant Response:

The enclosed proposal focuses on improving the quality of the Broadway plaza as an important gathering and entry space and on the opportunities for reinforcement and connection to the important North-South Campus Circulation Spine.

The proposed design concept removes the raised area of lawn within the plaza and the two concrete steps that contain it on all sides. It also replaces the existing step from the Broadway sidewalk down to the plaza at the east entry point with a ramp. All elevations would be resolved with slopes rather than steps so that full universal access would be achieved between Broadway and the front doors of Vancouver Community College and the steps leading down to the Campus Spine level connecting to the Phase 1 development.

The surface of the plaza is treated with a pattern of concrete pavers interspersed with areas of lawn to form a graphic pattern. A major bench element is placed along the diagonal of the dominant movement line between the east entry to the plaza from Broadway and the front doors and main stairs. This long bench is wide enough to accommodate people sitting facing both north and south with a comfortable distance between them. The bench is envisioned as having a wood seating surface for comfort but a brightly coloured, and light-weight material below that could be lit at night for dramatic effect and to be welcoming during winter evenings.

A series of lighted rods provides vertical definition and lights the way along both the diagonal route established by the bench and the more direct route from Broadway to the main stair. Additional trees are proposed along the east edge of the plaza on the adjacent hillside to contain and define the plaza. New signage, mounted on poles, is proposed to mark the building entrance at a scale that is easily read from passing vehicles.

Given the cost of this extremely difficult to phase proposal VCC suggests that these improvements to the Broadway plaza areas be in place at the time of Sub-Area A completion.

Staff Assessment: The intent of the policy statement was to improve the quality and presence of the campus along its Broadway frontage by reinforcing the new circulation route of the spine and to enhance the existing plaza as a focal element along this frontage. The rezoning envisioned the intervention of an enhanced built form with animating uses combined with landscaping improvements to the plaza. Although the Phase 1 plans indicate the proposed plaza treatment, as noted above, the applicant has requested that this work be deferred to a subsequent phase for financial reasons.

Staff and the Urban Design Panel believe that the proposed measures to enhance the existing plaza are an acceptable response for addressing the intent of the policy statement and are supportive of this simplified approach that strengthens the Broadway frontage and reinforces the circulation spine. Staff believe that the deferment of these improvements will not generate any adverse consequence to the urban design of this application. Therefore, staff are prepared to recommend deferment of the implementation of the plaza enhancements as part of this phase of development subject to the

proposed measures being provided as part of a subsequent phase. Staff request the applicant provide a letter of undertaking acknowledging its commitment to fulfill this requirement (See Condition 1.4 and Condition of Development Permit, B.2.9)

LANDSCAPE

- (xxiii) *design development should ensure that the proposed landscaping areas at grade and on the roofs, as illustrated on the plan and section schematics included in the Rezoning Report dated July 2004, be provided and will be accessible;*

Note to applicant: The new landscape areas should provide an attractive natural green setting for both active and passive uses by the students who will use the facility. The landscape treatment of the pedestrian-oriented areas of the public realm bordering all the five streets of this site will form a large part of the success of this application.

Applicant Response:

The proposed at grade and the lower rooftop landscape areas will be accessible. The at-grade landscape is illustrated in plan and section schematics. The roof landscape will serve the daycare facility and will be detailed in consultation with City staff to meet the City's daycare design guidelines.

Staff Assessment: A conceptual plan for the rooftop daycare outdoor play area has been submitted, and satisfies the criteria for providing access to a landscaped area on the roof. A detailed landscape plan for this area is required. (Condition A.1.6). Staff believe there is an opportunity to include an extensive green roof on Level 5 bordering the outdoor play area of the daycare. A typical planting depth for an extensive green roof is shallow and vegetation is selected for its ability to withstand harsh conditions and maintain itself over the long term with little maintenance. An extensive green roof in this area will also serve as a visual amenity for the people using the daycare outdoor space and facilitate the applicant's objectives for green building design. (See Condition 1.5)

- (xxiv) *design development to improve the quality and presence of the public realm with benches, street trees, landscape planting, special paving and generous sidewalks. Bikeways should be clearly identified with provision made for bike parking especially on East 7th Avenue;*

Applicant Response:

The landscape design provides seating, street trees, and landscape planting in the public realm of both Glen Drive and 7th Avenue. The public realm treatment on the development site is permanent and has special paving treatment. The sidewalks within the road right-of-way are treated with standard City broom finish concrete that will be integrated with existing sidewalks on both the both Glen Drive and 7th Avenue blockfaces. The entire 7th Avenue blockface will be redeveloped in subsequent stages of development to its final configuration. Bicycle parking is provided on 7th Avenue east of the development site as shown on the context plan in the architectural drawing set.

Staff Assessment: The heights of the planter walls directly behind the benches facing Glen Drive are quite imposing. To improve the comfort of pedestrians using the seating, the planter directly behind the benches should be lower than the top of the back of the bench. This may necessitate

the provision of an additional lower level planter located directly behind the benches. (See Condition 1.6)

- (xxv) *design development with each phase of development, to improve the quality of the public realm by providing durable, weather-proof and comfortable seating, street trees, generous sidewalks, and landscaping;*

Applicant Response: The design concept for Glen Drive is a series of seating areas with weatherproofed, recessed seating with wood seating surfaces for comfort. Both Glen Drive and 7th Avenue have street trees, either retained or newly planted.

Staff Assessment: With further design development noted above for Glen Drive (Condition 1.3), staff are seeking further design development to enhance the corner plaza at 7th Avenue and Glen Drive by ensuring the depth of the steps can accommodate casual seating opportunities. (See Standard Condition A.1.4)

- (xxvi) *provision, with each development permit application, of a legal survey illustrating the following information:*

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

Applicant Response: The legal survey contains the requested information.

Staff Assessment: The condition has been met.

- (xxvii) *provision, with each development permit application, of a Certified Arborist assessment of the condition of all existing trees located outside of the proposed building envelopes and to be retained;*

Note to applicant: provision of additional street trees adjacent to the development site should be done in consultation with the General Manager of Engineering Services and Park Board. Notation of New street trees on the Landscape Plan should read: "Final species, quantity and spacing to the approval of the General Manager of Engineering Services and Park Board." Contact Eileen Curran (871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Bill Stephen (257-8587) of Park Board regarding tree species.

Applicant Response: All trees outside the proposed building envelope are proposed to be retained on a temporary basis only pending the next phase of development. One significant mature oak tree on the south side of the new building was a potential candidate for permanent retention and is the subject of an arborist's report that concludes that it cannot be retained due to the anticipated impacts of both foundation construction and the proximity of the new building and the above-grade pedestrian bridge connection in its vicinity.

Staff Assessment: This condition has been met.

- (xxviii) *design development to include night lighting in all the outdoor public and private areas;*

Applicant Response:

The provision of night lighting has been integrated into the design. In particular, building-mounted night lighting is provided to illuminate each of the seating niches along the Glen Drive streetscape to create inviting spaces and to provide interest along the streetscape.

Staff Assessment: This condition has been met within the public realm treatment of Glen Drive. Staff seek confirmation of night lighting along the walkway entering off Glen Drive through the loading court, and along the patio/porch walkway above the planters on Glen Drive. (See Standard Condition A.1.5)

(xxix) *provision, with each development permit application, of a full Landscape Plan illustrating proposed plant materials;*

Note to applicant: Common and botanical names, including sizes and quantities, paving, walls, fences, and other landscape elements should be noted. Landscape Plan should be at 1:100 (1/8"=1'-0" minimum scale. The public realm (building edge to the curb), including the Community Garden Walkway connecting Broadway to Keith Drive, should be illustrated on the Landscape plan. All existing street trees and public utilities such as lamp posts, hydro poles, fire hydrants, etc. should be noted;

Applicant Response:

The landscape plan illustrates the above requirements for development permit applications.

Staff Assessment: The plan has been provided. Further landscape details for the daycare roof deck are required. (See Standard Condition A.1.6)

(xxx) *Provision, with each development permit application, of a plan illustrating interim parking, tree retention and replacement; and*

Applicant Response:

The existing north Economy parking lot is proposed to be retained in the interim in its existing configuration including all on-site trees. The existing parking lot on the south side of 7th Avenue is also retained but will be reconfigured to provide space for sunlight access to the lower floor of the new building. These parking lots are illustrated in the overall site plan in the architectural drawing set.

Staff Assessment: The plan has been provided. This condition has been met.

(xxxi) *Provision, with each development permit application, of a detailed large scale (1:50 or 1/4"=1'-0") sections showing the planting depths for the proposed roof decks, including all green roofs;*

Applicant Response:

The planting depths on the roof deck will be detailed as part of the detailed design development of the daycare outdoor spaces in consultation with City staff.

Staff Assessment: Detailed sections of planters for the daycare roof have not been provided. (See Standard Condition A.1.6)

CRIME PREVENTION

(xxxii) *Design development to take into consideration the principles of CPTED (Crime Prevention through Environmental Design) having particular regard for;*

- *open visibility and surveillance of walkways particularly in the vicinity of the transit station;*
- *Reducing the number of pathways through the site for better control of the campus;*
- *significant design development to reduce opportunities for theft in the parking areas; and reducing opportunities for;*
- *mischief in alcoves and undefined areas; and*
- *other mischief such as graffiti.*

Applicant Response:

- Building, canopy and landscape night lighting provide a safe streetscape environment on Glen Drive and 7th Ave.
- Building, bridge and landscape lighting will be provided in the Service Court area of Glen Drive
- There are no hidden alcoves and undefined areas
- Antigraphiti sealers are applied to concrete building base elements.

Staff Assessment: This condition has generally been met with the exception of the proposed bicycle parking area and the sloped area adjacent to the new building. The layout of the bicycle parking area should be improved significantly to reduce opportunities for mischief and theft and improve personal safety. This can be achieved by reconfiguring this space and utilizing secure and vertical lockers. (See Condition A.1.7)

The sloped, "well" area at the ground level on the east side of the new building should provide clear definition at 7th Avenue to reduce opportunities for mischief and cutting through. (See Standard Condition A.1.8)

EMPLOYMENT AND SKILLS TRAINING

(xxxiii) *Provision, with each development permit application, of a report to Planning Staff and the Vancouver Agreement Coordination Unit, outlining the type and number of potential employment opportunities for local, inner city residents, as well as any skills training initiatives being undertaken by VCC.*

Note to applicant: In addition to current recruitment practices, VCC, its contractors and subcontractors must use the Social Purchasing Portal (SPP) and take advantage of other community recruitment initiatives to post positions and bids, etc. on all construction related contracts and subcontracts and in other operational areas where appropriate. A semi-annual construction related skills training and employment strategy plan and progress report on the number of inner city residents hired, the number of positions and bids posted on the SPP and filled should be prepared by VCC in consultation with Planning and Vancouver Agreement staff. Staff will work with VCC on the development of an appropriate tracking mechanism and progress report format related to other skills training and employment initiatives being

undertaken by VCC. Contact Celine Mauboules (604.871.6198) Planning Department or Jill Porter (604.873.7262) Vancouver Agreement Office.

Applicant Response:

See attached document

Staff Assessment: A letter has been received and reviewed by staff outlining the measures VCC intends to take with respect to employment opportunities. VCC has contracted Stuart Olson Construction who works with Blade Runners and various apprenticeship programs to provide training and employment support to youth from traditionally disadvantaged populations. This collaboration is a good effort to provide employment opportunities for local and inner-city residents; however the intent of the Council-approved condition is to encourage further development of employment and skills training initiatives (in consultation with Vancouver Agreement Coordinating Unit and the non-profit organization Building Opportunities with Business [BOB]). (See Standard Condition A.1.13)

● **Other Issues:**

South elevation and bridge connection: Given the reduction in the length of the building, the south elevation has become a visible façade, especially as seen from the Broadway Plaza. With the deferment of the Broadway frontage enhancements, which will serve to strengthen the importance of the circulation spine, staff recommends design development to enhance and strengthen the architectural expression of the circulation spine and bridge connection within this elevation. (See Condition 1.7)

Integration with future phases: Two future internal connections between this phase and the future adjacent phase (Sub-Area A) have been identified. One of the future connections is located at the first floor level aligned through the elevator core and washroom area through a classroom area. The other is located at the second floor level adjacent to the connection with the pedestrian bridge and through a computer lab room. While the timing of the adjacent phase, which will include the library at these two levels, is unknown, staff is concerned that the widths of the corridors provided will be restrictive. Staff recommends further design development to maximize the width of these corridor connections to ensure the ease of pedestrian movement between the circulation spine and the future phase can be achieved. (See Condition 1.8)

● **Conclusion:**

Staff recommends approval of this carefully considered proposal, subject to particular design refinements to enhance the building's façades and pedestrian accessibility. Staff support the deferment of Broadway frontage and plaza improvements, given the applicant's financial limitations at this time, as it will not compromise the urban design of this phase of development but note it will be important to have implemented within the next phase of development. Staff also note the considerable number of items that remain outstanding for release of the No Development Covenant and support requiring the applicant to complete all arrangements prior to seeking release of the Covenant.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on June 21, 2006, and provided the following comments:

EVALUATION: SUPPORT (9-0)

- **Introduction:** Anita Molaro, Development Planner, presented this application for phase one of the proposed developments of the VCC campus. She briefly described the site context and the history of the project to date. A policy statement which set the objectives was approved by Council in 2004 and the rezoning was approved in 2005. In January 2006 the proposal was reviewed by the Panel in a workshop because the scope of the project had been reduced as a result of a funding shortfall.

Ms. Molaro provided some background on the main objectives under the policy statement for the campus plan, and briefly reviewed the objectives under the policy for phase one. She also reviewed the changes in the proposal from the rezoning scheme and noted a further change which has occurred since the January workshop, to reintroduce the daycare component. In the January workshop the Panel sought greater animation on 7th Avenue, stressed the importance of the Glen Drive elevation, and noted the expression of the spine is minimized by the narrowness of the atrium. The Panel also requested exploration into the expression of the building in an east-west direction, and articulation of the building mass in plan and section to reduce the overall scale and bulk.

Staff believe the project has been very much improved and support its design evolution and direction. The Panel's feedback is sought on the response to the conditions of the rezoning, namely:

- Scale and massing, particularly on Glen Drive;
 - Pedestrian interface and visual interest;
 - The importance of 7th Avenue as an entrance;
 - Presence on Broadway;
 - Roofscape;
 - Public realm treatment;
 - Materials.
- **Applicant's Introductory Comments:** Rainer Fassler, Architect reviewed the evolution of the scheme and the phase one objectives. He also stressed the important recent addition of the daycare to the scheme. The sustainability aspects were briefly reviewed and Chris Phillips, Landscape Architect, described the landscape plan and proposed enhancement of the Broadway frontage. The applicant team responded to questions from the Panel.
- **Summary of Panel's Consensus:**
 - Unanimous support for a strong parti and successful massing strategy.
- **Related Commentary:**

The Panel unanimously supported this application and appreciated the progress that has been made to date.

The applicant was complimented on a very clear presentation which makes the building parti and massing strategy easily understood, although there was a comment that the material palette strategy is less understandable in terms of how it relates to the existing building and how it was generated.

Some Panel members questioned the misalignment of the bridge to the atrium space. Suggestions were to have the bridge come off the same alignment as the major space in order to make it clear how to proceed to the existing building.

There was a question about the amount of glass on Glen Drive by the bookstore in relation to the corner entry plaza, and a suggestion to extend and simplify the glass and the plaza to create a more

substantial gathering space in this location instead of the terracing and planters as shown. There was a recommendation for further design development to the detailed solution at the 7th Avenue entrance. One Panel member also questioned the relationship of the patio at the L2 level to the landscaped terraces at grade with a suggestion to explore introducing stairs at the northwest corner of the patio to connect the two spaces.

With respect to the façade materials, it was noted the “lantern” is very flush with the skin, with a suggestion that where the lantern and skin join might be articulated more to make the two parts read more strongly. In general, the Panel had no real concerns with the materials but it was stressed that the success of the development will come with the details, both in the building and the landscaping.

The Panel appreciated the improved articulation of the two “boxes” but noted the split does not read beyond 7th Avenue and might be improved by change of material to reinforce the strong parti. The Panel thought some good effort had been made to reduce the institutional scale of the building although some members remained concerned about its massive appearance, albeit handled very well. One Panel member was particularly concerned about the institutional appearance of the south façade when viewed from the Broadway plaza. There was a suggestion to consider wrapping the stair towers in the adjacent materials and allow the horizontal banding to be the connecting material. Also, to consider some architectural elements that emphasize the spine.

One Panel member was concerned about the integration of the new development with the existing building and the connection from Broadway down Glen Drive. The applicant was urged to include streetscape improvements next to the existing building.

A comment was made that the window wall portion on the east side of the north façade appears to compete with the active corner and it might be improved with simplification and allowing the corner to become the interesting social animator of the building.

There was a suggestion that the smaller roof garden on the fifth floor might be better located on the north side of the building to take advantage of the view.

There was concern expressed about the lack of animation on the Glen Drive elevation and a comment that the street level seems quite divorced from the building, although some Panel members found this façade quit well animated.

The proposed treatment for the Broadway plaza was considered to be a good interim measure, with some cautionary suggestions to not include too many trees which could impact the existing northerly vista from this location.

With respect to the daycare it was noted that development of the outdoor play area is essential and should be considered as early as possible. There was also a recommendation to strengthen the connections between the interior spaces and the roof garden. One Panel member regretted that the daycare roof design is not yet available for consideration.

There was a concern expressed about the lack of a real proposal for the future library connection and a recommendation to give this greater consideration now.

With respect to the landscape plan it was stressed that it will be important for staff to review the details, including plant sizes and species, noting that this information is not yet provided. There was a recommendation to avoid the use of English Ivy which is invasive.

One Panel member commended the applicant for what is clearly a sustainability driven project, and strongly recommended that LEED silver certification be sought.

In general, the Panel found the project to be very well handled and looks forward to seeing it proceed. However, while the Panel has confidence in this applicant team, concerns were expressed that the Panel is being asked to endorse parts of the scheme that have not yet been designed.

- **Applicant's Response:** Mr. Fassler said they appreciate the Panel's feedback and will take all the comments into consideration. With respect to the integration of the new with the existing building, Mr. Wreglesworth agreed it is an issue but that the funding is unfortunately limited to the new structure. With respect to the efforts to reduce the institutional appearance, he added that they have attempted to provide the college with a playful feel.

ENGINEERING SERVICES

Parking, Loading and Transportation Plan

Engineering staff reviewed several parking options presented by the Traffic Consultant and support the consultant's recommendation for Phase 1 which is consistent with provision of the maximum amount of surface parking achievable without provision of underground parking. It is anticipated, thus, that the existing 533 off-street parking spaces, some of which are regularly unused, will be reduced to approximately 478 spaces. In order to support this parking plan, the College is required to provide an updated Transportation Management Plan to the satisfaction of the General Manager of Engineering Services. This plan should include strategies that encourage the use of travel modes such as bicycles, transit and carpools, which will have less impact on the environment and surrounding neighbourhood (See Standard Conditions A.2.15 and A.2.10). The College has already demonstrated strong use of non-automobile modes (notably high transit ridership); however, the amount of parking provided on-site will likely result in continued use of on-street parking by the College community, although overspill is expected to be minimal with implementation of a successful Transportation Management Plan. Prior to construction of future phases of this expansion project, parking supply will be reviewed again to verify whether or not the parking supply had met, and would continue to meet future demand. Engineering staff will continue to work with the College's Transportation Manager to promote a decrease in vehicle use and implementation of the Transportation Management Plan, and further to work with the neighbourhood to install, if required, protected residential parking zones.

The location of required parking for daycare pick-up and drop-off and daycare staff will need to be clarified and meet the daycare guidelines to satisfaction of the General Manager of Engineering and the Director of Planning. (See Standard Conditions A.2.13 and A.2.14)

Engineering staff support the requested relaxation from 13 Class B loading spaces to 5 Class B loading spaces for this phase of development because the consultant's study has indicated that five spaces will be sufficient for the uses in this phase and because there will be an opportunity to achieve additional (possibly shared) loading spaces in future phases, if required. Standard Condition A.2.11 seeks minor modifications to the loading arrangement to ensure vehicle maneuvering can be accommodated and seeks clarification on the types of loading vehicles and the management of the loading bay to ensure that the reduced number of stalls will function effectively.

The College is expected to continue to improve the connection between the campus and its surroundings. One key improvement is the provision of a stairway connection from Broadway north along Keith Drive, which presently is blocked by a steep drop-off, and which will be a benefit to the community. Installation of wheel ramps to facilitate the use of the steps by cyclists is mandatory, not only here but elsewhere on the campus. (See Standard Condition A.2.12)

At rezoning, changes to street infrastructure and other infrastructure improvements were approved and will be triggered by various stages of development. Phase 1 will include implementation of an interim (painted) left-turn bay at Great Northern Way and Glen Drive, to be fully funded by the College.

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)

See staff's assessment of the applicant's response to rezoning conditions on page 13, and Standard Conditions A.1.7 and A.1.8.

LANDSCAPE

The applicant has done a good job of responding to the expectations of the rezoning overall. Staff expects that further design development of the landscape strategy associated with the Broadway presence, as well as the green roof surrounding the daycare, will achieve the expected results. See staff's assessment of the applicant's response to rezoning design development conditions on pages 9 through 13, and Standard Conditions A.1.4 through A.1.6.

SOCIAL PLANNING

As a condition of the rezoning, which is embodied in the No Development Covenant, VCC must provide a 49-space licensed, fully equipped and furnished child daycare facility. As the current daycare is located in the building which must be demolished to make way for the Phase 1 development, a temporary daycare facility must be provided to accommodate children from the current program, until the new permanent facility is completed. A permit has now been issued for the temporary facility. Pursuant to the terms of the No Development Covenant, an agreement regarding provision of the permanent and temporary day care facilities and payment of the associated community amenity contribution to the Childcare Endowment fund must be completed.

The permanent facility will eventually serve 24 infant/toddlers and 25 three to five year olds. At the completion of Phase 1, the centre will be fully fitted, furnished and equipped for 37 children, with two program areas completed for toddlers and 3-5 year olds. An infant program area will remain an unoccupied "shell" space until the next phase of the VCC expansion. The requirement to increase to the full 49 spaces to meet the needs of a growing student population will be triggered by the first applications for either for Sub-Area A or B. An associated CAC payment and the infant/toddler start-up costs is required to assist completion of the 12 infant spaces, as per the rezoning condition.

Plans for the new permanent facility have been reviewed by Social Planning staff. While generally assured that this facility is approvable, design development is required to ensure functionality, and that the child daycare centre meets the Community Care Facilities Act and Child Care Regulations and the intent of the City of Vancouver's Childcare Design Guidelines. (See Standard Conditions A.1.9 through A.1.12)

CULTURAL AFFAIRS

The rezoning condition related to public art remains outstanding. As a condition of the No Development Covenant, a "public art agreement" is required. A preliminary public art plan has been approved. A detailed public art plan is required prior to issuance of the Development Permit. (See Standard Condition A.1.14)

PARK BOARD

The rezoning condition related to provision of a Community Amenity Contribution of \$350,000 designated for Parks and Recreation remains outstanding. As a condition of the No Development Covenant, an agreement must be executed to secure the payment prior to issuance of any development permit for Sub-Area B. This will be done prior to release of the No Development Covenant.

SUSTAINABILITY

The City of Vancouver Council adopted a Green Building Strategy on November 3, 2005 which identifies three priorities energy efficiency, water efficiency, and green roof development for building of the type proposed in this application. It also proposes a LEED parallel approach to measuring a buildings environmental performance in these and other categories. In measuring this performance, the Green Buildings Strategy prescribes that developments reach an equivalent score of 33 points or "LEED Silver" on the LEED Canada NC-1 Checklist.

The applicant's response to Green Building principles is encouraging, as it addresses very well two of the three priorities, energy and water efficiency. The applicant commits to achieving 33 points on the LEED Canada checklist. (See Appendix E, 5 of 5). Staff considers this a very appropriate response to the sustainability objectives identified at the rezoning stage. Achieving 33 points meets a LEED "Silver" standard which is higher than the 26-32 points or the base "LEED Certified" standard that the proponent originally committed to achieving. Staff strongly support and encourage this higher standard of environmental performance that complies with our newly adopted Green Building Strategy and the sustainability objectives identified in the rezoning report.

ENVIRONMENTAL PROTECTION BRANCH

The rezoning condition related to soil contamination issues remains outstanding. Under the No Development Covenant, a "soils agreement" is required. The site will require remediation to residential standards. A Certificate of Compliance will be required prior to occupancy. (See Note in Appendix B, B.1.6) An erosion and sediment control plan is required at the Building Permit application stage.

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 staff have been in discussions with the applicant particularly with respect to the daycare facility, and note that functional design development is still required. (See Standard Condition A.1.9)

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

- (i) Detailed drawings of food/retail spaces are to be submitted for review by the Environmental Health Division for compliance with Health By-law #6580 and the Food Premises Regulation prior to construction;

- (ii) The garbage storage area is to be designed to minimize nuisances;
- (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;
- (iv) 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; and
- (v) Detailed drawings of the Child Care Facility to be submitted to and reviewed by CCFL for compliance with the CCF Act and Child Care Regulation; and

Note: The application must meet the requirements of the CCF Act and Adult Care Regulations prior to approval at Building Permit stage.

- (vi) Development must meet requirements of the Childcare Licensing Regulation prior to approval at the Building Permit Stage.

NOTIFICATION

Three signs were erected on the site on June 5, 2006, and on that day, 300 letters were sent to neighbouring property owners advising them of the application. No written responses to the notification have been received.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law, it requires decisions by the Development Permit Board.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority with respect to height as delegated to the Board by Council. Staff Committee supports the Board's exercise of its discretion in this regard.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of loading, per section 3.2.1(c) of the Parking By-law. The Staff Committee supports the Board relaxing the loading provisions as proposed.

Staff Committee notes that deferment of implementation of Broadway frontage improvements is supportable, as it is satisfied that the urban design is not compromised by this deferment.

Finally, the Committee fully supports Condition 1.1 recommending completion of all arrangements prior to the applicant seeking release of the No Development Covenant.

R. Michaels
Chair, Development Permit Staff Committee

A. Molaro, MAIBC
Development Planner

T. Chen
Project Coordinator

Project Facilitator: V. Potter

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 detailed parking plan of P3 (econo lot), including parking space dimensions, to determine the small car ratio;

A.1.2 provision of dimensions for the bicycle parking spaces and associated maneuvering spaces within the bicycle rooms;

Note to Applicant: See also Standard Condition A.1.7.

A.1.3 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.1.4 design development to the stepped perimeter of the 7th Avenue and Glen Drive corner plaza to ensure the width of the tread is conducive for seating;

A.1.5 confirmation that night lighting will be provided along the walkway entering off Glen Drive through the loading court, and along the patio/porch walkway above the planters on Glen Drive;

A.1.6 provision of a detailed landscape plan for the daycare roof deck, including detailed sections of planters;

Note to Applicant: In developing the landscape plan for the outdoor area refer to the toxic plant list included in the appendix of the City of Vancouver's Childcare Design Guidelines, <http://vancouver.ca/commsvcs/Guidelines/C017.pdf>

Crime Prevention Through Environmental Design (CPTED)

A.1.7 design development to reconfigure the proposed bike parking area such that clear visibility through the passageway is not reduced;

Note to Applicant: See also Standard Condition A.1.2

A.1.8 design development to provide definition to the ground level sloped well area on the east side at 7th Avenue;

Social Planning

A.1.9 design development to the child daycare facility in accordance with the City of Vancouver's Childcare Design Guidelines and to the satisfaction of the Directors of Social Planning, Facility Design and Management, and Community Care Facilities Licensing;

A.1.10 confirmation of the areas designated for the child daycare facility (indoor and outdoor play area based on types of program - infant, toddler, 3 to 5 years) and the amount of outdoor space designated that is covered/uncovered consistent with the City's Childcare Guidelines;

Note to Applicant: A table of areas showing the calculations to be submitted with plans for final permit issuance.

A.1.11 design development to the outdoor play area;

Note to Applicant: The location of the covered space at the western edge of the roof deck is not well situated to the entrances and could benefit from having a weather protected path to access it, per earlier discussions with applicant, VCH and City staff.

A.1.12 provide a description of how secured access to the daycare space is achieved;

A.1.13 development of the following, to the satisfaction of the Director of Planning, in consultation with staff from Building Opportunities with Business (BOB):

- a construction-related skills training and employment strategy plan, outlining the type and number of potential employment opportunities for local, inner-city residents in both construction-related contracts and subcontracts as well as other local areas where appropriate, how they will be advertised (e.g. Posted on the Social Purchasing Portal) as well as skills training initiatives to be carried out by VCC;
- an appropriate tracking mechanism and progress report format related to skills training and employment initiatives being undertaken by VCC.

Note to Applicant: Following the start of construction, a semi-annual progress report on the implementation of the skills training and employment strategy plan must be submitted to the Director of Planning. Contact Nathan Edelson, Planning Department (604.873.7444) and Jill Porter, BOB (778.328.7668) to discuss appropriate tracking mechanisms and details on expected aspects of the plan.

Cultural Affairs

A.1.14 provision of a detailed public art plan, to the satisfaction of the Manager, Public Art Program, Office of Cultural Affairs.

A.2 Standard Engineering Conditions

A.2.1 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the bridge over the GVS & DD and City rights of way, including the release of the City right of way H80878, and the modification of the GVS & DD charges;

A.2.2 clarification and arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the existing shed shown located over both Glen Drive and the rights of way;

A.2.3 deletion of the proposed emergency generator shown located over the rights of way, or if retaining, provision of arrangements to the satisfaction of the General Manager of Engineering Services, and the GVS & DD;

A.2.4 arrangements shall be made to the satisfaction of the General Manager of Engineering Services for the release or replacement of Easement & Indemnity agreement L23788 for existing special

sidewalk treatment, and release of agreements 351391M and H808879 for commercial crossings;

A.2.5 indication on the plans of stairway on Keith Drive as requiring a separate application to the General Manager of Engineering Services

A.2.6 arrangements shall be made to the satisfaction of the General Manager of Engineering Services (in particular, the Sewers Design Engineer) and the Director of Legal Services for the existing sanitary and storm sewers crossing Block 95;

A.2.7 provision of design elevations at the entrance to and throughout the parking, loading and bicycle storage areas clearly showing slopes and crossfalls.

Note to Applicant: Provide a design grade of 7.75 m at the property line adjacent stair #2 (grid line 6 and 7) on 7th Avenue and at the westerly vestibule door between grid lines 4 and 5 of 7.48 m.

A.2.8 provision of convenient designated pathways from the parking area to the adjacent building and provision of design elevations at all break points along all new pedestrian pathways within the site;

Note to Applicant: The retaining wall and existing curb separating the 'preferred' parking area from the school building does not appear to allow adequate access for pedestrians or wheelchairs. Access to/from the parking area should be provided at several locations.

A.2.9 provision of required dimensions for shared disability spaces and provision of convenient access to adjacent buildings;

Note to Applicant: The Parking and Loading Design Supplement provides a detailed diagram including required dimensions.

A.2.10 clarification and indication on the plans where end-of-trip bicycle facilities (showers, change rooms, lockers, etc.) will be located;

Note to Applicant: Class A bicycle storage should be located close to these facilities. The Transportation Management Plan should be modified to include an explanation as to where the end-of-trip bicycle facilities are located. See also Standard Condition A.2.15.

A.2.11 provision of required loading bay throat and additional bay width for side-by-side loading spaces and associated manoeuvring as per the Parking and Loading Design Supplement;

Note to Applicant: Provide a simple chart detailing the size and types of delivery trucks that will use the loading spaces and how loading will be managed.

A.2.12 provision of wheel ramps on all stairs;

Note to Applicant: Provide a detail of the wheel ramp design. The ramp should be at the nose of each step not set back into the tread and riser.

A.2.13 clearly indicate on the plans where the elevator and stairwell entrances to the daycare are located;

Note to Applicant: Daycare parking must be located as close as possible to the entrance to the daycare.

A.2.14 clearly indicate on the plans the path of travel path from designated daycare parking spaces through the parking area to the daycare elevator and stairwell entrances;

Note to Applicant: Indicate on plans signage reserving these spaces for daycare use. Two spaces should be reserved weekdays for "Daycare Staff Only", four spaces should be reserved weekdays for "Daycare Drop-off" between the hours of 7:00 am to 9:00 am, and 4:00 pm to 6:00 pm, and two spaces should be reserved weekdays for "Daycare Drop-off" full-time.

A.2.15 provision of the following changes to the Transportation (Demand) Management Plan (TMP), to the satisfaction of the General Manager of Engineering Services and the Director of Planning:

- a written explanation as to where the end-of-trip bicycle facilities are located;
- a written explanation indicating the location of the transportation kiosk(s);
- a site plan indicating the location and total number (both on a map and written explanation) of existing or proposed end-of-trip facilities;
- a written explanation indicating the location of dedicated carpool parking spaces;
Note to Applicant: Note the signage for these spaces on the plans.
- an anticipated schedule for implementation of the various TMP measures; and
- a note that the Transportation Coordinator will request changes to any on-street parking signage made redundant through provision of on-site replacement spaces;
Note to Applicant: For example, if on-street loading or drop-off spaces are to be provided on-site then requests to remove the on street signage must be made to the City.

A.2.16 confirmation that the crossings on 7th Avenue as existing, unless changes are requested;

Note to Applicant: A crossing application will be required to be made in Engineering Services for any changes.

A.2.17 clarification of the garbage storage areas, including those intended to service the daycare;

A.2.18 provision of changes to the Landscape plan, including:

- delete pavers from public property along Glen Drive;
- boulevard plantings between back of sidewalk and public property are to conform to the boulevard planting guidelines;
Note to Applicant: A minimum 1.0 ft.-wide strip of lawn is required between the sidewalk and plantings.
- adjustments to the scoring pattern is required. (Contact Engineering Services for details); and
- indication of proposed tree reordering on 7th Avenue as requiring the prior approval of the General Manager of Engineering Services and the Vancouver Park Board;

An additional copy of the landscape plan shall be submitted directly to Engineering Services for review.

A.2.19 arrangements shall be made to the satisfaction of the General Manager of Engineering Services for all canopies over City property.

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

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 by the development and recommends noise mitigation measures in order to achieve noise criteria;
- A.3.2 notation on plans that the acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with or amended by the Medical Health Officer (Senior Environmental Health Officer); and
- A.3.3 notation on plans 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.

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 July 19, 2006. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **February 14, 2007**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law within 60 days of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.3 All trees in accordance with Tree By-law No. 7347 are to be installed prior to issuance of any required occupancy permit or use of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.4 All approved street trees shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.5 In accordance with Private Property Tree By-law No. 7347 the removal and replacement of trees are permitted only as indicated on the approved Development Permit drawings.
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- B.2.6 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.7 An erosion and sediment control plan is required for the City's review and approval at the building application stage.
- B.2.8 A certificate of compliance from the Ministry of Environment is required prior to Occupancy.
- B.2.9 Implementation of design development to the Broadway Frontage is required at the next major phase of development on this site.
- B.2.10 This site is affected by the Development Cost Levy By-law No. 8149. Levies will be required to be paid prior to issuance of Building Permits.**

Processing Centre - Building comments

The following comments are based on the architectural drawings prepared by Stantec Architecture dated May 2/06 which have been submitted for the Development Application, DE410322. This is a cursory review in order to identify issues which do not comply with Vancouver Building by-law #8057.

1. Ground level:

- a) The book store appears to have an occupant load greater than 60 and therefore needs two means of egress (doors swinging on vertical axis or unblocked egress) and the doors are to swing in direction of egress travel.

2. Level 1

- a) Provide showers and facilities for cyclists as required by Article 3.7.4.10.

3. Level 2

- a) Interconnected floor space to comply with Subsection 3.2.8.

4. Level 5

- a) Per Sentence 3.1.2.5.(4), Child Day Care for children under the age of 30 months is classified as B2. Need 2 hour fire separation between Group A2 and Group B2.
- b) Fixed play equipment for the Day Care should be reviewed for amount of combustibles permitted in noncombustible construction.

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:

1. The names "Ground Level", "Main Floor", "Level 1" are equivalent. "Ground" and "Level 1" should not refer to different floors.
 2. Fire Department Connection to be visible upon approach to the addressed entrance, be within 5 m of the path to the addressed entrance and face the street.
-