

1180 WEST HASTINGS STREET (COMPLETE APPLICATION)
DE410598 - ZONE DD

TC/SDB/RRS/JG/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

B. Boons (Chair), Development Services
M. Thomson, Engineering Services
L. Gayman, Real Estate Services
T. Driessen, Vancouver Park Board

Also Present:

S. Black, Urban Design & Development Planning
T. Chen, Development Services
J. Greer, Development Services
R. Segal, Urban Design & Development Planning

APPLICANT:

Downs Archaumbault & Partners
200-1014 Homer Street
Vancouver, BC
V6B 2W9

PROPERTY OWNER:

Hayden Properties Partnership
788-1199 West Hastings Street
Vancouver, BC
V6E 3J5

EXECUTIVE SUMMARY

● Proposal:

To construct a 19 storey commercial hotel (Coast Resorts and Hotels Ltd.) with 220 rooms, retail and restaurant uses and 98 underground parking spaces. The residual density of the adjacent lot at 1155 West Pender Street is included by a single site covenant, together with the permitted hotel increase of 15%, for a combined density of 7.45 FSR.

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 Shadow Analysis - March 21st at 1:00 p.m.

Appendix G Urban Design Panel Minutes - September 27th, 2006

Appendix H Applicant's Response to Urban Design Panel - October 30th, 2006

Appendix I Hastings St. Elevation Drawings - Previous and Current Application

Appendix J DP Board Motion re: Road Dedication, March 13, 2006

● Issues:

1. Architectural refinement of the vehicle drop-off area, podium and mechanical penthouse

● Urban Design Panel: Support

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE410598 as submitted, the plans and information forming a part thereof, thereby permitting the development of a 19 storey hotel with 220 rooms, retail and restaurant uses and 98 underground parking spaces. The residual density of the adjacent lot at 1155 West Pender Street is included by a single site covenant, together with the permitted hotel increase of 15%, for a combined density of 7.45 FSR, 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 design development to improve the visual quality of the interior of the vehicle drop-off area (porte-cochere), particularly as seen from the sidewalk;

Note to Applicant: Provide elevation, plan and ceiling drawings specifying the finish and material of all design features. Aspects to consider include:

- Lighting which creates an inviting area and recognizes the different daytime and night conditions
- Improved natural lighting by increasing the openness and light permeability of hotel common areas located on the south or Pender Street side where possible
- Continuity of design from the drop-off area into visible portions of the parking access ramp, treating them as extensions of the pedestrian realm

1.2 design development to the podium level to further reduce its mass and vary its treatment;

Note to Applicant: This can be accomplished by setting back the party wall at the swimming pool and meeting room below, in response to comments from the Urban Design Panel. Provide additional planting where side walls step in, and an increased intensity or extent of planting on other podium levels. Reduce the metal band above the ballroom windows.

1.3 design development to diminish the scale of the mechanical penthouse;

Note to Applicant: Consider additional lightening of the architectural expression where possible in response to the Urban Design Panel. This may include extending the use of glazed finishes.

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	
			Lot H (Existing adjacent building)	Lot G (New Development)
Site Size ¹			40.23 x 38.12 m	40.23 m x 38.13 m
Site Area ¹			1 534.0 m ²	1 534.2 m ²
			Combined site area 3 068.2 m ²	
Floor Area ²	Area "F" 22 381.0 m ² Hotel bonus <u>1 436.7 m²</u> (15% of hotel floors) Total 23 817.7 m ²		Existing building (Lot H) 8 440.4 m ²	Hotel 13 253.5 m ² Hotel bonus 1 436.7 m ² Retail/rest-aurant <u>686.0 m²</u> 15 376.2 m ²
			Total combined area 23 816.6 m ²	
FSR ²	Area "F" 7.00 Hotel bonus <u>.45</u> (15% of hotel floors) Total 7.45		5.21	9.75 (includes hotel bonus)
			Total combined FSR 7.45	
Height	91.44 m		Top of mechanical room 71.57 m Top of parapet 64.96 m	
Parking ³	Hotel: Guest rooms 110 Meeting rooms 23 Retail/restaurant <u>7</u> 140 Small car (25%) 25	Hotel: Guest rooms 66 Meeting rooms 21 Retail/restaurant <u>6</u> 93 Disability 2	Hotel total 98 Disability 6 Small car 0	
Loading		Class A 1 Class B 2	Class A 1 Class B 2	
Passengers		Class A 4 Class B n/r Class C 1	Class A 4 Class B n/r Class C 1	
Bicycles		Class A 7	Class A 7	
		Class B 6	Class B 6	

¹ **Note on Site Size and Site Area:** The Site Size and Site Area noted in the table reflect the site(s) as registered in the Land Titles Office. This represents a site size and site area that has the portion of Pender Street road already dedicated (as of January, 2000).

² **Note on Floor Area and FSR:** The Applicant is requesting that the Floor Area and FSR calculations be based on the pre-dedicated site size and site area of 3,197.3 m². The Development Permit Board is prepared to consider the requested use of the dedicated area in the calculation of floor space, as per a Motion by the Board on March 13, 2006 (see Appendix J). A Hotel bonus of 15% of the hotel floors having a floor-to-floor dimension of less than 10 feet and used for guest accommodation and ancillary corridors, service and access areas, is being sought, amounting to an additional 1,436.7 m², or .45 FSR. A single-site covenant is also required to use the residual floor area of 2,900 m² in the adjacent lot, being Lot H (1155 West Pender Street, the "Shorehill Building"). See Standard Condition A.1.1 regarding requirements on securing the single-site covenant.

³ **Note on Parking:** Retail and restaurant uses have been assessed as uses separate from the hotel and therefore calculated using Section 4.3.1 of the Parking By-law. The Shorehill Building requires and provides 51 parking spaces and 1 loading space as approved under DP34051.

● **Legal Description**

Lot: G and H
Block: 15
Plan: LMP 44771
District Lot: 185

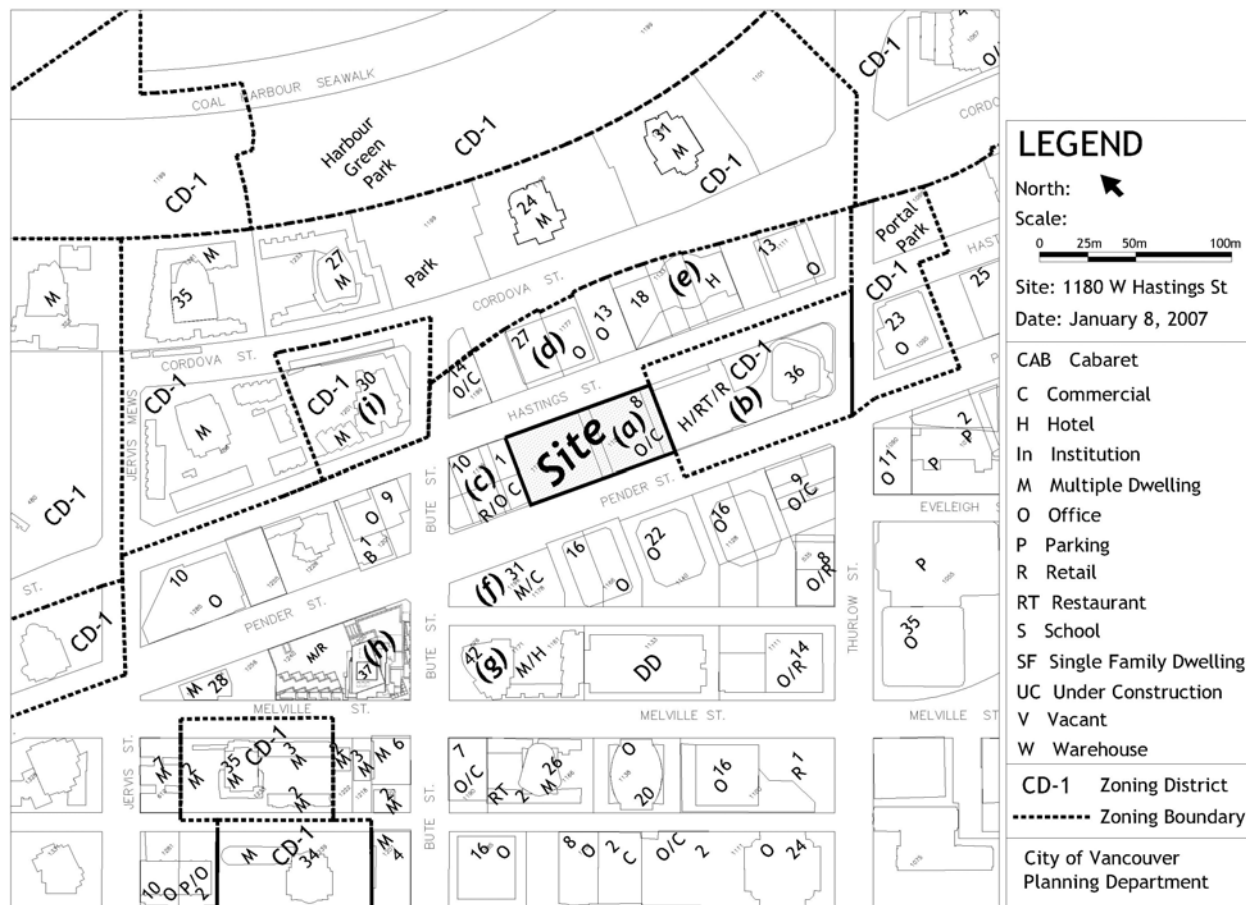
● **History of Application:**

06 08 09 Complete DE submitted
06 09 27 Urban Design Panel (Non-support)
06 10 30 Revised Complete DE submitted
06 11 08 Urban Design Panel (Support)
07 01 03 Development Permit Staff Committee

● **Site:** The site is located between West Pender and West Hastings Streets, one lot east of Bute Street, and includes through a required single site covenant the adjacent 9-storey Shorehill building which is to be retained. The proposed development is to occur on the western portion, currently occupied by a surface parking lot. The north and south ends of the site are relatively flat, with a grade change of about 13.8 ft. (4.2 m) moving south from West Hastings up to West Pender Street.

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

- (a) 1155 W Pender St (The Shorehill) - existing 9 storey office building
- (b) 1128 W Hastings St (Marriott Pinnacle Hotel) - existing 36 storey hotel
- (c) 1185 W Pender St - existing 9 storey office building, recently upgraded
- (d) 1177 W Hastings St (Golden Properties) - existing 27 storey office building
- (e) 1133 West Hastings St (Renaissance Hotel) - existing 18 storey hotel
- (f) 1188 W Pender St (Sapphire) - 31 storey residential building, 2 storey podium, under construction
- (g) 550 Bute St (The Melville) - 42 storey residential building with 13 storey hotel, nearing completion
- (h) 1211 Melville St (The Ritz) - 37 storey residential building, 2 storey podium, under construction
- (i) 1201 W Hastings St (Cielo) - 30 storey residential building, 1 storey podium, near completion



● **Background:**

The use of a single-site covenant to allow the use of residual density from the Shorehill office building at 1155 West Pender Street was previously supported in a development permit issued in January, 2000 for an 18-storey retail/office building on this site. The previous permit (DE403824) has now expired, but also included improvements to the façade and sidewalks of the Shorehill, which are carried through in the current application. Staff first met this applicant to discuss the hotel/retail proposal in February 2006, with follow-up discussions in June and subsequent months. In preliminary meetings staff expressed support in principle for the proposal, subject to further urban design analysis. In March, 2006, the Development Permit Board decided that they were prepared to consider the use of the previously dedicated area along West Pender Street in calculating FSR.

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

1. Downtown Official Development Plan (DODP)
2. Downtown (except Downtown South) Design Guidelines
3. DD (except Downtown South) Character Area Descriptions - Sub-Area 'F' (Golden Triangle)

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

1. DODP

Use: This site is in sub-area 'F' of the Downtown District which permits a variety of uses, including Hotel and Retail Commercial. The proposal conforms to the permitted uses.

FSR: The zoning permits up to 7.0 FSR. The ODP also allows the Board to consider an increase in floor space ratio for hotels in this sub-area, to a maximum of 15% of the portion of the building used for guest accommodations with floor-to-floor dimensions of less than 10 ft. The definition applies to levels 6 to 18, with floors every 9.18 ft. (2.8 m), resulting in 15,465 sq. ft. (1,436.7 sq. m) of additional floor area. The additional density may be permitted upon review of its effects on shadowing, neighbouring sites, and other considerations which are addressed in the commentary below. In addition, the hotel incorporates the residual density of the adjacent Shorehill Building at 1155 West Pender Street, approximately 31,213 sq. ft. (2899.8 sq. m), through a single site covenant. The proposed hotel, combined with the extended life of the office building, support the intent of the ODP for a strong commercial area in the downtown.

Height: The zoning permits up to 300 ft. (91.4 m) in this sub-area, significantly greater than the proposed height of approximately 213 ft. (65.0 m) to the top of the parapet over the habitable floor area.

2. Downtown Design Guidelines

Built Form and Massing

General: As seen from West Pender Street, the development proposal consists of a three-storey podium base containing retail and hotel common areas including a restaurant, a 15-storey tower above, and a mechanical floor and elevator penthouse element on top. On the West Hastings Street side, the podium is four storeys in height and contains a vehicle drop-off loop, retail, and hotel common areas including reception. Staff consider this to be an appropriate form of development for this hotel.

Tower Massing and Floorplate: The tower component is positioned with a minimal setback to West Pender Street, a 27 ft. (8.2 m) setback to West Hastings Street, and an 18.7 ft. (5.7 m) setback to both interior property lines. This provides 37.1 ft. (11.3 m) of horizontal separation to the Shorehill Building and 45.6 ft. (13.9 m) to the west office building. This amount is acceptable given the lower

expectations for privacy in hotel and office uses, the configuration of the hotel which permits views to the north or south from most units, and the typically different hours of occupation for hotel and office buildings. Architectural guidelines suggest that developments exceeding ten floors have tall, slender towers rather than bulkier towers of the same floor space ratio. The proposed tower floorplate is 7,604 sq. ft. (706.44 sq. m) with a proposed width of 95 ft. (29 m) at the maximum. Recent residential towers nearby are 6,500 sq. ft. (603.87 sq. m) on average with a maximum width somewhat less than the application. However, the tower's massing is less than the previously approved office building on this site, which had 9,401 sq. ft. (873.38 sq. m) floor plates, a 101 ft. (30.78 m) width and a 238.65 ft. (72.74 m) height to the parapet. (See Appendix I showing a comparison of elevation drawings from DE403824 and DE410598) Adding height to produce a more slender tower would begin to impact water views from the nearest residential building and shadowing on to green space. There are no significant view or shadowing issues as-is. Staff are satisfied that the massing is acceptable.

Tower Height: The proposed 213 ft. (64.96 m), 19 storey tower is 87 ft. (26.5 m) lower than the permitted height, and considerably lower than contemporary towers nearby which range in height from 30 to 36 storeys. The proposal is also 25.53 ft. (7.78 m) shorter than the parapet height of the previous office tower. The applicant has provided shadow analyses which shows that the tower's shadow does not reach the nearest public park space, Harbour Green Park on the north side of West Cordova Street (drawing A-19 shows typical hours; Appendix F shows the critical time of 1:00 p.m.). Staff support the proposed height.

Podium and Mechanical Penthouse Massing: At the outset staff identified the relatively high and unarticulated podium sidewalls against the interior property lines as being of concern on this site, given the likelihood that the adjacent sites will not be redeveloped in the near term. The west neighbour at 1185 West Pender Street was recently renovated, and the life of the Shorehill Building will likely be extended by the consumption of the residual density on its lot. Greater sculpting of the side walls was sought by staff and the Urban Design Panel (see Appendix G). Articulation has been improved in the revised application, and some additional refinement is sought (see Condition 1.2). Similarly, the mechanical penthouse in the initial submission was felt to be overly heavy in scale. This has been reduced in the revised application, and further minor refinements are sought (see Condition 1.3).

Private View Analysis

In response to pre-application discussions, the applicant has provided a view analysis (drawing A-20) from the nearest residential tower at 1188 West Pender Street, the "Sapphire." Taking the view over the site to the water as an example, there is no loss of existing view at the representative heights shown. Other nearby residential towers do not have significant unobstructed views that would be affected by this development. Staff feel that the view impacts on residential users are modest.

Vehicle Drop-off and West Hastings Street Façade

The vehicle drop-off (porte-cochere) on West Hastings Street, sized to serve tour buses, creates a design challenge with respect to pedestrian amenity. The revised application has responded to staff concerns by expanding the retail area, modifying the sidewalk canopy, and advancing the interior design of the vehicle drop-off area. Staff recommend additional design development to resolve this area in detail (see Condition 1.1).

Public Realm

The site is located outside the nearest Council-approved public realm area, Triangle West, which begins on the opposite side of Bute Street. Upgrade of Shorehill Building frontages on West Pender and West Hastings Streets to provide canopies and additional landscaping was detailed in the previous development permit approval, and is being carried through in this application. The hotel building provides a continuous glass and steel canopy and limestone columns at the pedestrian level on both streets, and additional design elements such as a water feature within the porte-cochere. New exposed aggregate sidewalk banding and street trees meeting the City's objectives for this area will be installed on West Pender Street and West Hastings Street. Staff support the proposed public realm design.

Architectural Treatment

The proposed metal panel system contributes to the lightness of the tower and responds effectively to Urban Design Panel concerns about the heaviness of the initially proposed cladding of manufactured stone (see applicant's summary of changes in Appendix H). Staff consider the architectural response in the revised submission to meet the high standard expected in the downtown.

1. DD Character Area Descriptions

Character Area F - Golden Triangle

Medium to high-density mixed use development is encouraged for this part of the Golden Triangle west of Thurlow Street. The addition of the Coast Hotel to this block already containing the Marriott Pinnacle and the Renaissance Hotel at 1133 West Hastings Street will reinforce a hotel oriented character. Ground floor retail is provided, with windows on to the sidewalk on both streets. Pedestrian interest is also provided on the West Pender Street side by the restaurant and on the West Hastings Street side by the proposed interior design for the vehicle area which will provide a variety of lighting, active foot traffic, and a water feature. The guideline parameters are satisfied.

- **Conclusion:** Staff feel the applicant has successfully addressed the design challenges inherent to this site and program, and recommend approval subject to the conditions contained in this report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on two occasions. On September 27, 2006 the initially submitted design was not supported. On November 8, 2006 the Panel reviewed a revised design and supported it with the following comments:

EVALUATION: SUPPORT (7-0)

- **Introduction:** Sailen Black, Development Planner introduced this application and briefly described the Panel's concerns from the last review and the changes the applicant made to the project. This application is for a nineteen storey hotel with 220 rooms located mid block on Pender Street.

The Panel's advice was sought on the following:

- Choice of building materials
- Massing of the penthouse
- Orientation of the rooms
- Articulation of the podium sidewalls
- Desire to lighten the building base on the Hastings Street side

Ralph Segal, Senior Development Planner also noted that there were concerns on the porte-cochere.

Mr. Black and Mr. Segal took questions from the Panel.

- **Applicant's Introductory Comments:** Mark Ehman, Architect briefly outlined the changes since the last meeting with the Panel and stated that the applicant team took the Panel's concerns to heart and addressed them in detail. Mr. Ehman noted that the design of the building had certain restrictions due to the hotel program with the requirement of having sixteen guest rooms per floor. The applicant team took questions from the Panel.

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

The Panel had no substantial concerns with this proposal.

- **Related Commentary:** The Panel unanimously supported this application.

The Panel congratulated the applicant for taking the Panel's previous comments to heart and they felt the building was much improved. The Panel liked the change in material from the painted concrete to metal and noted that the material and colour palette of the building had improved.

The Panel agreed that it was a more refined building and appreciated having the model with the adjacent Shorehill building, enabling them to see the relationship between the two buildings.

Some of the Panel felt the project was still a bit over articulated. The Panel appreciated the change from the concrete to metal panelling as they felt the concrete was too stark against the glass. A couple of members of the Panel felt the ballroom elevation looked a little heavy and another member of the Panel suggested removing the heavy band of metal. One member of the Panel suggested removing the cornice around the screen on the mechanical penthouse to help with the scale of the building. One Panel member felt the skin of the tower needed to be regularized a bit to make the project better in terms of the tower form.

One member felt there was too much bulk on the one side under the swimming pool where there's a meeting room and needs some work on the swimming pool terrace and its associated change rooms. It was suggested that with a tiny change to the meeting room below there could be an equivalent set back the same as the west side.

The Panel felt the public realm on Hastings Street and the entry to the porte-cochere was improved and one member commented that the stone was a nice improvement. Several members of the Panel felt that the new Pender Street elevation was more successful in its transition to the adjoining streetscape.

Several members of the Panel were disappointed that trees were being removed from the street and suggested the applicant approach the Engineering Department at the City to suggest keeping the trees. One member of the Panel suggested additional planting along the property line sidewalk where the building steps back.

- **Applicant's Response:** The applicant team thanked the Panel for their comments.

ENGINEERING SERVICES

The General Manager of Engineering Services will require all utility services to be underground for "conditional" developments. All electrical services to the site must be primary with all electrical transformers located on 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.

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

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

LANDSCAPE

The landscape proposal for this application is hard-edged and urban in form. At the pedestrian level new large scale canopy street trees border the sidewalk edge of both West Hastings Street and West Pender Street in hard surface paving. On level 4 and 5 of the podium, patios encircling the building are edged in substantial greenery. The greenery includes leafy trees, shrubs and groundcover. Opportunities for greenery on the roof have been missed (See Condition A.1.6)

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

ENVIRONMENTAL PROTECTION BRANCH

There are no requirements related to soil contamination associated with this Development Application. An erosion and sediment control plan will be required for review and approval by the Environmental Protection Branch at the Building 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

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

- (i) Detailed drawings of food/retail spaces are to be submitted for review by the Environmental Health Division for compliance with Health By-law #6580 and the Food Premises Regulation prior to construction;
- (ii) Details of swimming pools/hot tubs to be submitted to the Environmental Health Division and Provincial Health Engineer prior to construction;
- (iii) The garbage storage area is to be designed to minimize nuisances;
- (iv) The underground parking is to be adequately ventilated to prevent the build-up of noxious gases;
- (v) 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.

- (vi) 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

NOTIFICATION

Two (2) signs were erected on the site on September 19, 2006. On September 20, 2006, 251 letters were sent to neighbouring property owners advising them of the application. No responses were received.

On November 10, 2006, a revised notification letter was sent out to the same 251 property owners advising them of the **revised** application. The 2 site signs on the site were revised accordingly. To date no responses 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 and Official Development Plan it requires decisions by the Development Permit Board. The Board has previously indicated a willingness to consider the requested use of the previously dedicated area in the calculation of the site density (FSR) utilizing its discretion under section 3.2.4. The application also requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

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

B. Boons
Chair, Development Permit Staff Committee

S. Black, MAIBC
Development Planner

T. Chen
Project Coordinator

Project Facilitator: J. Greer

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Conditions

- A.1.1 arrangements shall be made to the satisfaction of the Director of Legal Services and the Director of Planning for either:
- i) the discharge of the existing covenant registered in the Land Titles Office regarding the single-site covenant as required in the previous development proposal approved under DE403824 and subsequent the provision of a new single-site covenant for the properties listed as Lot G, Block 15, LMP 44771 (1180 West Hastings Street) and Lot H, Block 15, LMP 44771 (1155 West Pender Street) or,
 - ii) modifications to the existing covenant registered in the Land Titles office regarding the single-site covenant as required in the previous development proposal approved under DE403824 to accommodate the new single-site requirements pursuant to this development.
- A.1.2 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impact on the building's open space and the Public Realm.
- A.1.3 design development to weather protection, storefront entry and display, related signage and lighting systems to ensure protection from inclement weather while providing visual interest for pedestrians;

Note to Applicant: Provision of wall sections that confirm system(s) detailing is required. Proposed weather protection placement, height and depth, and related signage systems, should accommodate a range of tenancy frontages while remaining functional. A separate sign application will be required for all proposed signage.

Standard Landscape Conditions

- A.1.6 design development to the greening of the roof decks between levels 17 (Mechanical Level) and the parapet in order to secure a higher quality landscape design to further improve the overlook from surrounding buildings;
- A.1.7 provision of planter section details at ¼"=1'-0" scale to confirm adequate depth of planting on roof decks;
- A.1.8 clarification of the height of proposed planters with top and bottom of wall elevations noted on the Landscape Plan;
- A.1.9 provision of section/elevation details of the proposed trellis for the level 5 Pool Terrace;
- A.1.10 provision of a high efficiency irrigation system in all planting areas, including provisions of hose bibs;

Note to Applicant: Irrigation system design and installation shall be in accordance with the Irrigation Association of BC Standards and Guidelines. Notation to this effect should be on the Landscape Plan;

A.1.11 clarification on the Landscape Plan showing:

- i) proposed paving materials. Decorative paving proposed on City property bordering West Hastings Street to the satisfaction of the General Manager of Engineering Services. Contact Eileen Curran, Streets Engineering, ph: 604.871.6131, to discuss;
- ii) notations to read, "Final species, quantity and spacing to the approval of the City Engineer and Park Board". Contact Eileen Curran, ph: 604.871.6533, Engineering Streets Division regarding street tree spacing and quantity. Contact Bill Stephen, ph: 604.871.257.8587, Park Board regarding tree species.

Note to Applicant: A separate application is required for the planting of trees on city property. Forward a copy of the landscape plan directly to Engineering for review. Prior-to submitting landscape plan contact Engineering Services regarding proposed sidewalk treatments.

Crime Prevention Through Environmental Design (CPTED)

A.1.12 provision of a security gate to parking area at top of ramp.

A.2 Standard Engineering Conditions

A.2.1 provision and design of easterly access as two-way flow with signage and pavement treatment design highlighting entry to parkade;

Note to Applicant: Motorist entering the parkade will need to be advised of "Do not Enter" for drive thru/drop-off.

A.2.2 provision of adequate width and radii at top of parking entry ramp for two-way truck traffic flow;

A.2.3 provision of adequate inside and outside turning radii for two-way truck traffic flow through right angle turns of parking entry ramp;

A.2.4 provision of adequate throat widths and additional loading space widths;

A.2.5 provision of adequate stall widths where columns are encroaching beyond 1.2 m from end of stall;

A.2.6 a crossing application is required;

Note to Applicant: Show standard City crossing design not curb returns. (City crossings should be shown with standard 6" score marks, the sidewalk treatments are not to pass through the crossing.)

A.2.7 provision of curb and sidewalk design and building grades to reflect existing conditions;

Note to Applicant: Prior-to building permit issuance, any approved street widening can be revisited and building grades and landscape plans revised to reflect any approved curb modifications;

A.2.8 arrangements shall be made to the satisfaction of the General Manager of Engineering Services for all encroachments over City property;

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

A.2.9 clarification of garbage pick-up operations. Confirmation is required from a disposal company that they can service the proposed compactor location.

A.3 Standard Vancouver Coastal Health Authority Conditions

A.3.1 notation required on plans that mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize noise and air quality impacts 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 January 3, 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 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **July 30, 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 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.2.6 This site is affected by the Development Cost Levy By-law No. 8149. Levies will be required to be paid prior to issuance of Building Permits.**
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Processing Centre - Building comments

The following comments have been made by the Processing Centre - Building and are based on the architectural drawings prepared by Downs / Archambault & Partners submitted on October 30, 2006 for a Development Permit application for the proposed Mixed Use (Residential, Office & Commercial) Development. This is a preliminary review in order to identify aspects of the proposed building design which may not conform with the requirements of Vancouver Building By-Law #8057.

Please note: If the building permit application for this project is made after the effective date of the Vancouver Building By-law 2007, projected for April 15, 2007, the project must comply with the requirements of the new By-Law.

1. Provisions for the Disabled

a) Parking Spaces

The provisions of 4.8.4 (Parking By-law No.6059) relating to the required number of disability parking spaces are applicable.

b) Enhanced Accessibility Requirements

The provisions of 3.8.2.27.4) for enhanced accessibility requirements for residential occupancies may be applicable. It appears that the suite door clearances in many units do not meet the 450 mm clearance requirements of 3.8.2.27.4.f).

2. Exits ***:

a) Access to Exit

- The hotel lobby/lounge on Level 1 is required to have access to two remote exits. The vestibule doors leading from this area are shown as sliding doors. As these are the only egress doors are required to swing in the direction of exit travel.
- The exits serving the below grade parking open into the vehicle driveways at Level 1.
- Clear unobstructed paths of travel should be clearly delineated for the occupants of Level 1 as well as the occupants exiting the below grade parking.
- The hotel lobby on Level 2 is required to have access to two remote exits.

3. Egress

The expansive "kitchen area" shown on Level 2 requires a second means of egress

4. Spatial Separation

Levels 4, 3 & 2 have unprotected openings at the front and rear adjacent to the inside property lines which may exceed the constraints of 3.3.3. (Spatial Separation and Exposure Protection).

5. Functionality Conflict

It is noted that garbage compactor room appears to be located at the same elevation as the raised loading dock which may conflict with garbage removal.

6. Interconnected Floor space

The multi storey space of the hotel lobby is an interconnected floor space requiring compliance with the provisions of 3.2.9.

7. High Rise Measures

- The provisions of 3.2.6. in the Building Bylaw for Additional Measures for High Buildings are applicable.
- Cross over floors complying with the provisions of 3.4.6.17 should be designated.

8. Building Permit Issuance Requirements ***

- The issuance of a building permit for construction is contingent on all legal covenants and equivalentents (if necessary) being accepted and in place. For this reason, a code conforming back up solution should be shown on the drawings submitted for construction otherwise delays in approval or refusals may disrupt the construction approval process. Notwithstanding the above, code conforming (including Planning, Engineering regulations etc.) back-up solutions shown on the building application drawings are also acceptable for the issuance of building permits.
- Projects submitted under the Certified Professional Program are also required to demonstrate conformance with the Building Bylaw. In the case of phased construction, the comments above regarding equivalentents/covenant approval would apply to each phase of the work proposed.

Notes:

1. Items marked with asterisks have been identified as serious non-conforming Building By-law issues.
2. All code references unless noted otherwise refer to Vancouver Building Bylaw #8057.
3. 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.
4. The applicant may wish to retain the services of a 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 and are based on the architectural drawings prepared by Downs / Archambault & Partners submitted on October 30, 2006 for a Development Permit application for the proposed 19 storey hotel Development. This is a preliminary review in order to identify aspects of the proposed building design which may not conform with the specific requirements of Section 3.2.5. Provisions for Fire Fighting of the Vancouver Building By-Law #8057.

1. Roof Access

Direct roof access is required from the floor areas immediately below (preferably by a stairway) as required by the provisions of 3.2.5.3.

2. Standpipe requirements.

A standpipe system meeting the requirements of 3.2.5.9. is required for this building.

3. Fire Department Connections

Fire department Connections meeting the requirements of 3.2.5.16 are required.

4. Coordination of Building Safety Facilities

The provisions of 3.2.5.20. Co-ordination of Building Safety Facilities require that the location of fire fighting installations and building safety facilities within buildings including central control facility, fire fighters' elevator and stairwells equipped with standpipes shall be coordinated with the location of the fighter' entrance. Clarification is required.

5. Building Permit Issuance Requirements ***

- The issuance of a building permit for construction is contingent on all legal covenants and equivalentents (if necessary) being accepted and in place. For this reason, a code conforming back up solution should be shown on the drawings submitted for construction otherwise delays in approval or refusals may disrupt the construction approval process. Notwithstanding the above, code conforming (including Planning, Engineering regulations etc.) back-up solutions shown on the building application drawings are also acceptable for the issuance of building permits.

- Projects submitted under the Certified Professional Program are also required to demonstrate conformance with the Building Bylaw. In the case of phased construction, the comments above regarding equivalents/covenant approval would apply to each phase of the work proposed.

Notes:

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