

1501 ROBSON STREET (COMPLETE APPLICATION)
DE409145 - ZONE C-6

BA/BAB/JG/CH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

B. Boons (Chair), Development Services
M. Thomson, Engineering Services
L. Gayman, Real Estate Services
R. Whitlock, Housing Centre
V. Morris, Social Planning/Office of Cultural Affairs
Kandiah Pavananthan, Development Services

Also Present:

B. Adair, Urban Design & Development Planning
B. Balantzyan, Development Services
J. Greer, Development Services

APPLICANT:

Hywel Jones Architect Ltd.
2305 Hemlock Street
Vancouver, BC
V6H 2V1

PROPERTY OWNER:

Pikson Enterprises Co. Ltd.
P.O. Box 32620
Vancouver, BC
V6X 3S1

EXECUTIVE SUMMARY

- **Proposal:** To construct a 6-storey mixed-use building with retail on the ground floor and residential on the second through sixth storeys, and one two-storey townhouse at grade (total 23 dwelling units), all over two levels of underground parking with vehicular access from the lane at the rear. The proposal requests a transfer of heritage density (10%) for a total Floor Space Ratio (FSR) of 2.75

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

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

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F Letter from property owner

● **Issues:**

1. Residential entry
2. Height
3. Streetscape issues

● **Urban Design Panel: Support**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE409145 as submitted, the plans and information forming a part thereof, thereby permitting the construction of a 6-storey mixed-use building with retail on the ground floor and residential on the second through sixth storeys, and one two-storey townhouse at grade (total 23 dwelling units), all over two levels of underground parking with vehicular access from the lane at the rear. The proposal requests a transfer of heritage density (10%) for a total Floor Space Ratio (FSR) of 2.75, 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 strengthen retail expression and pedestrian interest at grade, by:

i) providing a more substantial weather protection system along the Robson Street facade;

Note to Applicant: The system should be designed to play a major role in the expression of the retail base. Adequate detailing should be provided.

ii) extending the proposed weather protection system to include the corner of Robson and Nicola Streets;

Note to Applicant: Special treatment of the canopy system at the corner should be considered. The weather protection along the southerly portion of Nicola Street should be retained.

iii) providing an integrated signage system; and

Note to Applicant: All signs will require separate permits.

iv) relocating the proposed Robson Street parking exit stair.

Note to Applicant: The stair should be located to maximize retail continuity along Robson Street. Relocation to the western end of the Robson façade is recommended.

1.2 design development to improve the public realm along Robson and Nicola Streets, by:

i) providing additional detailing and banding in the proposed City sidewalks, to match City standards for each street;

Note to Applicant: Both sidewalks must be reconstructed to the satisfaction of the General Manager of Engineering Services. A hard surface treatment for the outside boulevard along Robson Street is required. Please contact Kevin Cavell (604 873 7773) of Engineering Services for details regarding current City standards with respect to paving, tree grates, and other items.

ii) providing an additional street tree along Robson Street;

Note to Applicant: New street trees should be noted "Final species, quantity and spacing to the approval of City Engineer and Park Board." Contact Eileen Curran (604 871 6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Bill Stephen (604 257 8587) of the Park Board regarding tree species.

iii) providing a hard surface drop-off area, in the outside boulevard opposite the main residential entry on Nicola Street;

1.3 design development to improve the attractiveness and security of the proposed main residential entry, by:

i) increasing the width of the entry courtyard as seen from Nicola Street;

Note to Applicant: Some reduction in the size of the eastern retail unit may help to achieve this condition. Increasing the amount of landscaping within the courtyard is encouraged as part of the redesign. The walls of the entry courtyard should be detailed to reflect their high visibility.

- ii) providing an attractive pedestrian security gate near the Nicola Street property line;
- iii) increasing the size and visibility of the interior entry lobby; and

Note to Applicant: Relocating the main doors so they are visible from Nicola Street is encouraged.

- iv) eliminating commercial circulation within the entry courtyard;

Note to Applicant: Loading and garbage access to the retail units should be provided directly from the first underground level. Emergency exiting from the commercial space through the courtyard may be considered if adequately controlled.

- 1.4 design development to improve the residential expression of the townhouse on Nicola Street, by:

- i) providing a more visible and distinct unit entry, separate from the main entry courtyard;
- ii) providing a more residential landscaping treatment along Nicola Street in front of the townhouse; and

Note to Applicant: Refer also to Landscape Condition A.1.13.

- iii) introducing additional glazing on the Nicola Street elevation.

Note to Applicant: Other measures to increase residential expression could also be considered.

- 1.5 design development to improve the appearance and security of the area adjacent to the lane at grade, by:

- i) providing greater enclosure of the open loading and parking ramp areas; and

Note to Applicant: The enclosed area should include the commercial garbage space, and should minimize recesses along the lane.

- ii) providing a high quality paving treatment for any unenclosed portions of the loading area.

- 1.6 design development to improve the roof appearance from surrounding properties, by specifying green roof treatments for the six storey building and the townhouse; and

Note to Applicant: Other sustainability proposals may be considered.

- 1.7 design development to provide adequate detailing of the proposed exterior materials to ensure a high quality appearance;

Note to Applicant: Typical details for the brick and the metal panel systems, as well as all concrete reveals, are requested. Consideration may be given to a simplification of the materials palette as suggested by the Urban Design Panel.

- 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			66.0 ft. x 130.9 ft.
Site Area ¹			8,639.4 sq. ft.
Overall Floor Area ²	Per C-6 21,598.0 sq. ft. Density Transfer 2,160.0 sq. ft. Total 23,758.0 sq. ft.		Retail Store 4,303.0 sq. ft. Dwelling Units 19,450.0 sq. ft. Total 23,753.0 sq. ft.
Overall FSR ³	Per C-6 2.50 Density Transfer 0.25 Total 2.75		Retail Store 0.50 Dwelling Units 2.25 Total 2.75
Commercial Floor Area	10,367.0 sq. ft.		4,303.0 sq. ft.
Commercial FSR	1.20		0.50
Balconies	1,556.0 sq. ft. (8% of 19,450.0 sq. ft.)		Open 1,524.0 sq. ft.
Height ³	Overall 60.00 ft. Robson St. (SW) 36.08 ft. Nicola St. (SE) 36.08 ft. Lane (NE) 24.28 ft.		Overall 64.04 ft. Robson St. (SW) 52.91 ft. Nicola St. (SE) 57.47 ft. Lane (NE) 32.48ft.
Setbacks ⁴		Front Yard (south) 0.00 ft. West Side 0.00 ft. East Side Yard 0.00 ft. Rear Yard (north) 8.50 ft.	Front Yard (south) 1.50 ft. West Side Yard 0.00 ft. East Side Yard 0.00 ft. Rear Yard (north) 6.33 ft.
Horizontal Angle of Daylight ⁵		50 degrees	20 degrees (west window, 6 th floor)
Parking	Total Small Car (25% max.) 9	Retail Store 5 Dwelling Units 26 Total 31 Total Disability Spaces 1	Retail Store 7 Dwelling Units 26 Total 33 Small car spaces 6 Disability spaces 1
Bicycle Parking ⁶		Class A Class B Retail 1 0 Dwelling Units 29 6 Total 30 6	Class A Class B Retail 1 0 Dwelling Units 29 6 Total 30 6
Loading		Class B Retail 1	Class B Retail 1
Unit Type			One-bedroom 13 Two-bedroom 10 Total 23

- ¹ **Site Size and Area:** The site size and area indicated is prior to road dedication. Refer to Standard Condition A.2.1 for street widening dedication information.
- ² **Overall Floor Area and FSR:** Maximum permitted floor area and FSR includes 10 percent as transfer of heritage floor space, per Section 4.7.5 of the C-6 District Schedule. See **Density**, page 9.
- ³ **Height:** Staff support the relaxation of the height envelopes as indicated. See discussion under **Height**, page 10.
- ⁴ **Setbacks:** Staff support the rear (north) yard relaxation as shown for the proposed townhouse unit. See 'Rear Yard', page 9. Standard condition A.1.6 requires the elimination of the proposed 1.5 foot front yard along Robson Street.
- ⁵ **Horizontal Angle of Daylight:** Staff support the Horizontal Angle of Daylight relaxation for one west-facing window on the sixth floor. Livability issues are not significant.
- ⁶ **Bicycle Parking:** The one (1) required Class A bicycle space for the retail component should be in a separate location than the residential bicycle spaces.

● **Legal Description**

Lot: 26
 Block: 43
 Plan: 92
 District Lot: 185

● **History of Application:**

05 01 27 Complete DE submitted
 05 04 13 Urban Design Panel
 05 04 27 Development Permit Staff Committee

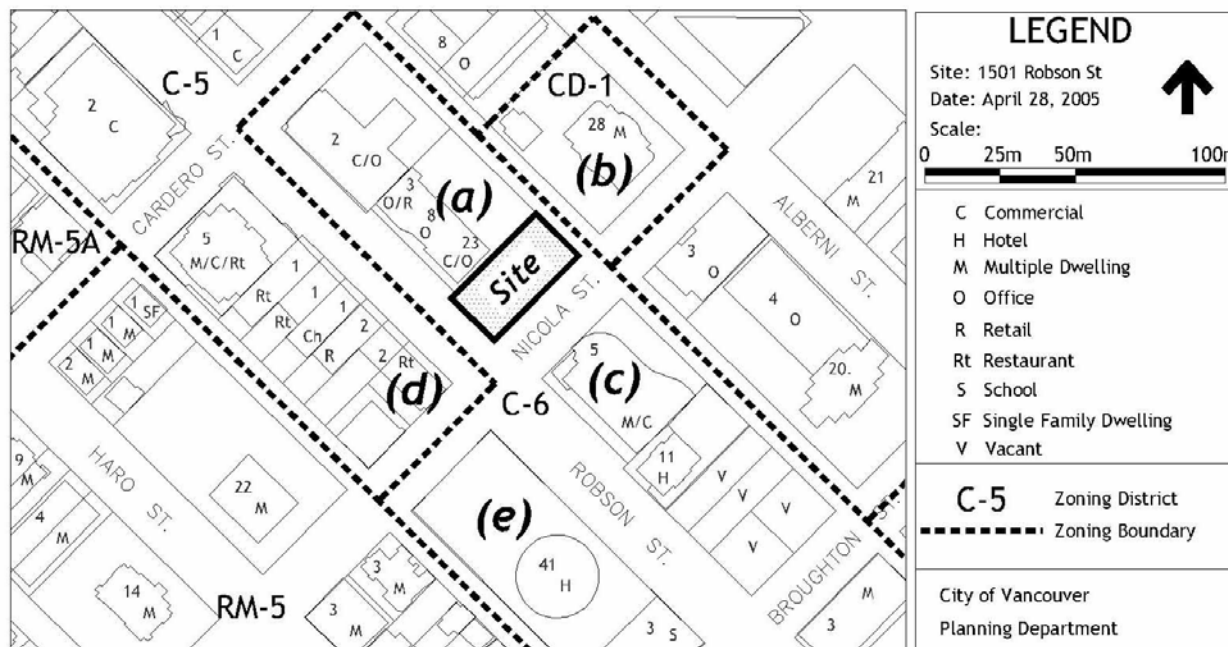
● **Site:** The site is located at the northwest corner of Robson and Nicola Streets in the C-6 zoning district. There is a seven foot Building Line along Robson Street. The site is currently occupied by a two storey commercial structure.

To the west is a six-storey commercial development, with ground floor retail and restaurant uses. The mass of this building is set back beyond the Building Line. To the north, across the lane, is a 26-storey residential development, zoned CD-1. Most of the surrounding areas of Robson Street are developed with two to five-storey mixed use development, also zoned C-6.

Diagonally opposite the site, at the southeast corner of Robson and Nicola Streets, is the Sheraton Landmark, a 41-storey hotel tower on a 3-storey base.

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

- (a) 1525 Robson Street (6-storey retail/office building)
- (b) 1500 Alberni Street (26-storey multiple dwelling)
- (c) 1455 Robson Street (5-storey commercial/multiple dwelling)
- (d) 805 Nicola Street (2-storey commercial/multiple dwelling)
- (e) Sheraton Landmark Hotel (41-storeys)



Background: Staff had pre-application meetings with the architect to discuss the proposal. A Development Application was received on January 27, 2005. The application must be referred to the Board because of the request for a transfer of heritage density.

Applicable By-laws and Guidelines:

1. C-5 and C-6 Districts Schedule

Use: Retail Store is an outright use in C-6. 'Dwelling Units in conjunction with any of the uses listed' is conditionally approvable.

Floor Space Ratio: The maximum Floor Space Ratio (FSR) for all uses is 2.5. Within that total, Retail uses may not exceed 1.2.

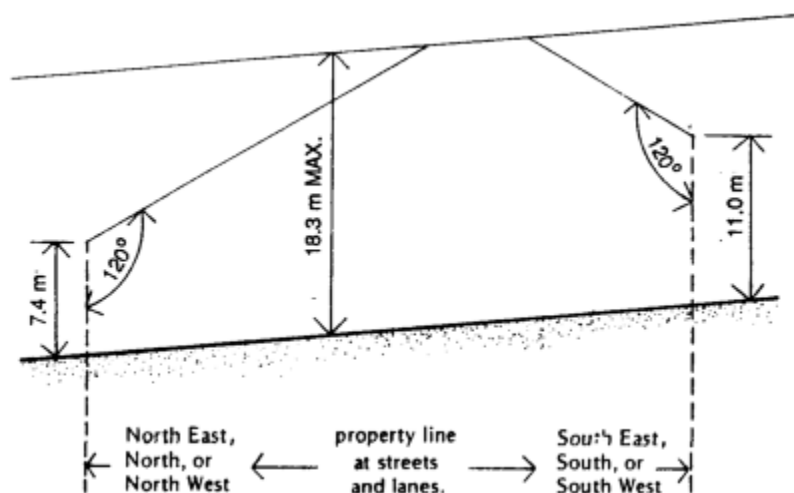
Transfer of Heritage Density: Section 4.7.5 states:

4.7.5 The Development Permit Board may permit an increase in floor space ratio where the increase results from a transfer of heritage floor space to a maximum of 10 percent over the total permitted floor space ratio, except that this increase shall not apply to a hotel where the floor space has already been increased pursuant to section 4.7.1.2.

Height: The maximum permitted outright height of a building is 18.3 m (60 ft.). Height is also governed by height envelope restrictions along the property lines on Robson Street, Nicola Street, and the lane (see diagram below). These height envelopes are relaxable by the Board, provided it:

- (a) *considers the intent of this Schedule and all applicable policies and guidelines adopted by Council;*
- (b) *considers the submission of any advisory group, property owner or tenant; and*
- (c) *considers the effects on views, sunshine, privacy, lower level treatment of buildings, and open space.*

Figure 1 Building Envelope



Yards: No front yard is permitted unless the Director of Planning is satisfied that shopping continuity and pedestrian amenity will be maintained. A minimum rear yard of 7.6 m (24.93 feet) from the centre of the lane is required for residential uses only. This translates to a setback of 8.50 feet from the rear property line on this site. The Director of Planning may decrease the rear yard setback for dwelling uses, provided he is satisfied that residential livability is achieved for the subject site and for neighbouring sites.

External Design: Section 4.17 contains regulations which promote retail continuity and enhance pedestrian interest and amenity along Robson Street.

1. DD (Except Downtown South), C-5, C-6, HA-1 and HA-2 Character Area Descriptions

The Character Area Descriptions contain general development character guidelines for Robson Street as a whole, and for the sub-area between Cardero and Jervis Streets in particular. The document calls for mixed-use commercial and residential development. Street enclosure and pedestrian interest, particularly at the lower levels of new developments, is encouraged. The preservation of existing views to the north from residential uses is to be balanced with providing views for new development. Shadowing of public and semi-public open spaces is discouraged, particularly between the hours of 11:30 am and 2:30 pm (local time). Landscaping and a high quality of public realm treatment are stressed.

Response to Applicable By-laws and Guidelines:

Use: The proposed uses are consistent with the regulations and guidelines, and pedestrian interest has been provided by the inclusion of Retail use at grade. Staff are recommending conditions (1.1 and 1.2) to improve pedestrian interest and public realm design. These issues are discussed under 'Streetscape Issues', on page 10.

Density: Section 4.7.5 of the C-6 District Schedule permits the Development Permit Board to approve an increase in density of up to 10% over the otherwise-permitted maximum of 2.5 FSR, where this additional density consists of floor area purchased from a site from which Council has approved a transfer of heritage density. The applicant has indicated that he is intending to purchase heritage density from 44-56 Water Street, which Council approved as a "donor" site in 2004. Standard Condition A.1.1 requires that the documentation necessary to confirm the purchase of qualifying density be submitted.

Development proposals seeking to utilize transferred heritage density are evaluated by staff against the same regulations and guidelines that are used for all other developments with respect to urban design, public amenity and neighbourliness. These issues, and explanations of related conditions recommended by staff, are discussed in detail under separate headings below. Additional discussion is also contained under Notification beginning on page 15.

Height: The applicant is requesting a relaxation of the maximum height from the outright permitted 60 feet to 64.08 feet. Relaxations of the height envelopes along Robson Street, Nicola Street, and the lane are also requested. These relaxations are discussed under 'Height', on page 10.

Yards: The application indicates a front yard of 1.5 feet, measured from the Building Line. The intent of the regulations is to establish consistent retail frontage along Robson Street. Standard Condition A.1.6 requires that the building be moved forward to the Building Line. Additional discussion of this issue appears in the Notification section, beginning on page 15.

The applicant is proposing a rear yard setback of 6.33 feet for the detached two-storey townhouse only, instead of the required 8.50 feet. This relaxation has no livability impacts and is supported by staff.

Streetscape and Public Realm: The proposed uses are consistent with the regulations and guidelines, and pedestrian interest has been provided by the inclusion of retail at grade. Staff believe the strength of the retail expression and the quality of the public realm could be improved. These items are discussed in more detail below.

DISCUSSION

Height: The proposed relaxations of maximum overall height occur at the northern and western portions of the sixth floor of the mid-rise building. The amount of the proposed relaxation reflects the slope of the site. The applicant has set back the sixth floor level from the floor below, thereby reducing its visibility from street level, and the overall height of the building is generally compatible with adjacent developments on the north side of Robson Street. Since the building is located on the north side of Robson, and on the southern portion of its own site, shadowing impacts on adjacent properties are minimal. Staff therefore support the relaxation of maximum height.

With respect to the height envelopes, the setting back of the sixth floor responds to the intent of these regulations. As discussed above, the siting of the building is such that the light and shadowing impacts on Robson Street and the lane are minimal.

One letter of concern was received regarding light impacts on 1455 Robson Street, a mixed use project on the east side of Nicola Street. While the upper two storeys of the six-storey building do intrude into the height angles along Nicola, the intrusion is limited to the southern portion of the block, leaving the northern portion more open than it could be under a more outright massing scheme. The containing angles shown on the Nicola Street elevation (Appendix D, page 6) illustrate this. More building mass in the northern part of the site would reduce light and views along a larger portion of the Nicola Street frontage, and could impact the more desirable views across the rear of this site from residential development across the street.

Staff believe that the massing as proposed is superior from an urban design perspective, and that the relative impacts on shadowing, views, and light, compared to a more outright massing, are minimal.

Staff therefore support the relaxation of the height envelopes as proposed.

Streetscape issues:

Robson Streetscape and public realm: While retail use at grade is provided along Robson Street, staff believe that its expression should be strengthened and that the overall quality of the public realm should be improved. The Urban Design Panel shared these concerns. Staff are therefore recommending Condition 1.1 to provide a more complete and substantial canopy system along Robson Street, with a special treatment at the corner of Nicola, as well as to relocate the Robson Street exit stair to the western end of the façade. A signage strategy is also requested. Condition 1.2 recommends improvements to the public realm along both Robson and Nicola Streets, in accordance with City standards for this neighbourhood, to ensure a high quality pedestrian environment.

Main residential entry: Staff have a number of concerns about the design of the main residential entry courtyard off Nicola Street. These concerns were shared by the Urban Design Panel. The path to the main entry door needs to be made more direct, inviting and secure. Conflicts with commercial loading, garbage, and exiting also need to be resolved. Condition 1.3 recommends a wider, gated, more attractive courtyard as seen from Nicola Street, with a more generous and visible internal lobby. All commercial circulation, other than emergency exiting, is recommended to be kept separate from this area. Staff believe that these conditions are achievable without major re-design.

Townhouse expression: Staff believe that the residential expression of the townhouse on Nicola Street would be improved through a more prominent entry design, the provision of additional glazing in the 'brick wall' area, and a more residential approach to landscaping in the inside boulevard. Condition 1.4

recommends these changes, as well as the replacement of some small stucco areas with a higher quality cladding material.

Lane edge: Staff are recommending (Condition 1.5) improvements to the lane edge by providing a greater degree of enclosure of the loading area. This is also a CPTED issue.

Other issues: The investigation of sustainable design approaches was recommended by the Urban Design Panel and is consistent with City goals. Staff are recommending (Condition 1.6) that the applicant introduce a green roof scheme, which would also address a concern from Notification about the appearance of roofs from nearby development. A 'Note to Applicant' mentions that other sustainability options may be considered.

Staff are recommending (Condition 1.7) the provision of additional notes and details to ensure the quality of the proposed elevations. The suggestion of the Urban Design Panel to simplify the materials palette is given as a consideration item.

Density: Staff believe that, with the conditions discussed above, the proposed uses and general design quality meet the desired development character for this section of Robson Street. The Urban Design Panel also supported the proposed density transfer (see comments below). Staff therefore recommend approval of the additional heritage density to the maximum permitted of 2.75 FSR, subject to the attached conditions.

Floor space ratio overlays are inconsistent with the floor plans. Standard Condition A.1.3 requires clarification and confirmation of the FSR to 2.75.

Conclusion: The proposed development includes a combination of commercial and residential uses well suited to the site. The proposed height relaxations and the requested additional density have limited impact with respect to views and shadowing.

The transfer of additional heritage floor area to this site is permitted under the C-6 District Schedule and such transfers play an important part in Council's Heritage policy. The Urban Design Panel supports the height envelope relaxations and the additional density. Staff have some detail and streetscape concerns but believe that these issues can be addressed through the conditions recommended in this report.

Staff are therefore recommending approval of the application, subject to the attached conditions.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on April 13, 2005, and provided the following comments:

EVALUATION: SUPPORT (5-4)

- **Introduction:** Bob Adair, Development Planner, presented this application for a 6-storey mixed-use development containing ground floor retail commercial use with residential above and a two-storey townhouse on the north side of the site at the lane. The 66 ft. x 131 ft. site is at the northwest corner of Nicola and Robson Streets in the C-6 zone. There is a 7 ft. building line along Robson Street. The main residential entry is off Nicola Street and parking access for both the residential and commercial uses is at the rear, together with a surface loading bay adjacent to the townhouse. The building is a concrete structure and materials include brick and metal panel. The townhouse is brick and stucco.

The proposed use is approvable in the C-6 zone. The zoning allows an outright height of 60 ft. with some height angle restrictions. The application seeks a minor height relaxation at the western edge of the site as well as some relaxation of the height angles. Outright density in this zone is 2.5 FSR and the Development Permit Board may allow a further ten percent from the heritage density bank. The application seeks the maximum 2.75 FSR.

Staff generally support the proposed use and overall massing and seek the Panel's opinion in the following areas:

- whether the site can accept the additional ten percent density, the overall handling of the additional massing and any impact it may have on adjacent sites;
 - the proposed height relaxations, including the height angle relaxations on the north and south property lines and the minor relaxation of the outright 60 ft. at the westerly property line;
 - Robson streetscape, in particular the retail expression;
 - appropriateness of the corner retail unit, noting its high visibility on Robson Street;
 - treatment of the southwest corner and relationship with the raised terrace of the adjacent 6-storey building;
 - Nicola Street elevation;
 - treatment of the rear lane.
- **Applicant's Opening Comments:** Hywel Jones, Architect, briefly described the design and responded to questions from the Panel.
 - **Panel's Consensus on Key Aspects Needing Improvement:**
 - 2.75 FSR fully supported;
 - Height relaxation over 60 ft. and slight intrusion into the height envelope also supported;
 - Concerns about the Robson streetscape. Design development suggestions included strengthening the apparent retail frontage by relocating the exit stair; introducing continuous weather protection to both increase the separation between the retail and the residential and add pedestrian interest; consider improvements to the paving to enrich the pedestrian experience; and add a street tree if possible;
 - Nicola Street façade generally supported, with some concerns about extending the landscape and paving out to the street line;
 - General consensus that there could be simplification of the palette of materials, possibly eliminating one of the materials;
 - Major concerns about the entry sequence in terms of safety and security and generosity of the entrance;
 - Design development recommended to the townhouse with suggestions to increase the size of the courtyard and add density to the townhouse; also consider fenestration to the stair;
 - A sustainability strategy should be considered.
 - **Related Commentary:**

The Panel unanimously supported the requested 2.75 FSR and did not believe the ten percent density transfer would have a negative impact on the building or the neighbourhood.

The Panel unanimously supported the requested relaxation of the 60 ft. height limit. The height angle relaxations were also strongly supported and it was noted there are no significant shadow impacts since the building is on the north side of the street.

The Panel had no concerns about the retail wrapping around the corner onto Nicola Street which provides added pedestrian interest.

The Panel supported the application but had a number of concerns. A comment was that that the FSR has been successfully maximized but it has been to the detriment of the scheme in some areas.

There were major concerns about the entrance to the residential tower which the Panel thought needed greater definition and sense of entry as well as a much higher level of security. In general, the Panel found the entry sequence undeveloped and needing considerable design development. The doors conflicting with the main entry were a concern, as was the conflict with the entry to the small coach house on the lane. The entry courtyard should much less circuitous to improve wayfinding and security. There was a suggestion to consider relocating one of the stairs in favour of a shared stair for the commercial retail units and eliminating the need for doors onto the courtyard. The applicant was urged to strengthen the concept for this aspect of the scheme to make it a delightful spatial experience. The lobby itself should be much more generous and inviting. There were serious concerns expressed about the safety aspects of inviting people to enter between two blank walls and it was noted that, even if gated, it will feel unsafe, especially at night.

The Panel also had concerns about the Robson streetscape and the lack of differentiation between the commercial retail space and the residential component. In general, the Panel found that, with the exception of the coach house, the project had little residential expression. A number of suggestions were made for improvement, including high quality canopies which would serve to differentiate the two uses and offer continuous weather protection for pedestrians. There were comments made that the building design relies too heavily on the retail tenants to make it an interesting pedestrian experience. Signage, while outside the purview of the development application, will be critical and should be carefully considered. The Panel recommended relocating the exit stair to the corner to provide a more continuous retail frontage on Robson Street and create a corner transition. A strong response at the corner to the building to the west was not recommended because that will likely change in the future. There were also recommendations to further explore the sidewalk paving pattern on Robson Street which currently looks somewhat truncated. The addition of at least one more street tree on Robson was also strongly recommended.

Most Panel members supported the inclusion of the coach house in the scheme. They liked the element of surprise it provides and that it screens the loading bay and garage entry from Nicola Street. However, further design development is needed to make it a more delightful aspect of the scheme. There was a suggestion to consider adding fenestration to the blank wall of the stair to give more interest on the street. There was also a suggestion to consider making the house larger, with at least two bedrooms, noting that a subtle redistribution of density would allow the retail units to be set back by about 3 ft. to create a better courtyard. It was strongly recommended that the coach house should have its own entrance rather than off the corner of the entry to the main building. It should also have a residential garden expression appropriate to the scale it presents to the street.

In general, the Panel thought the materials needed to be simplified, possibly eliminating one of them. The Panel thought either the brick or the metal panel could be made to work, but not both together on this small building. One Panel member also questioned whether the Alucabond and the brick should be identical in their expression, as shown.

Design development to the lane was recommended. It was noted the lanes in this part of the West End are very well used and deserve careful attention. The Panel strongly recommended extending the trellis to cover the entire garage entrance driveway and loading bay, noting this area is overlooked by

residents. A comment was made that the area needs to be designed as a series of spaces and properly landscaped.

Finally, it was recommended that consideration be given to providing a green roof, both for sustainability and overlook.

- **Applicant's Response:** Mr. Jones thanked the Panel for the comments. He acknowledged the Panel's comments about the stair and noted they did consider relocating it but thought it strengthened the retail corner in its current location. With respect to achieving a stronger retail expression, he said he did not favour a retail podium with residential set back above. He noted the retail tenants themselves will bring some life to the street.

ENGINEERING SERVICES

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

The applicant should note that the development site will require having its own independent public utility services (Hydro, Telus; Shaw Cable) with all services to be underground. All services and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network in the lane. Any alterations to the existing underground / overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged. Resolution of these matters prior-to application for a full building permit is recommended. The applicant is further encouraged to pursue opportunities for undergrounding the existing overhead plant in the lane. The Utilities Management Branch can provide guidance in this regard.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

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

LANDSCAPE

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

HOUSING/SOCIAL PLANNING

Although the proposed development at 1501 Robson St. would contain eleven (48%) units with two bedrooms, staff do not believe this project will attract families with young children. In recognition of the constrained building form and site, no outdoor play area is required. However, the proposed building does not include a resident amenity space and staff are concerned that provision for indoor amenity uses be made. Accordingly, staff recommend that a furnished, indoor, multiple-purpose resident amenity room be provided. The amenity room must include flexible seating and resilient flooring (see condition A.1.19.)

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) The garbage storage area is to be designed to minimize nuisances.
- (iii) The underground parking is to be adequately ventilated to prevent the build-up of noxious gases.
- (iv) All fresh-air intake portals are to be located away from driveways and parking/loading areas in order to prevent vehicle exhaust from being drawn into the building.

FIRE & RESCUE SERVICES

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

NOTIFICATION

Two signs describing the proposal were erected on the site on March 17, 2005. On March 18, 2005, 1307 letters were sent to neighbouring property owners advising them of the application. To date 4 responses have been received. The comments are summarized as follows:

- objections to the height of the project as proposed, with respect to views from the office building to the west, and light blockage to the mixed use development across Nicola Street to the east.
- concerns with the commercial use on the ground floor primarily with regard to the viability of commercial use, the noise and odour of mechanical units, and hours of operation;
- a general concern regarding the lack of roof gardens on new developments in the city; and
- objection to the lack of retail setback from Robson Street which will compromise the view of adjacent commercial frontages to the west.

Response to Notification: The site plan (Appendix D, page 1) shows that the six-storey portion of the development will have little impact on views from the adjacent office building above the ground floor

level. Impacts on the mixed use development across Nicola Street are discussed in detail under 'Height' on page 10.

With respect to commercial uses at grade, these uses are outright. Staff are recommending Standard Condition A.1.11 to ensure that all mechanical equipment and venting issues are dealt with.

Recommended Condition 1.6, requesting a green roof treatment, will assist in creating more attractive roofscapes.

The retail setback concern arises because the ground floor of the commercial building to the west is set back beyond the Building Line. A consistent retail frontage along Robson Street is strongly encouraged under current policy, and staff therefore recommend that the retail frontage at grade be set at the Building Line (see Standard Condition A.1.6). Staff note that additions to the neighbouring building at street level could be proposed in the future, to bring those commercial units closer to the Building Line. Above the ground floor level, balconies have been located at the southwest corner of the proposed development, to provide a better visual transition to the adjacent site.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

Staff Committee agreed that the project as presented has earned the density (including the transfer of heritage density) and height requested.

B. Boons
Chair, Development Permit Staff Committee

B. Adair, MAIBC
Development Planner

B. Balantzyan
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 provision of Letter "B" which includes confirmation from the owner of the "donor" site that the agreement has been finalized, and confirming the new "balance" of transferable density remaining on the donor site;
- A.1.2 arrangements shall be made to the satisfaction of the Director of Legal Services for appropriate amendments to the Density Transfer Covenant on title for the "donor" site to reflect the completion of the density transfer;
- A.1.3 clarification and confirmation of the proposed Floor Space Ratio (FSR), including provision of accurate, complete, and fully-dimensioned floor plans;

Note to Applicant: The dimensions on the submitted drawings do not match those on the overlays. Gross floor area for each proposed use, i.e., retail store, and dwelling units, should be calculated and provided separately. Common areas, such as stairs and exit corridors, should be proportionately rated and included in the computation of the FSR for each related use. Submission of revised detailed FSR overlays indicating all spaces and uses included or excluded from FSR calculations will be required. All balconies and storage rooms within suites should be dimensioned.

- A.1.4 clarification and confirmation of proposed balcony area;

Note to Applicant: Dimensions of balconies on the floor plans do not match those shown on the overlays. Revised detailed overlays indicating balconies included in calculations are required.

- A.1.5 clarification of proposed building height;

Note to Applicant: Top of roof level on the sections does not match the top of roof level shown on the elevations.

- A.1.6 elimination of the proposed 1.5 foot front yard along Robson Street.

Note to Applicant: The entire front façade should be set at the Building Line.

- A.1.7 clarification of intended use of the proposed storage in the underground parking levels, to be noted on the floor plans;

Note to Applicant: Confirmation is required whether the storage room is intended for residential or commercial use. Residential storage area at or below base surface may be excluded from the computation of the Floor Space ratio (FSR). Commercial storage area must be included in the computation of the commercial FSR.

- A.1.8 provision of a notation on plans stating that: "The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law.

- A.1.9 provision of bicycle parking in accordance with Section 6 of the Parking By-law, including a notation on plans stating that: "The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law.;

Note to Applicant: Maximum 50 percent of the required Class A bicycle spaces may be vertical bicycle spaces, in accordance with Section 6.3.13 - Horizontal and Vertical Bicycle Spaces, of the Parking By-law. A minimum of one clothing locker for each sex must also be provided for the retail component of the proposed development, in accordance with Section 6.5 of the Parking By-law. The one (1) required Class A bicycle space for the retail component should be in a separate location than the residential bicycle spaces.

A.1.10 clarification of extent of roof decks and guards at the sixth floor level;

Note to Applicant: Guards should be shown on plans and elevations as required. Access doors to deck areas should be indicated.

A.1.11 design development to show the sizes and locations of all exterior mechanical equipment;

Note to Applicant: All equipment should be adequately screened from view. Rooftop units above the sixth floor level should be avoided. Adequate provision for any future venting needs from the commercial level should be dealt with at this time.

A.1.12 provision of notes on the ground floor plan to ensure that all glazing at the retail level will remain transparent and unobstructed, thereby permitting pedestrian views into the retail floor area from sidewalk level;

Standard Landscape Conditions

A.1.13 provision of a continuous layered planting strip within the inside boulevard, i.e., between the sidewalk and the property line, along Nicola Street, as per joint Planning and Engineering policies for "Special City Boulevard Treatment";

Note to Applicant: The planting strip shall be comprised of layered low planting (mature height and width not to exceed 3.0 ft. x 3.0 ft.) with a minimum 1.0 ft. grass or ground cover strip adjacent to the sidewalk. The planting should continue along the length of the east façade of the proposed townhouse, wrap the northeast corner of the building, and join with the lane planting.

Crime Prevention Through Environmental Design (CPTED)

A.1.14 design development to the open courtyard entrance on Nicola Street;

Note to Applicant: The courtyard should be secured at the street and lane for residential access, commercial uses should not use the courtyard.

A.1.15 design development to reduce opportunities for breaking into the townhouse;

Note to Applicant: Doors and operable windows should provide secure features such as small paned window sizes, solid door and reduce areas of concealment on patios and decks.

A.1.16 design development to reduce opportunities for mischief in alcove;

Note to applicant: Exit doors should be flush with the building face and may swing a max of 12 inches over the 33 ft. lane.

A.1.17 ensure hydro transformers and gas meters are located to reduce opportunities for mischief;

A.1.18 locate mail boxes adjacent to the elevator.

Social Planning

A.1.19 provision of a furnished indoor resident amenity room with flexible seating and resilient flooring.

A.2 Standard Engineering Conditions

A.2.1 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, and the Approving Officer, for the dedication as road of the south 7.0 ft. for street widening purposes. Please contact Subdivision and Strata Title staff at 604-871-6627 or 604-873-7721 for submission requirements;

A.2.2 provision of design elevations on both sides of all entrances, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Retail slab elevation is lower than the City building grades at the entrance on Nicola Street.

A.2.3 column setback is to comply with the requirements of the Planning By-law Administration Bulletin entitled, "Parking and Loading Design Supplement";

Note to Applicant: The only affected stalls are nos. 3, 5, & 6, and 18, 20 & 21 where the column encroaches into the minimum stall width.

A.2.4 provision of an overhead security gate to secure the commercial parking area at night.

A.2.5 provision of minimum 2.3 m (7.5 ft.) unobstructed vertical clearance for access to the disability parking stall, in accordance with Section 4.8.5 - Internal Circulation, of the Parking By-law;

Note to Applicant: Section A-A on Sheet No. A7 indicates provision of only a 2.0 m (6.5 ft.) clearance.

A.2.6 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for the canopy encroachment over City property;

Note to Applicant: Submission of a canopy application is required. Canopies must be fully demountable and drained to the building's internal drainage system.

A.2.7 clarification of the residential garbage and recycling pick-up operations; and

Note to Applicant: Confirmation is required from a disposal company that the proposed location can be serviced.

A.2.8 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for street trees;

Note to Applicant: Street trees must conform to standard spacing and clearance. Tree species must be approved by the Park Board. Before purchase of trees, final tree locations are to be determined to the satisfaction of the General Manager of Engineering Services. Also, a separate application to Engineering Services is required for street trees, tree grates and any other non-

standard treatment of City sidewalks. A copy of the Landscape Plan should be submitted directly to Engineering Services for review.

A.3 Standard Vancouver Coastal Health Authority Conditions

- A.3.1 An acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria, to the satisfaction of the Medical Health Officer;

Note to Applicant: Notation shall be indicated on plans confirming that: "The acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with or amended by the Medical Health officer (Senior Environmental Health Officer).

- A.3.2 A letter from an acoustical consultant shall be submitted confirming that the Development Permit drawings show a minimum STC 55 construction between the commercial and residential components of the building, or a minimum 6 inch solid concrete slab shall be specified on the drawings. Where music, recorded or live may be a major activity in the commercial premises, submit a report from an acoustical consultant recommending a minimum STC 60 construction between the commercial and residential components and advising the required control of music levels to satisfy the requirements of the City of Vancouver Noise Control By-Law No. 6555.
- A.3.3 Notation shall be indicated on plans confirming that: "Mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555".
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B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated April 27, 2005. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **November 9, 2005**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law within 60 days of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.3 All services, including telephone, television cables and electricity, shall be completely underground.
 - B.2.4 In accordance with Private Property Tree By-law No. 7347, all trees are to be planted prior to issuance of any required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
 - B.2.5 All approved street trees shall be planted 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.2.6 In accordance with the Private Property Tree By-law No. 7347, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
 - B.2.7 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require
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application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.

- B.2.8 This site is affected by the Development Cost Levy By-law No. 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 provided by Processing Centre - Building and are based on the architectural drawings received on January 27, 2005 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with requirements of the Vancouver Building By-law (VBBL).

- *Area of refuge" conforming to Section 3.8 of the VBBL shall be provided to all required accessible floors.
Area of refuge should be part of exit, or attached to exit enclosure, or conform to Article 3.8.3.19. of the VBBL.
- *Only one exit from a floor area is permitted to lead through a lobby. See Article 3.4.4.2. of the VBBL.
- *Exits from residential suites do not conform to VBBL.
- *Two exits are required from P3 level.
- *Boiler room shall not open directly into an exit.
- Building construction is required to be noncombustible.
- The building is required to provide access to persons with disabilities to all common areas, amenity, retail area, and parking garage where an accessible stall is provided.
- The building shall also meet enhanced accessibility requirements for Residential suites.
- Storage garage security shall conform to Article 3.3.6.7. of the VBBL.

* Items marked with an asterisk have been identified as Building Code concerns. Written confirmation that the applicant has read and has understood the implications of these comments is required, and shall be submitted as part of the 'Prior To' response. Failure to address these issues may jeopardize the ability to obtain Building Code clearance, or delay the issuance of a Building Permit for this development

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.

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

Fire and Rescue Services Comments

The following comments have been provided by Fire and Rescue Services and are based on the architectural drawings received on January 27, 2005 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with fire provisions of the Vancouver Building By-law.

- *Distance to principal entrance (Fire Department response point) is approximately 65.0 ft. from the Nicola St. curb. Maximum travel distance is 49.2 ft.
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- *Fire Department responds to the street address. The building will require a Nicola Street address. Entrance/response point is set back from the street. Fire Department will have difficulty in locating the entrance. Architect is to review entrance/response point.
- *Direct and coordinated (readily accessible) access is required from the main residential lobby entrance to all above and below grade levels. Access to below grade levels appears to be through the retail space.
- *Review Fire Department response to retail spaces facing Robson Street and to the townhouse facing Nicola Street with regard to sprinkle zoning and fire alarm annunciation.
- As average grade to the top floor is less than 59.0 ft., the building is not classified as a high building.
- Fire Department access is required to roof.
- Review standpipe coverage (from exit stairways).

* Items marked with an asterisk have been identified as Fire Department concerns. Written confirmation that the applicant has read and has understood the implications of these comments is required, and shall be submitted as part of the 'Prior To' response. Failure to address these issues may jeopardize the ability to obtain Fire Department clearance, or delay the issuance of a Building Permit for this development