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955 BURRARD STREET (COMPLETE  
APPLICATION)  
DE409971 - ZONE CD-1

FM/JK/AH/DK

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

R. Michaels (Chair), Development Services\*  
A. Zacharias, Engineering Services\*  
T. Driessen, Vancouver Park Board\*\*\*  
D. Jantzen, Vancouver Coastal Health Authority\*\*\*  
B. Boons, (Chair) Development Services\*\*  
L. Gayman, Real Estate Services\*\*  
M. Thomson, Engineering Services\*\*  
V.J. Morris, Social Planning\*\*  
R. Whitlock, Housing Centre\*\*

**Also Present:**

F. Molina, Urban Design & Development Planning\*\*\*  
J. Kujala, Development Services\*\*\*  
A. Higginson, Development Services\*\*\*  
R. Segal, Urban Design and Development Planning\*\*\*  
P. Mondor, Rezoning Centre\*  
P. Pinsker, Engineering Services\*

\* March 15<sup>th</sup> meeting only

\*\* March 29<sup>th</sup> meeting only

\*\*\* Both DPSC meetings

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**APPLICANT:**

Stantec Architecture/Endall Elliot Associates  
#1100 - 111 Dunsmuir Street  
Vancouver, BC  
V6B 6A3

**PROPERTY OWNER:**

Young Men's Christian Assoc. of Greater  
Vancouver (YMCA)  
#200 - 1166 Alberni Street  
Vancouver, BC  
V6E 3Z3

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**EXECUTIVE SUMMARY**

- **Proposal:** To: retain the easterly portion (30 ft.) of the Municipally-Designated heritage building (YMCA); develop a new six-storey building immediately adjacent to the retained portion of the heritage building containing a four-storey YMCA fitness centre and a two-storey, 69-space, child day care centre and family development centre; and develop a 42-storey residential tower containing 261 dwelling units on the west portion of the site, all over six levels of underground parking.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building Comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F Letter from City Engineer Regarding Lane Treatment Adjacent to the Site

● **Issues:**

1. Heritage retention efforts and architectural response
2. Barclay Street frontage: Relationship of proposed new building to the heritage building, to the public realm and to the westerly adjacent property

● **Urban Design Panel: SUPPORT**

**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

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THAT the Board APPROVE Development Application No. DE409971 as submitted, subject to City Council's approval of the final form of development and enactment of **text** amendments to the CD-1 By-law as described in this report, the plans and information forming a part thereof, thereby permitting retention of the east (30 ft.) portion of the existing heritage building; the development of a 6-storey building immediately adjacent to the heritage building, containing a four-storey fitness centre (YMCA) and a two-storey child day care centre and family development centre; and the development of a 42-storey residential building containing 261 dwelling units, 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 the glazed atrium between the existing and proposed YMCA buildings to reinforce the architectural integrity of the retained portion of the heritage building and highlight its presence on Burrard Street;

**Note to applicant:** The heavy expression of vertical circulation at both ends of the atrium should be re-examined to increase its transparency and improve the clarity of the interface between the new development and the heritage portion. Additional setback for the upper two levels of the new YMCA building along its north side, combined with a stronger, simpler horizontal expression and greater transparency of the glass atrium should also be considered.

1.2 design development to the heritage portion to maintain the bold and simple architectural expression of its volume;

**Note to applicant:** Removal of the trellis structures along the Burrard Street elevation and trees at the centre of the roof top outdoor play area over the heritage portion of the YMCA building is recommended. Removal of the trellis structure along the lane edge of the roof top outdoor play area on the new building should also be considered. should be clearly indicated.

1.3 design development to the heritage brick clad Barclay Street entrance to the YMCA and Day Care Centre to ensure that the proposed modifications retain the original geometry of this feature while reinforcing the transparency of the proposed glass atrium separating the old and new YMCA buildings;

**Note to applicant:** The commentary of the Vancouver Heritage Commission (page 15) should be taken into consideration. The original brick pilasters must be retained in situ and the location and details of any material that is proposed to be relocated within the entry vestibule.

1.4 design development to the new Barclay Street (YMCA) elevation to more closely reflect the scale of the heritage portion and to reinforce its architectural integrity and stand-alone character, and further, to improve the relationship between the new building and the street;

**Note to applicant:** Lowering the west "book-end" and increasing the setback of the upper two levels of the new YMCA building is recommended. Presenting a more articulated treatment of its base toward the street is sought, including more landscaping.

1.5 design development to the east elevation of the residential tower, including additional sculpting of the upper floors and building top to achieve a stronger overall expression of verticality; and

**Note to applicant:** Treatment of materials and design refinement to the wall system pattern is needed to accentuate the verticality on the north portion of the tower's east elevation. Sculpting of the upper floors should start at approximately three floors lower than presently proposed to achieve a lighter expression of the top of the tower.

- 1.6 design development to the street level treatment at the base of the residential tower and landscaping along Barclay Street to reflect the open front yard character found in the residential areas to the west and to improve pedestrian safety at the vehicular ramp to the underground parking.

**Note to applicant:** Provide open views at the entrance area to the underground parking ramp and avoid excessive hard landscaping in front of the building, at the interface between the building and the public sidewalk. The side walls of the underground parking ramp and landscaped deck above should set back approximately 15 ft. from the front property line.

- 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 (MINIMUM)	PROPOSED
Site Size			131.1 ft. x 264.2 ft.
Site Area			34,636 sq.ft.
Floor Area <sup>1</sup>	Total (for all uses) 365,000 sq.ft.  (equivalent to 10.5 FSR)  unenclosed outdoor areas underneath tower overhangs 7,300.0 sq. ft.		Heating/mechanical spaces at/below grade 17,978.2 sq.ft. YMCA 77,492.0 sq.ft. Residential <u>286,953.5</u> sq.ft. Total 382,423.7 sq.ft. (equivalent to 11.0 FSR)  unenclosed outdoor areas underneath tower overhangs 1,788.4 sq.ft.
Balconies <sup>2</sup>	Enclosed (max. 50% of total) 11,478.2 sq.ft. Total (8 %) 22,956.3 sq.ft.		Open 11,257.53 sq.ft. Enclosed <u>11,408.52</u> sq.ft. Total 22,666.05 sq.ft.
Height <sup>3</sup>	Overall 395.0 ft.		Top of roof 396.21 ft. Top of Parapet Wall 398.21 ft. Top of Rooftop Screens 414.12 ft. Top of Elevator Mach. Room 418.09 ft.
Parking <sup>4</sup>	Non-residential uses 90 sp. Residential <u>339</u> sp. Total 429 sp.         Small Car (25% max.) 102 sp.	Non-residential uses 77 sp. Residential <u>287</u> sp. Total 364 sp.	YMCA Standard 50 sp. Small Car 8 sp. Disability <u>2</u> sp. Sub-total 60 sp.  Child Care Facility/Family Dev. Centre Standard 8 sp. Small Car 2 sp. Disability <u>0</u> sp. Sub-total 10 sp.  Total Non-residential uses 70 sp.  Residential Standard 274 sp. Small Car 55 sp. Disability <u>7</u> sp. Sub-total 336 sp.  Total spaces 406 sp. Total Small car spaces 65 sp. Total Disability spaces 9 sp.
Bicycle Parking <sup>5</sup>		Class A Class B YMCA 9 sp. 18 sp. Residential <u>326</u> sp. <u>6</u> sp. Total 335 sp. 24 sp.	Class A Class B YMCA 31 sp. 36 sp. Residential <u>351</u> sp. <u>6</u> sp. Total 382 sp. 42 sp.
Loading <sup>6</sup>		Class A Class B YMCA 0 sp. 3 sp. Residential <u>0</u> sp. <u>1</u> sp. Total 0 sp. 4 sp.	Class A Class B YMCA 0 sp. 1 sp. Residential <u>0</u> sp. <u>1</u> sp. Total 0 sp. 2 sp.
Amenity <sup>7</sup>	3,530.7 sq.ft.		2,532 sq.ft.
Unit Type			Studio 26 One-bedroom 62 One-bedroom+den 25

	PERMITTED (MAXIMUM)	REQUIRED (MINIMUM)	PROPOSED
			Two-bedroom 100
			Two-bedroom+den (TH) 48
			Total 261

<sup>1</sup> **Note on Floor Area:** FSR is not regulated in the CD-1 By-law, however the total proposed floor area equates to 11.0 FSR.

The proposed development exceeds the maximum permitted floor area by approximately 17,424 sq. ft. This amount accounts for the approximately 17,978.2 sq. ft. of floor area attributed to the heating, mechanical and electrical equipment (and their associated ductwork) which is shown at- or below-grade in the project, minus the 554.5 sq. ft. the development is under the maximum permitted. The exclusion of this area from floor area calculations is standard in other by-laws and it's omission in By-law No. 9190 was an oversight. Staff has initiated a text amendment to add the standard exclusion clause to the By-law, which will be considered by City Council on April 18<sup>th</sup>, with an expected referral to a Public Hearing on May 16, 2006. Once that text amendment is enacted (See Standard Condition A.1.7), this project will comply as to the floor space regulations.

Notwithstanding the above, information provided on the floor area overlays and drawings are inconsistent and incomplete, and do not agree with technical analysis results. Clarification is required. See Standard Conditions A.1.1 through A.1.4.

<sup>2</sup> **Note on Balconies:** Standard Condition A.1.5 seeks design development to ensure enclosed balconies meet guideline requirements.

<sup>3</sup> **Note on Height:** The tower roof slab above the uppermost habitable floor exceeds the maximum permitted height by approximately 1.21 ft. Standard Condition A.1.6 seeks compliance.

A second anomaly in the CD-1 By-law was identified during the technical check of this project. The By-law does not permit the standard exclusion from the maximum height calculation for the elevator overrun and machine rooms, as well as screens up to 18.0 ft. high, as was intended. The staff-initiated text amendment, noted above, includes this standard clause. Approval and enactment is required prior to issuance of a development permit. (See Standard Condition A.1.7)

<sup>4</sup> **Note on Parking:** The non-residential use parking requirement (i.e. YMCA only - the Child Day Care Facility/Family Development Centre are excluded from parking and loading calculations) is determined using Section 4.3.1 of the Parking By-law. While the total number of parking spaces proposed meets the combined by-law requirements for all uses, too few spaces are proposed for non-residential uses. Standard Condition A.1.2 asks for confirmation of the gross floor areas of each dwelling unit (required to calculate the parking requirement), while Standard Condition A.1.9 seeks provision of the correct minimum number of parking spaces required for each use.

<sup>5</sup> **Note on Bicycle Spaces:** The number of Class A bicycle spaces indicated on plans, does not agree with the number indicated on the data summary sheet. Standard Condition A.1.10 seeks clarification of the number and location of proposed bicycle spaces.

The majority of the Class A bicycle spaces are located on the second complete parking level below grade (indicated on plans as "parking level P3"). Section 6.3.6 of the Parking By-law requires that Class A bicycle spaces be provided no lower than the first complete parking level below grade and have direct access to the outside. The bicycle spaces may be located below the first complete parking level, if an elevator is provided with direct access to the outside. Staff support the proposed location of these spaces provided they are serviced by an elevator with direct access to the outside. (See Standard Condition A.1.11)

<sup>6</sup> **Note on Loading:** Staff support a relaxation of the number of Class B loading spaces as proposed, subject to the provision of two additional Class A spaces, and the owner providing a commitment to secure the shared-use and on-going management of the lay-by to ensure their availability for non-residential users. See Engineering Services discussion on page 15, and Standard Conditions A.2.3 and A.2.4

<sup>7</sup> **Note on Amenity:** Additional information is required regarding the layout and use of amenity spaces, see Standard Condition A.1.8.

**Legal Description**

Parcel A, Block 7, D.L. 185,  
Plan BCP20086

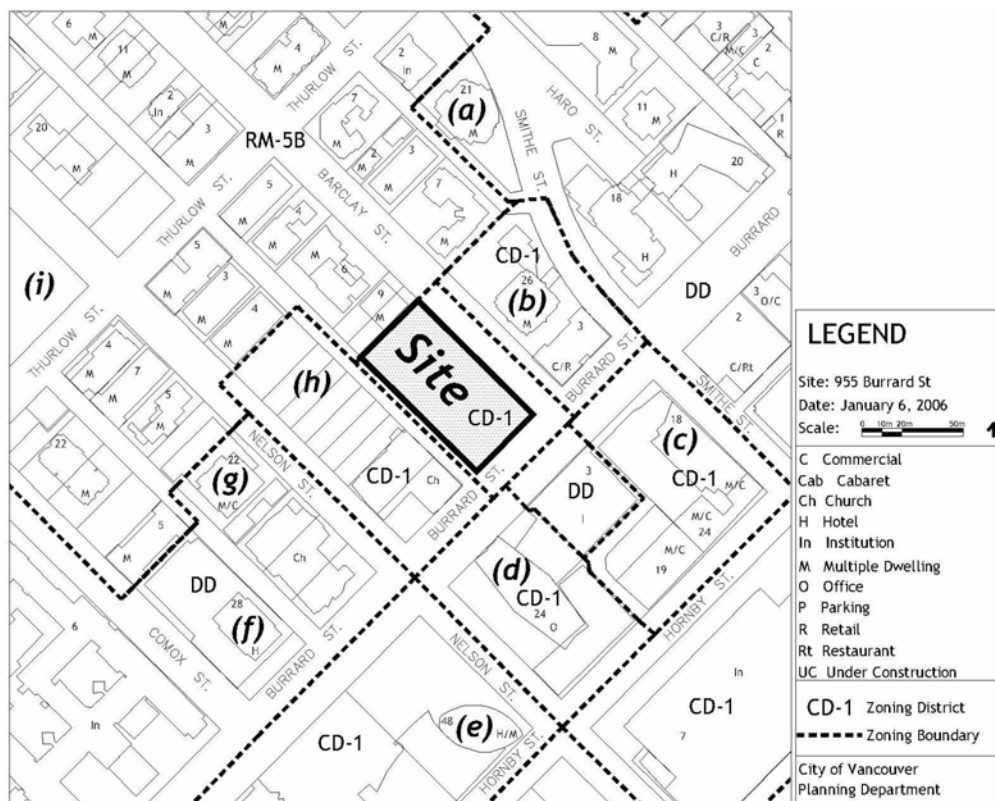
**History of Application**

05 12 20 Complete DE submitted  
06 03 01 Urban Design Panel  
06 03 15 Development Permit Staff Committee  
06 03 29 Development Permit Staff Committee

● **Site:** The site is located on the west side of Burrard Street, south of Barclay Street, in an area containing a mix of institutions, apartment buildings, a hotel and mixed-use developments. The site contains the four-storey YMCA fitness centre, which is a municipally-designated heritage building listed in Evaluation Group "B" on the Vancouver Heritage Register.

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

- (a) 1050 Smithe Street - 21-storey residential
- (b) 909 Burrard Street - 26-storey residential, Vancouver Tower
- (c) 900 Burrard Street - 18-storey mixed, Paramount Theatres/retail/residential
- (d) 989 Nelson Street - 24-storey office building, The Electra
- (e) 1001 Hornby Street - 48-storey hotel/residential building, One Wall Centre
- (f) 1015 Burrard Street - 28-storey hotel, Century Plaza
- (g) 1022 Nelson Street - 22-storey residential/commercial at base
- (h) 969 Burrard Street - First Baptist Church, Heritage "A", future development site, including a 24-storey residential tower
- (i) Nelson Park



• **Background:**

Following a Public Hearing on April 12, 2005, City Council approved an application to rezone this site (along with the adjacent site containing the First Baptist Church, now separate CD-1 By-law [445] No. 9204) from DD (Downtown District) to a CD-1 Comprehensive Development District. The approval was granted subject to a number of conditions, to be satisfied either prior to enactment of the zoning by-law, through the Heritage Revitalization Agreement, or through the development permit process. The CD-1 By-law for the YMCA site, enacted on November 23, 2005, allows for the following:

- to retain and designate the 4-storey portion of the existing YMCA building which fronts Burrard Street (this is a "B" category building on the Vancouver Heritage Register), to a depth of 9.14 m (30 ft.), corresponding to the first structural bay, along with an additional approximately 20 ft. for a one-storey brick entry along Barclay Street;
- to develop a new six-storey YMCA recreational and educational facility on the east side of the site containing a pool, gymnasium, racquet courts, health studios, support facilities, and a licensed Child Day Care facility, including a Family and Child Development Centre, on the fifth and sixth floors;
- to develop a residential tower at the western end of the site and above the new six-storey YMCA/childcare/family development centre facility;
- to allow a total floor area for all permitted uses not exceeding 365,000 sq. ft.;
- to allow a building height not exceeding 120.4 m (395 ft.); and
- to achieve a high level of sustainable design features aiming at achieving LEED certification.

The maximum floor area permitted under the CD-1 By-law reflects the following:

- a small density shift from the First Baptist Church site to the subject YMCA site negotiated between the parties, and
- an exclusion from floor area calculations for the area of the Child Care Facility .

Subsequent to the approval of the rezoning application, staff and the applicant met to discuss overall urban design objectives and various specific design development options being pursued to meet the rezoning conditions.

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

1. 955 Burrard Street CD-1 (444) By-law No. 9190

**1. CD-1 (444) By-law No. 9190**

Uses and Density: The proposed uses conform to the CD-1 By-law. With respect to floor area, see Note 1 to the Technical Analysis Table and Standard Condition A.1.7.

Height: The proposed building height to the top of the roof slab above the uppermost habitable floor slightly exceeds the maximum permitted height in the CD-1 By-law. Standard Condition A.1.6 seeks reduction to the residential tower height to meet the CD-1 (444) height restrictions. (See also Note 3 to the Technical Analysis Table and Standard Condition 1.7)

**Response to Rezoning Conditions:**

Following conclusion of the Public Hearing, Council approved the following:

*THAT prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or the Development Permit Board, as the case may be, who shall have particular regard to, among other things, the following:*

*(i) Design development to refine the YMCA tower floor plate sizes and shape, particularly at the lower levels, to improve the relationships with the neighboring building;*

**Applicant Response:**

In consultation with planning staff, general modifications to the residential tower floor plates and increased setbacks from the west property line at the lower levels were established in order to improve the relationship of the tower to the existing 9 storey building and the West End neighborhood to the west of the site. As recent design efforts have progressed, other refinements to floor plate configurations at the lower levels have been made to further reduce issues of overlook and adjacencies to neighboring buildings.

**Staff Assessment:** The configuration and size of the floor plates of the residential tower have been modified to achieve a greater separation and a better relationship to the existing nine-storey building to the west. The setbacks to the west property line range from 9.1 m (30 ft.) at the lower levels, to 11.5 m (38 ft.) at the middle portion, and 14.0 m (46 ft.) at the upper levels. The size of the floor plate on the lower nine levels has been reduced and the residual area distributed to upper portions of the tower. The changes introduced to the floor plate configuration and size meet the condition, however, improvements to the street-level treatment at the base of the building are sought, to improve the relationship with the adjacent site. (See Condition 1.6)

*(ii) design development to the overall YMCA tower character;*

*Note to Applicant: aspects to include, among other things: the rooftop mechanical, the flat west face, and sculpting of the upper floors.*

**Applicant Response :**

In addition to modifications mentioned in (i) above, significant refinements have been made to the exterior form and expression of the residential tower, including;

- elimination of 'top heavy' enclosed/ glazed areas at the uppermost 8 levels of the south corner of the tower, allowing the open corner balconies to continue through the full height of the tower. Widening slightly as it nears the top of the building, the open balcony 'slot', together with the corner structural column and flared horizontal slab extensions, provides a strong vertical expression at the tower corner most prominently visible from Burrard Street.
- further integration and detailing of architectural screening of rooftop mechanical, elevator machine room, and terrace areas.
- further detailing and articulation to the west face of the building, resulting in a textured, layered appearance that is more compatible with the scale and expression of the west end residential areas to the west.

**Staff Assessment :** The combination of open balconies, variable setbacks and stepping of the middle and upper portions of the west side of the tower has achieved a finer grain of detail that relates well to the residential building to the west. Tower design development has also responded to orientation and environmental influences, including the larger open balconies and floor slab extensions provided at the southeast corner up to the top floor which constitutes a dominant feature on the south corner of the tower and reinforces its vertical expression. Staff consider this condition met in general terms but request that refinements to the spandrel glass/curtain wall pattern be considered to further accentuate verticality on the eastern plane of the chevron shape façade facing Burrard Street. In addition, stronger sculpting and architectural treatment of the upper floors, including the mechanical penthouse, would further benefit the tower's overall character. (See Condition 1.5)

*(iii) design development to the overall YMCA building base;*

*Note to Applicant: aspects to include, among other things: the character relationship between the heritage facades and the new building with regards to the Barclay Street elevation.*



**Applicant Response:**

The Barclay Street and lane fronting elevations of the YMCA have been carefully considered to relate to the retained portions of the heritage YMCA building and respond to and reflect the interior functions, structural organization and programmatic requirements of the facility.

The solid symmetrical massing and material of the Burrard fronting heritage building is 'book ended' at the west extremity of the facility by the solid masonry exterior of the racquet courts on both the Barclay and lane frontages. The new, stacked, recreational components of the YMCA between the masonry 'book ends' (pool, gymnasium, conditioning areas, etc) are predominantly glazed and opaque wall areas are clad in pre-finished metal panels, resulting in a lighter, more contemporary expression to the new portions of the YMCA. The top two levels on the Barclay elevation are set back by approximately 4 ft, and the metal cladding to the gym on the lane elevation is terminated at level 5 in favor of clerestory glazing, to provide deliberate height references to the heritage building. The stair and elevator elements at either end of the atrium, and the clerestory atrium glazing at level 5 are organized symmetrically and their height minimized in order to provide a simple backdrop, lit at night, to the heritage facade fronting Burrard Street.

Staff Assessment: The proposed treatment of the new YMCA building elevation on Barclay Street does not fully reflect the scale and height of the retained portion of the heritage building and has not optimized the transition in character from the heritage building to the new facility, and to the residential tower. The proposed expression of the atrium between the old and new YMCA buildings, on Barclay Street and at the lane, is not highlighting, as much as it could, the heritage portion as a complete, stand-alone component of the project. The heavy architectural expression of the two upper floors of the new YMCA building that extend over the heritage portion on the Burrard Street elevation appears to overwhelm the heritage building. Staff consider that this condition is only partially met and request further design development to address massing and treatment of the upper levels of the new YMCA building, the top-heavy upper portions of the vertical circulation at both ends of the glass atrium, and the pedestrian level building-street interface. (See Conditions 1.1 through 1.4)

*(iv) design development to the Barclay Street façade of the YMCA Building;*

*Note to Applicant: the designated one storey brick entry pavilion on Barclay Street is to be retained. It must be either retained in site or relocated to an adjacent area and designed into a logical and useful function for the building.*

**Applicant Response:**

At this point in time, the applicant's preference is to retain and modify the existing Barclay Street brick entrance portal at, or close to, it's existing location, and include it as part of the primary entrance to the facility. However, this strategy is challenged by the fact that significant alterations to the portal would be necessary to achieve the clear width and transparency required for this important entry. There are a number of possible options for the detailing this portal that require varying degrees of dismantling, reconfiguration and reconstruction. These options will be explored, documented and made available for review with the Heritage Planner and the Heritage Commission as the development application review process progresses. The elevation drawings submitted at the date of application illustrate what is presently considered to be the preferred option.

Staff Assessment: The three main components of the proposal are expressed on the Barclay Street elevation and most of the existing brick clad portal on Barclay Street has been retained. While these genuine design efforts are appreciated, staff consider this condition only partially met and request further design development to ensure that the scale and height of the heritage building is reflected on the new building along the Barclay Street elevation, and that the heritage brick clad portal is architecturally integrated at the base of the glass atrium to achieve a clean, transparent separation between the old and the new structures. (See Conditions 1.1 through 1.4)

The applicant presented a number of options for retention of the brick entry pavilion to the Vancouver Heritage Commission on February 27, 2006. At the meeting, the Commission expressed concerns regarding the owner's desired approach and (along with staff) is looking for more of the original material to be retained in situ. (See Condition 1.3 and Vancouver Heritage Commission commentary on pages 15/16)

*(ix) consideration of design development to the lane between the FBC and the YMCA to enhance the landscape features and accommodate both pedestrian and vehicular movement, subject to (xv) below;*

*Note to Applicant: aspects to review include, among other things, the full length of the lane from Burrard to Thurlow Streets.*

**Applicant Response:**

As per (xv) below, proposed design improvements to the lane, including non-standard paving and street trees, are included in a separate application and will be incorporated into the Development Application when approved by Engineering. Lane improvements beyond the extent of the YMCA property and extending to Thurlow Street have been indicated for information purposes only and to illustrate potential interface issues with other privately owned properties. As part of the redevelopment of the YMCA site, the applicant is responsible for lane improvements for that portion of the lane that fronts on their property.

Staff Assessment: The applicant submitted an application to Engineering Services indicating two options for treatment of the lane. The City Engineer's response is attached as Appendix F to this report. Staff have indicated to the applicant that a response to the City Engineer's letter, with an option for including trees in the lane, could be considered. Engineering Services and Planning staff have met and are in agreement as to the proposed lane surface treatments. Discussions regarding the option for including trees in the lane, would require that the overhead servicing be relocated underground, and consideration given for extending of the lane treatment through the block. The applicant is advised to discuss such options with staff in Engineering and Planning before completing a response to the City Engineer's letter.

*(x) design a licensed 69-space childcare centre, including a family and child development centre, on the 5th and 6th floors of the new YMCA facility, in accordance with the Community Care Facilities requirements and the City's Child Care Design Guidelines (1993) and to the satisfaction of the Director of Social Planning, Facilities Development, and Community Care Facilities Licensing;*

*Note to Applicant: a shortfall in outdoor play space can be resolved if the preschool program (20 spaces) is relocated from the 6th to the 5th floor where the child development/ family centre is presently proposed. The terrace could be designed for use as outdoor space and the footprint of the 6th floor would lend itself to a better interior/ exterior design for the infant-toddler and 3-5 program.*

**Applicant Response:**

The detailed design of the childcare centre is presently in progress, and the detailed program for the Family Development Centre will be determined through the course of the development application review process. Progress drawings have been submitted separately to Social Planning for their review and input, and final detailed layouts of the Childcare and family development Centre will be completed and submitted prior to the issuance of the Development Permit. The revisions suggested in the Note to Applicant above have been incorporated. The floor plans submitted with the full Development Application represent a total area for both the Daycare component and the Family Development Centre that exceeds the area required by the City. As development progresses, the applicant will try to achieve reduction in area that corresponds more closely to the requirement.

Staff Assessment: The development application illustrates relocation of the pre-school program from the sixth floor to the fifth floor, placing it on the same level as the family development centre. An outdoor play area has been provided on this level to serve the pre-school as well as the family development centre. However, the outdoor space on the sixth level is not yet of sufficient size to meet the needs of the three proposed childcare programs located on this floor. The 3-5 year old program is most affected; ideally, all three age groups should have contiguous outdoor play space of sufficient size to meet the intent of the City's Childcare Design Guidelines. Further design development is required. (See Standard Condition A.1.20)

The family development centre, a component of the public amenity package secured at the rezoning stage, has been the subject of further meetings between the applicant and City staff. The purpose of the meetings has been to develop a better understanding of the YMCA's plans for a family development centre with the goal of providing City sign-off on the proposed program and space, as required under the legal agreement registered prior-to enactment of the CD-1 By-law. (See Standard Condition A.1.21)

*(xi) provide a legal survey illustrating the following information;*

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

Applicant Response:

A legal survey has been provided illustrating the information requested. (Note: There are no trees onsite in excess of 200mm thus none are shown.)

Staff Assessment: This condition has been satisfied.

*(xii) provide a Certified Arborist assessment of all existing trees 20-cm caliper or greater located on the development site;*

Applicant Response:

There are no trees onsite in excess of 200mm thus none are shown and an Arborist report is not required.

Staff Assessment: This condition is not applicable, based on information provided by the applicant.

*(xiii) all existing trees 20-cm caliper or greater (whether proposed to be removed or retained) must be illustrated (with corresponding notations) on the Landscape Plan;*

Applicant Response:

See (xi) above.

Staff Assessment: This condition is not applicable, based on information provided by the applicant.

*(xiv) provide new street trees along the frontages of the entire site, including a complete street tree colonnade on Burrard Street. At development application stage new street trees should be noted "Final species, quantity and spacing to the approval of City Engineer and park Board";*

Applicant Response:

It is proposed that the existing street trees along the Barclay Street frontage be retained. The existing street trees on the Burrard frontage will be replaced as illustrated on the Landscape Plan.

Staff Assessment: Three additional street trees are required to complete the colonnades on both Barclay and Burrard Streets. (See Standard Condition A.1.14) Written approval from Park Board staff regarding the removal of the existing street trees on Burrard Street is required. (See Standard Condition A.1.15)

*(xv) non-standard (special) treatments of the lane surface, installation of trees or lane designs that differ from the City norms, shall first, prior-to inclusion in any development permit application, require an application to the City Engineer. The City Engineer, shall review any such request, given regard to the anticipated developments, impacts on infrastructure, including increased maintenance costs, all in consultation with the Director of Planning;*

Applicant Response:

See response note for (ix) above.

Staff Assessment: See comment under (ix) above. Planning and Engineering Services staff will continue to consult on this matter.

*(xvi) the applicant to work with staff to pursue sustainability measures so as to design and construct 'green buildings' and to seek the LEED certification;*

Applicant Response:

The Downtown YMCA and Residential project has been registered with Canadian Green Building Council for LEED certification, and sustainable design measures are being evaluated and integrated into the project as the design develops. The applicant is committed to an integrated design process in order to achieve the maximum practical level of sustainability for the project.

Staff Assessment: Staff are satisfied that the applicant is pursuing the following sustainability measures that relate to LEED certification:

- Sustainable Sites - through urban redevelopment, high density development, providing alternative transportation choices and reducing the urban heat island affect;
- Energy and Atmosphere - features are present that would optimize the building's energy performance; and
- Indoor Environmental Quality - the plans indicate that there is controllability of systems in the residential tower, accommodation for thermal comfort and an allowance for day-lighting and views to 80% of spaces.

Staff recommend that a LEED score card and a written rationale that addresses how all sustainability measures will contribute to the construction of a green building and LEED certification, be submitted. (Standard Condition A.1.12)

*(xvii) design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard to reducing opportunities for;*

- *theft in underground parking areas,*
- *providing full secure separation for residential uses and parking,*
- *residential break and enter*
- *mischievous such as graffiti and alcove areas, and*
- *increasing the defensibility of the ground level pathway.*

Applicant Response:

CPTED principles have been and will continue to be considered and incorporated into the design of all areas of the project, particularly in regard to security issues associated with the parking areas and the interface between different uses provided in the project. Design development to the main and second level locker/change rooms in the YMCA has required that the exterior face of the building is at the property line on the lane frontage, therefore the ground level pathway noted above has been deleted.

Staff Assessment: This condition has been generally well resolved within the parking areas and alcoves have been minimized. Staff request minor improvements to the security in the underground areas and further design development to reduce opportunities for graffiti on the lane and the internal property line. Standard Conditions A.1.16 through A.1.18 relate to CPTED issues.

• **Conclusion:** This complete development application advances resolution of a complex programming and development scheme. While it has been generally well handled, the project still requires some further design development to achieve an integrated architectural and urban design response that clearly expresses and coordinates the three components of the scheme: the preserved heritage frontage of the old YMCA building on Burrard Street, the new YMCA building with a contemporary architecture, and the residential tower located at the west end of the site. Staff considers that with the design development recommended in the conditions of this report, this building will achieve the high quality of urban design and architecture that was envisioned through the rezoning stage.

## URBAN DESIGN PANEL

Urban Design Panel reviewed this application on February 15, 2006, and provided the following comments:

### EVALUATION: SUPPORT (5-2)

- **Introduction:** Francisco Molina, Development Planner, introduced this complete application after rezoning, noting there are three major components to the project, involving two parcels of land (note, this refers to the adjacent First Baptist Church site). He briefly described the scheme and sought the advice of the Panel on the proposal's response to the rezoning conditions and to the overall form and character.

Specific comments are requested on the following:

- west façade and relationship to the building to the west;
  - use of materials and east façade articulation to convey a slender tower expression;
  - sculpting of upper floors and top of the tower;
  - Barclay Street elevation of the new YMCA building. Specifically regarding the building's relationship to the street, particularly at the sidewalk level;
  - Proposed treatment of the lane and the lane façade of the new YMCA building;
  - Overall treatment (articulation, materials, colours, etc.) of retained heritage building, the new YMCA facility and the base of the residential tower;
  - Proposed modifications to the existing brick entrance portal on Barclay Street (heritage and functional issues);
  - Proposed glass roof of atrium between the heritage building and the new structure (atrium narrows as its height increases).
- **Applicant's Introductory Comments:** Alan Endall, Architect, briefly reviewed the project and described how it has evolved since the rezoning stage. He also outlined the sustainability features being incorporated into the scheme. Peter Kreuk, Landscape Architect, reviewed the landscape plan and the design team responded to questions from the Panel.
  - **Panel's Consensus on Key Aspects Needing Improvement:**
    - The Panel noted a loss of clarity in the expression of the elements since the rezoning stage, largely concerning the transparency of the atrium space and how it relates to the YMCA;
    - The additional floors on the YMCA have created a lack of reference to the heritage building which is not being treated as much respect as shown at the rezoning stage;
    - Concerns about the tower expression and the chevron shapes and minor concerns about the proportions at the top of the tower;
    - Design development is recommended to the top of heritage building and strong recommendations to reconsider the trellis along the Burrard Street elevation by either removing it or treating it in a way that contributes more to the dignity of the building.
  - **Related Commentary:**

The Panel agreed that this is a very complex scheme and while it has been generally very well handled the project has lost something since the rezoning stage. The Panel confirmed its support for the siting

of the elements on the site including the location of the tower. Preservation of the heritage building and its function as the entry was also strongly applauded noting the importance of its relationship to Burrard Street.

Concerns were expressed that the new YMCA component with the additional programming now appears to be overwhelming the heritage building. It is important that the heritage building is preserved in a way that gives the appearance of being able to stand alone and maintain its integrity. The heavy rooftop trellis is not contributing to this objective and is detracting from the heritage detailing. While the need for screening is recognized it could be less obtrusive, possibly glass.

It was recommended that the outdoor amenity space associated with the daycare and family development centre should be resolved simply and the trees eliminated. It should be green and livable without detracting from the strength of the heritage building.

The transparency of the atrium connector between the YMCA and the heritage building has been severely weakened since the rezoning scheme which had the interior activities exposed to outside view. The YMCA component now seems bulky and unresolved which some Panel members found quite disappointing. The additional programming in the YMCA building is clearly creating some challenges. There were suggestions that the daycare centre might be moved back a bit to reduce its impact on the heritage building on Burrard Street. There was also a comment that the piece at the end that is two storeys higher than the heritage building makes it read more like an intrusion than a bookend. It was suggested that it might help if there was more emphasis on the YMCA as a building and the atrium as a connector noting that on Barclay Street the whole building appears as a link. The need to match the brick at the end might then be unnecessary.

With respect to the tower there was a comment that it is unfortunate that the proportions have been compromised for two storeys. As well, the top is less successful on its east and south elevations and the east façade has lost much of its proportion, calling for further design development to recreate some of the tower's original proportion and continuity. It might not be necessary to take the strong chevron shapes as high as shown.

The Panel recommended bringing the strength of the materials to the base on the lane to make it read more as a street.

There was a minor comment that while the balconies are well handled at the corners those on the west façade seem misplaced.

In general the Panel found this to be an excellent project but it was thought to need a lot of refinement. There was also disappointment about the erosion of the clarity of the scheme since the rezoning stage.

- **Applicant's Response:** Mr. Endall stressed that it has been very challenging to accommodate the complex programming requirements of the YMCA on this site and he agreed that this has led to an erosion in clarity. He agreed to give careful consideration to the Panel's comments and to work to make the building more sympathetic to the heritage façade. He noted that the addition of the daycare was on the advice of the City and is consistent with the YMCA's mandate to provide daycare in the downtown.

## ENGINEERING SERVICES

This project generates a requirement for four Class B loading spaces (one residential and three commercial), but a total of two Class B loading spaces (one residential and one commercial) are proposed. Engineering Services staff have considered the loading requirements of the various uses proposed and have concluded that the provision of only one commercial Class B loading space is

inadequate. However, staff support a relaxation to allow provision of a total of two Class B spaces as proposed, on the condition that an additional two Class A loading spaces be provided with satisfactory commitments to ensure their availability for non-residential use and for on-going management of the spaces. (See Standard Engineering Condition A.2.3)

Staff recommend that the additional Class A spaces be accommodated in the vehicle lay-by. The lay-by design may need to be adjusted in order to accommodate two Class A loading spaces, while also serving its original roles as a passenger drop-off and access way to the garbage compactor. Staff note that the existing heritage YMCA building does not provide any existing on-site loading; rather, commercial loading space on Barclay Street was installed to provide for commercial deliveries. Provision of the on-site loading facilities will be an improvement over the existing situation.

The General Manager of Engineering Services requires that all utility services for "conditional approval" developments be installed underground. All electrical services to the site must be primary with all electrical transformers located on site. There can 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.

#### HERITAGE PLANNING

One of the public benefits for rezoning the lands was the designation and protection of the historic brick facade of the YMCA, to a depth of 30 feet, along with the 20 foot brick extension for the Barclay Street entry. In exchange for the restoration and preservation of these elements the owners were awarded bonus density for transfer. A Heritage Revitalization Agreement has been approved by Council and along with the designation, has been registered on title. A legal agreement has also been registered on title that describes the provisions by which the density may be transferred off site. This Development Permit will constitute a Heritage Alteration Permit in accordance with provisions set out by the Vancouver Charter, in order to make changes to the now protected historic site.

#### VANCOUVER HERITAGE COMMISSION

At the meeting of February 27, 2006, the Commission passed the following resolution;  
"RESOLVED

THAT, regarding the YMCA project at 955 Burrard Street, the Vancouver Heritage Commission (VHC) urges staff to consider a further option for the Barclay Street entrance: cuts into the brickwork to form the minimum width required by the program; and that the cut be detailed to describe the original masonry wall formation; and

FURTHER THAT the opening should have completely contemporary glazing; and

FURTHER THAT should this not be feasible, staff investigate Option 3 as presented at the February 27, 2006 meeting; and

FURTHER THAT the VHC supports the remainder of the Barclay Street façade design as presented at the February 27, 2006 meeting.

CARRIED UNANIMOUSLY"

Consistent with the comments of the Heritage Commission staff are seeking refinements to better relate the new building to the historic facade and to retain more of the original heritage entry on Barclay Street within the entry design for the new YMCA. (See Conditions 1.1 through 1.3)

#### **HOUSING CENTRE/SOCIAL PLANNING/CULTURAL AFFAIRS**

The proposed building contains 148 units (56%) with two or more bedrooms that are suitable for families with children. Staff commend the applicant on the inclusion of a well designed children's play area on the L8 level. Staff note, however, that the landscape plans shows several toxic plants (Yew, Rhododendron, Azalea) within reach of the public pathways and patios and recommend that the applicant relocate these away from children's reach. (See Standard Condition A.1.19)

As a condition of the rezoning, the owner entered into an agreement with the City which requires that a 69-space child day care centre, including a family development centre, be developed in the new YMCA building. The agreement further requires that plans for the centres be approved by the Directors of Social Planning and Facilities, prior to issuance of a development permit for the project.

Social Planning staff has reviewed the development application plans for the child day care centre and family development centre and has provided detailed comments to the applicant. While generally assured that this facility is approvable, design development is required to ensure that the family development component is better defined (e.g., the proposed program and design of the space), and that the child day care centre meets the Community Care Facilities Act and Child Care Regulations and the intent of the City of Vancouver's Childcare Design Guidelines. (See Standard Conditions A.1.20 and A.1.21)

While the obligation to complete design development and obtain approval for the childcare space and family development centre is a pre-existing obligation, staff recommend that the conditions detailed in Standard Conditions A.1.20 and A.1.21 be reiterated, to ensure that the necessary design development occur not in isolation, but in coordination with other design development required for this project.

#### **ENVIRONMENTAL PROTECTION BRANCH**

There are no requirements with respect to this development application. An erosion and sediment control plan must be submitted and approved at the Building Permit stage. (Standard Notes to Applicant, B.1.6)

#### **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 that the acoustic report submitted with the development application has been reviewed and accepted. The applicant is advised 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 are 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) Detailed drawings of amenity 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; and
- (vi) Detailed drawings of the Child Care Facility are to be submitted to and reviewed by CCFL for compliance with the CCF Act and Child Care Regulation.

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

- (vii) 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.

See Standard Conditions A.3.1 through A.3.4.

## NOTIFICATION

Two signs were installed on the site on January 30, 2006. On February 1, 2006, 1,803 letters were sent to neighbouring property owners and 16 were sent to local community groups, advising them of the application. To date, six responses have been received. One respondent fully supports the proposed development. Five respondents expressed concerns, which are summarized as follows:

- 42 storeys is too large a tower for this location - concerns related to its performance in a natural disaster, the loss of light in the area through shadowing (two respondents would support a 20 or 25 storey tower) and it being out of place with surrounding development; and
- increased traffic in the area - concerns related to increased pressure on the existing on-street parking which serves many of the existing older buildings which do not contain on-site parking.

**Staff Response:** The questions of height and character were established at the rezoning stage and the form of development has had little variation from the rezoning, where a public process was undertaken and where the form of development was approved in principle by Council. It should be noted that since the rezoning, the interface with the adjacent development to the west has been resolved and the height has been reduced by two floors, from the 44 storeys shown at the rezoning stage.

The traffic that is expected to be generated by this development has been studied by both a consultant and staff. It is anticipated that the additional traffic can be accommodated in the current street and

lane network, without upgrading the infrastructure. The total parking supply is adequate, satisfying cumulative requirements; however, it needs to be reallocated to provide less residential and more non-residential parking; conditions are included which will achieve this. (See Standard Condition A.1.9)

**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

The Staff Committee has considered the approval sought by this application and concluded that with respect to the CD-1 By-law and the Downtown Official Development Plan (DODP) the Board is being requested to exercise the discretionary authority as delegated to the Board by Council.

It also requires the Development Permit Board to approve a relaxation to the Parking By-law, Section 3.2.1 (c), pertaining to the number of loading spaces required. Specifically:

- the number of Class B loading spaces for the YMCA would be relaxed from three (3) to one (1), based on the provision of two (2) additional Class A loading spaces and a commitment from the owner to ensure their on-going use by the non-residential users in the building, and their on-going maintenance.

The Staff Committee supports this relaxation.

March 15, 2006

Due to time constraints, the Committee was unable to complete its review and asked that the report be brought back in two weeks.

March 29, 2006

The Staff Committee completed their review of the project and report and recommend approval of the project, subject to the conditions as noted. The Staff Committee noted that it was an important project that has taken many years to come together, but the time spent has resulted in a significant portion of the heritage building being retained, which was not part of the initial concept seen years ago. The Staff Committee agreed with the up-front conditions recommending further design development and sculpting to the tower, to ensure that the density on the site be dealt with in a way that achieves a lighter expression of its mass, and with the up-front conditions which endeavour to ensure that the heritage building retains its prominence.

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B. Boons  
Chair, Development Permit Staff Committee

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F. Molina  
Development Planner

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J. Kujala  
Project Coordinator

Project Facilitator: A. Higginson

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

### A.1 Standard Conditions

- A.1.1 submission of complete and fully-dimensioned plans; including all exterior dimensions of the building, interior dimensions of rooms, all in-suite storage rooms, and indicating design development having internalized dens as fully opening towards the kitchens;

**Note to Applicant:** Ensure all plans and elevations match, including landscape plans. Confirm floor plans, elevations and sections indicate all canopies, as well as floor and roof elevations for each floor and roof level in the building, as related to the existing grades on site. Add all site dimensions to the site plan, as well as all setback dimensions to the 42<sup>nd</sup> storey roof level. Dwelling unit designations should be re-labeled. The current format is unacceptable (e.g. confusing alpha-numeric terms, and studio units with enclosed balconies being referred to as "studio with den"). Also, clarify the intended use of flex room (YMCA, level P1).

- A.1.2 confirmation of the floor area proposed;

**Note to Applicant:** Floor areas are to be measured to the outside of all exterior walls and must include all exterior structural walls and columns (including those projecting beyond the exterior wall structure), structural walls adjacent to excludable areas such as the child day care facilities, open-to-below areas or unexcavated areas as well as all mechanical, heating and electrical equipment floor areas (including related ductwork), and all garbage/recycling rooms. Please contact the Project Coordinator directly to review overlay requirements. Update the statistics page. Also include all dwelling unit gross floor areas (which includes all walls, common circulation areas, in-suite residential storage rooms, etc.), as well as the "assembly purpose floor area" on each level for the YMCA, in order to confirm compliance with Parking By-law requirements (see Standard Condition A.1.9).

- A.1.3 confirmation of compliance with in-suite bulk storage guidelines;

**Note to Applicant:** The total area of storage rooms exceeding 3.7 m<sup>2</sup> (40 sq.ft.) will be included in floor area calculations. The bulk storage space can not be part of, or adjunct to, any other closet in the unit and access to all storage rooms must be provided from a common corridor. Refer to Administration "Bulk Storage - Residential Developments" for further information. Consideration should be given to providing additional closet space in the studio units, to improve livability.

- A.1.4 confirmation of compliance with the requirements of Administration Bulletin "Floor Space Exclusion For Additional Wall Thickness To Control Building Envelope Leaks;"

**Note to Applicant:** Exclusion of the wall thickness that is in excess of 152 mm is permitted as recommended by a Building Envelope Professional, to a maximum exclusion of 152 mm. For further details and specifications, refer to the Council-approved Administration Bulletin "Floor Space Exclusion For Additional Wall Thickness To Control Building Envelope Leaks."

- A.1.5 design development to inset enclosed balconies, including reducing their size in dwelling units missing dining rooms, with small bedrooms, etc., increasing glazing where possible between the dwelling unit rooms and the enclosed balconies. Additional details of balcony enclosures are also required, including confirmation of the floor surface for the enclosed balconies, and that exterior windows are operable;
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**Note to Applicant:** Several dwellings are missing functional areas, such as dining rooms, which are replaced by disproportional, large enclosed balconies. Please contact the Development Planner directly to review design of enclosed balconies. To qualify for an exclusion from floor space ratio [FSR] calculations, an enclosed balcony must be a distinct space separated from the remainder of the dwelling unit by walls, glass, and glazed doors [hinged or sliding], have an impervious floor surface, a flush threshold at the bottom of the door [for disabled access], large, openable windows for ventilation, and distinct exterior architectural expression. In addition, each dwelling unit should have no more than one enclosed balcony, and all balconies, both open and enclosed, should be clearly identified on the floor plans. Notation should also be made on the plans stating: "All enclosed balconies shall be designed and constructed in accordance with the Council-approved Balcony Enclosure Guidelines."

- A.1.6 compliance with the height requirement for the tower roof slab above the uppermost habitable floor;

**Note to Applicant:** Technical analysis indicates the tower exceeds the maximum permitted height by approximately 1.2 ft. (See also Condition 1.7)

- A.1.7 approval and enactment by City Council of amendments to the text of CD-1 By-law No. 9190, related to:

- the exclusion of areas related to machine rooms and elevator overruns from the calculation of height; and
- the exclusion of areas related to mechanical equipment and ductwork located at or below grade, from the calculation of floor space.

**Note to Applicant:** These amendments have been initiated by staff. The report to City Council is expected to be considered on April 18<sup>th</sup>, with a probable referral to a Public Hearing on May 16, 2006.

- A.1.8 submission of additional details regarding both proposed amenity spaces, including the provision on the plans of washroom facilities and clarification regarding type, finishing, equipment and/or furnishings;

**Note to Applicant:** A letter of undertaking, signed by the property owners is to be submitted regarding the furnishing and availability for use of both amenity areas by all occupants of the building, refer to Administration Bulletin "Amenity Areas - Excluded From Floor Space Ratio" for further information.

- A.1.9 compliance with the number of off-street parking spaces;

**Note to Applicant:** Technical analysis based on submitted plans confirms a minimum of seventy-seven (77) spaces are required for non-residential uses. Also, a maximum of three hundred thirty nine (339) spaces are permitted for residential uses. Additional information regarding unit sizes is required to confirm technical analysis of Parking By-law requirements, see Standard Condition A.1.2. Ensure all parking spaces are clearly identified and correctly numbered.

- A.1.10 confirmation of the number of Class A bicycle spaces proposed, and relocation of the six Class B bicycle spaces for residential visitors shown on Barclay Street (to be on-site);

**Note to Applicant:** Submitted plans indicate a minimum of 326 Class A spaces are required for residential use, however, assembly purpose floor area in the YMCA is required to confirm technical analysis of Parking By-law requirements, see Standard Condition A.1.2. Ensure all

spaces are clearly identified and correctly numbered, and clearly label the 36 Class B bicycle spaces serving the YMCA on Drawing A-111.

- A.1.11 compliance with Section 6.3.6 of the Parking By-law;

**Note to Applicant:** Clarify and identify a direct route for cyclists between the Class A bicycle parking level P-3 and the street/lane, with improvements as may be necessary, to the satisfaction of the General Manager of Engineering Services.

- A.1.12 submission of a completed LEED scorecard and a written rationale that addresses how sustainability measures will contribute to the construction of the building and LEED certification;

- A.1.13 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impact on the building's open space and the Public Realm;

#### Standard Landscape Conditions

- A.1.14 provide one new street tree along the Barclay Street frontage and two new trees on the Burrard Street frontage;

**Note to Applicant:** These three new trees will fill in the gaps in the existing and proposed tree colonnades. The Barclay Street tree should be located east of the trees shown on the plans (total of 6 trees). The Burrard Street trees should be shown south and north of the trees shown (total of 5 trees) with the first tree placed closer to Barclay Street.

New street trees should be noted "Final species, quantity and spacing to the approval of the City Engineer and Park Board." Contact Eileen Curran (871.6131) of Engineering Services Streets Division regarding street tree spacing and quantity. Contact Bill Stephen (257.8587) of the Park Board, regarding tree species.

- A.1.15 Provide written confirmation that the Vancouver Park Board have approved the removal of the two existing street trees on the Burrard Street frontage;

#### Crime Prevention Through Environmental Design (CPTED)

- A.1.16 design development to reduce opportunities for theft in the underground areas;

**Note to Applicant:** Consideration should be given to deleting access to the residential elevators on parking levels P1 and P2. Separate visitor parking is considered positive and will require confirmation of exiting. The separation at the YMCA parking should be a solid wall and the exit door should be provided in a solid wall rather than in the overhead gate structure. Provide an intermediate door within the exit stairs for additional security separation for residential levels. All changes should be made in consultation with Processing Centre- Building staff, to ensure Vancouver Building By-law compliance.

- A.1.17 design development to reduce opportunities for graffiti on the lane walls and the wall extension, at the internal property line;

**Note to Applicant:** This can be achieved by additional landscaping to screen any blank walls and by providing fencing and screening that is visibly open.

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A.1.18 design development to reduce opportunities for mail theft;

**Note to Applicant:** The mail room should be fully open and visible to the concierge and residents.

### Social Planning/Housing Centre/ Cultural Affairs

A.1.19 revise the planting layout on L8 level to avoid the use of toxic plants and landscaping materials in proximity to the public pathways and patios;

**Note to Applicant:** A planting list should be provided for all planters around the play area to ensure that toxic plants are avoided. A list of toxic plants is available as an appendix to the City's "Childcare Design Guidelines" and is available online at: <http://vancouver.ca/commsvcs/guidelines/C017.pdf>.

A.1.20 design development to the childcare facility in accordance with the City's "Childcare Design Guidelines" and to the satisfaction of the Directors of Social Planning, Facility Design and Development, and Community Care Facilities Licensing to achieve the following:

- design development to the "outdoor mechanical" to ensure that noise and venting requirements are met to the satisfaction of the Directors of Social Planning, Facility Design and Management and Community Care Facilities Licensing;

**Note to Applicant:** The location of the "Outdoor Mechanical" continues to be problematic for the childcare space on both levels as it interferes with the interior flow from one program area to another. It also blocks natural light to the preschool program area on level 5. On level 6, the large mechanical floor plate is constraining space for the three childcare programs, in particular, the outdoor play area for the 3 to 5 year old program. Both the City and Vancouver Coastal Health need to be assured that the location of this equipment does not adversely impact the indoor and the outdoor areas of the child care and family development centre. (See also Standard VCHA Condition A.3.3)

- submission of a conceptual design for the electrical detail;
- submission of a conceptual design for the outdoor landscaping of the 5<sup>th</sup> and 6<sup>th</sup> floor play areas;

A.1.21 approval of the family development centres design and program must be provided by the City Manager in consultation with the General Manager of the Community Services Group and the Directors of Facility Design and Management and Social Planning.

### A.2 Standard Engineering Conditions

A.2.1 clarify whether any encroachments over City property exist on the heritage building; and if so, confirm the arrangements which permit them;

**Note to Applicant:** On Drawing A-113 there appear to be portions of the northeast corner of the heritage building extending beyond the property line. If no arrangements are currently in place, they must be made to the satisfaction of the General Manager of Engineering Services and Director of Legal Services. Encroachments may create subdivision/strata title issues, which the applicant is encouraged to investigate.

A.2.2 correct the building grade on Burrard Street and provide design elevations at both sides of the parking ramp, entrances, loading bays, garbage storage area and at the lay-by at the property line;

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**Note to Applicant:** The parking ramp and all entrances must meet City building grades at the property line, as per Building Grade Plan GE050243. Also indicate building grades and design elevations in the lane on Drawing A-112.

- A.2.3 provision of an additional two Class A loading spaces and suitable arrangements, to the satisfaction of the General Manager of Engineering Services, to ensure the shared use (commercial/residential) and effective on-site management of the Class A spaces;

**Note to Applicant:** The two additional Class A loading spaces could be incorporated into the proposed lay-by off the rear lane. Design development should ensure that this lay-by continues to provide unobstructed access to the garbage room, as well as use by occupants of the residential tower.

- A.2.4 modification to the Class B loading space (commercial) to provide additional stall width;

**Note to Applicant:** The additional width is required to enable deliveries from the Class A loading spaces through to the commercial uses, if and when the Class B loading space is occupied by a full-size truck.

- A.2.5 confirmation that a minimum of 3.8 m (12.5 ft.) unobstructed overhead clearance to the underside of the raised security gate is provided for the two Class B loading spaces, as well as provision of a communications device on the building wall at the overhead doors;

- A.2.6 provide additional width to parking stalls as required;

**Note to Applicant:** Residential visitor stalls 6 and 12 and residential stalls 13 and 16 each require additional width.

- A.2.7 provide a cross-section demonstrating that a minimum of 2.3 m (7.5 ft.) overhead clearance is provided at the parkade entrance on Barclay Street, as well as to the underside of the raised overhead security gate on the parking ramp;

- A.2.8 clarify the garbage pick-up operation and provide a roll-over curb design for the lay-by;

- A.2.9 submission of a crossing application; and

**Note to Applicant:** The proposed crossing conflicts with an existing street tree. The final crossing design is required prior to permit issuance. Engineering Services staff are currently consulting with the Park Board regarding the retention/removal of the affected tree.

- A.2.10 submission of a canopy application.

**Note to Applicant:** Canopies must be fully demountable and drain internally into the drainage system of the building.

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

- A.3.1 A letter from an acoustical consultant shall be submitted, confirming that the development permit drawings show a minimum STC55 construction between the commercial and residential components of the building, or a minimum 6 in. concrete slab shall be specified on the drawings;
-



**Note to Applicant:** Where music, recorded or live, may be a major activity in the commercial premises, the applicant must submit a report from an acoustical consultant recommending minimum STC60 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.3.2 confirmation shall be submitted by the applicant, in the form of a notation on the development permit plans, that mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to reduce adverse air quality and minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;
  - A.3.3 a letter from an acoustical consultant shall be submitted, confirming that the operation of the outdoor mechanical equipment located in proximity to the childcare centre will meet the noise criteria for learning environments (See also Standard Condition A.1.20); and
  - A.3.4 confirmation shall be submitted, in the form of a notation on the development permit plans, that the acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with or amended by, the Medical Health Officer (Senior Environmental Health Officer).
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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 March 29, 2006. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **(October 10, 2006)**, 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.1.6 An erosion and sediment control plan must be submitted, reviewed and approved by the Environmental Protection Branch, prior to issuance of a Building Permit.

**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 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.2.4 The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure details on the approved plans and are not to be used as an integral part of the interior space of the building.
- 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.
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- 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 Amenity areas/residential storage spaces, excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the residential building;

AND

Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.

- B.2.8 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 made by the Processing Centre - Building and are based on the drawings submitted by Endall Elliot Associates & Stantec on December 20, 2005 for a Development Permit application for a downtown YMCA and residential development as well as on the DP Building Code Summary report dated March 2, 2006 submitted by B.R. Thorson Consulting Ltd.

The project appears generally to be building code conforming, however there are a number of specific aspects in which literal compliance with the building bylaw is difficult to achieve. These specific aspects have been identified as follows:

- Interconnected Floor Spaces:
- exit capacity;
- vestibule protection;
- combustible contents;
- smoke management systems;
- Glazing sprinkler systems at fire separation;
- Roof top combustible child play equipment;
- open stair #5 used as an exit stair;
- Water curtain sprinkler protection for exit exposure conditions of stair #10 and stair #7a;
- Air space Parcel- possible Code issues;
- Separate fire alarm systems c/w Measure N vestibules; and
- Waiving of major occupancy separation between the indoor pool (A3) and the remainder of the YMCA.

It is proposed by the Certified Professional to deal with these above aspects through an Equivalents approach to building bylaw conformance using the provisions of Section 2.5 Equivalents.

#### **Building Permit Issuance Requirements \*\*\***

-The issuance of a building permit for construction is contingent on all legal covenants and equivalents (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:

1. All code references unless noted otherwise refer to Vancouver Building Bylaw #8057.
2. 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.

#### Fire Issues:

The provisions of Subsection 3.2.5. Provisions for Fire Fighting are applicable.

The report referenced above addresses these concerns in Section H. Fire Fighting Provisions on pages 8 and 9.

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