
100 KEEFER PLACE (COMPLETE AFTER
PRELIMINARY APPLICATION)
DE409456 - ZONE CD-1

RRS/MS/JG/DK

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

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

Also Present:

R. Segal, Urban Design & Development Planning
M. So, Development Services
J. Greer, Development Services

APPLICANT:

Hancock Bruckner Eng & Wright
#300 - 1445 West Georgia Street
Vancouver, BC
V6G 2T3

PROPERTY OWNER:

Henderson Land Development Ltd.
Suite 803 - 1090 Pender Street
Vancouver, BC
V6E 2N7

EXECUTIVE SUMMARY

- **Proposal:** To construct 2 residential towers (33-storey and 35-storey), an 8-storey mid-rise (Abbott Street), and townhouses on the podium level (Keefer Place), with retail at grade, for a total of 451 units, and parking for 957 cars accessed off the lane and Keefer Place.

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 International Village CD-1 Guidelines

Appendix G Conceptual Drawings for Future Community Facilities submitted for 600 Abbott

Appendix H Letter from Henderson Development "Community facilities for 600 Abbott St."

Appendix I Letter from Trans Link permitting access under the Sky Train right-of-way

Appendix J Letter to Beatty St. occupant with view analysis inviting comments on the location of Tower B

Appendix K Letter from Henderson Development Received March 15, 2006: Re: Disabled Access

● **Issues:**

1. Separation between Tower A and mid-rise.
2. Provision of Disabled Access at Keefer Steps.

● **Urban Design Panel: Support**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE409456 as submitted, subject to Council Approval of final form of development, the plans and information forming a part thereof, thereby permitting the development of 2 residential towers (33-storey and 35-storey), an 8 storey mid-rise (Abbott Street), and townhouses on the podium level (Keefer Place), with retail at grade, for a total of 451 units, and parking for 957 cars accessed off the lane and Keefer Place, 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 increase the gap between Tower A and the end wall of the 8-storey mid-rise component to improve livability/outlook for affected units;
- 1.2 design development to achieve more continuity and a finer grain to the treatment and detailing of the street fronting base around the street frontages of the project;
- 1.3 further design development to ground level frontage between the Expo Boulevard/Abbott corner and SkyTrain entrance to enhance pedestrian interest by maximizing active uses, glazed frontages and a sense of inhabitation;

Note to Applicant: Repositioning exit corridors/doors, diminishing blank walls and inactive amenity frontage and bringing Tower A base expression more cleanly to grade should be pursued. Should retail use in the short term be unviable, other active uses should be investigated, with future potential for retail use retained.

- 1.4 further design development to reconfigure or delete the water areas at the Expo Boulevard/Abbott corner plaza in favour of a refined hard surface treatment that enhances public pedestrian movement, while retaining pedestrian seating;
- 1.5 further design development to refine the Keefer Steps/Keefer Gardens-level building edge detailing and landscape, including locating the most active amenity uses at the glazed building edge for pedestrian interest and casual surveillance of the Steps and Gardens;
- 1.6 further design development to the area beneath the SkyTrain Guideway to modulate the decorative security fence, add more landscaping, better articulate the parkade wall, upgrade surface materials, and to clearly note on the plans the extent of security fencing;

Note to Applicant: Reconciling the final grades at the Costco/lane property line, including lowering of the recently installed adjacent retaining wall is required. Indication of security fence and treatment of gap between existing Skytrain stairs and proposed parkade wall is needed.

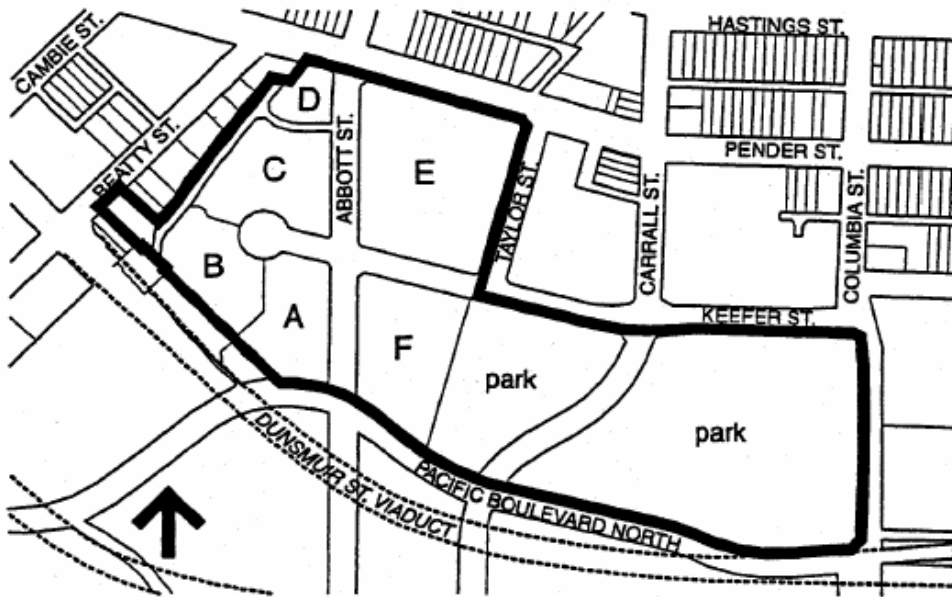
- 1.7 design development to refine the expression of Tower A's "cap" (penthouse and elevator mechanical);
- 1.8 design development to ensure adequate, safe and accessible public disabled access between upper Keefer Steps and the lower Keefer Place and enter into agreements to

the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the provision of this access;

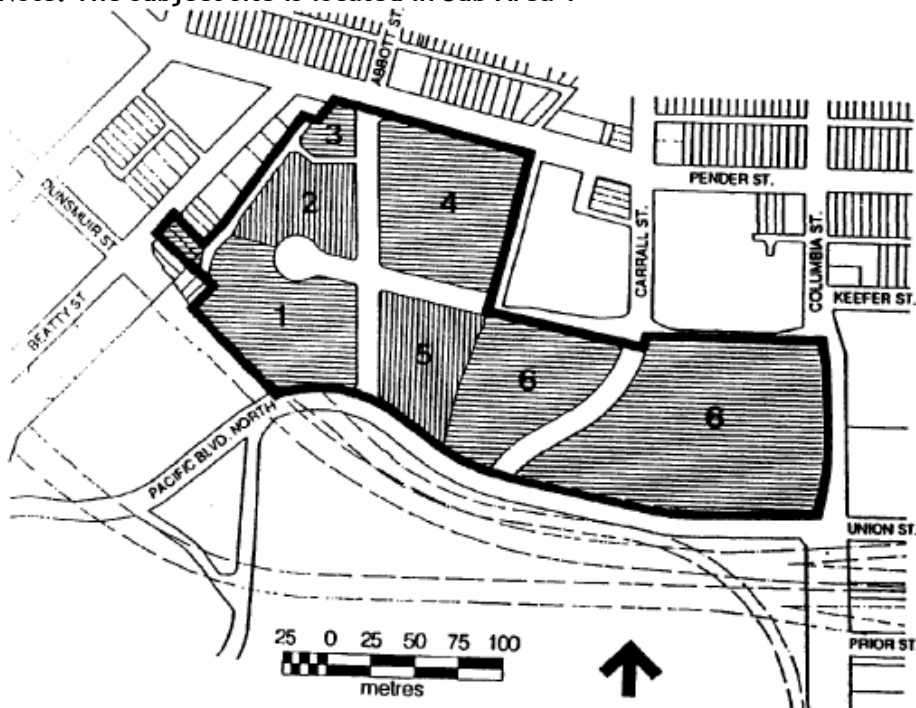
Note to Applicant: Access times must be compatible with the transit station operation and the solution must provide access from the lower Keefer Steps to Beatty Street.

- 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.

International Village Parcel Diagram (excerpt from the International Village CD-1 Guidelines)
Note: The subject site is comprised of Parcels A and B.



International Village Sub Area Diagram (excerpt from the International Village CD-1 By-law)
Note: The subject site is located in Sub Area 1



• **Technical Analysis:-**

	PERMITTED (MAXIMUM)	REQUIRED	EXISTING TO DATE	PROPOSED (Sub-Area 1)
Site Size	-	-	-	Irregular
Site Area ¹	-	-	-	140,023 sq. ft.
Floor Area	<u>Retail, Service, Office and Cultural & Recreational Uses:</u> Sub-area 1: 15,005 sq. ft. Sub-area 2: 93,918 sq. ft. Sub-area 3: 6,437 sq. ft. Sub-area 4: 254,058 sq. ft. Sub-area 5: 9,892 sq. ft. Sub-area 6: <u>0 sq. ft.</u> Total 379,311 sq. ft. <u>Residential Uses:</u> Sub-area 1: 448,708 sq. ft. Sub-area 2: 186,760 sq. ft. Sub-area 3: 61,130 sq. ft. Sub-area 4: 152,153 sq. ft. Sub-area 5: 386,581 sq. ft. Sub-area 6: <u>0 sq. ft.</u> Total 1,229,333 sq. ft.		<u>Retail, Service, Office and Cultural and Recreational Uses:</u> Sub-area 1: 0 sq. ft. Sub-area 2: 93,918 sq. ft. Sub-area 3: 0 sq. ft. Sub-area 4: 258,806 sq. ft. Sub-area 5: 9,893 sq. ft. Sub-area 6: <u>0 sq. ft.</u> Total 362,617 sq. ft. <u>Residential Uses:</u> Sub-area 1: 0 sq. ft. Sub-area 2: 186,652 sq. ft. Sub-area 3: 0 sq. ft. Sub-area 4: 152,140 sq. ft. Sub-area 5: 380,568 sq. ft. Sub-area 6: <u>0 sq. ft.</u> Total 719,360 sq. ft.	<u>Retail, Service, Office and Cultural and Recreational Uses:</u> Sub-area 1 (Retail): 13,359 sq. ft. Sub-area 2: 93,918 sq. ft. Sub-area 3: 0 sq. ft. Sub-area 4: 258,806 sq. ft. Sub-area 5: 9,893 sq. ft. Sub-area 6: <u>0 sq. ft.</u> Total 375,976 sq. ft. <u>Residential Uses:</u> Sub-area 1: 448,223 sq. ft. Sub-area 2: 186,652 sq. ft. Sub-area 3: 0 sq. ft. Sub-area 4: 152,140 sq. ft. Sub-area 5: 380,568 sq. ft. Sub-area 6: <u>0 sq. ft.</u> Total 1,167,583 sq. ft.
FSR				<u>Sub-area 1:</u> Retail 0.2 FSR Residential <u>6.4 FSR</u> Total 6.6 FSR

	PERMITTED (MAXIMUM)	REQUIRED	EXISTING TO DATE	PROPOSED (Sub-Area 1)
Unit Count	Total Residential: 1,410 units	<u>Market (Family):</u> Total (min) 210 Units <u>Non-Market</u> Total (min) 120 Units	<u>Market (Total):</u> Existing 825 Units <u>Market (Family):</u> Existing 139 Units <u>Non-Market (Total)</u> Existing 0 Units <u>Total Residential:</u> 825 Units	<u>Market (Total):</u> Sub-Area 1: 451 units Total: 1,276 units <u>Market (Family):</u> Sub-Area 1: 71 units Total: 210 units <u>Non-Market (Total)</u> Sub-Area 1: 0 units Total 0 units <u>Total Residential:</u> 1,276 units
Grade Level Uses		Retail, restaurant, financial institution, barber shop etc. at Pender Street and Abbott Street frontages and on the Keefer Street Frontage west of Abbot Street.		Retail Use
Frontage	Grade level: 49.2 ft. Corner: 98.4 ft.			Grade Level: 38 ft. Corner: 91 ft.
Balconies ²	<u>Sub-area 1:</u> Enclosed 17,110 sq. ft. Overall 34,220 sq. ft.			<u>Sub-area 1:</u> Open 18,872 sq. ft. Enclosed 15,348 sq. ft. Overall Total 34,220 sq. ft.
Height ³	<u>Sub-area 1:</u> 318.2 ft.			<u>Tower A</u> Top of Parapet Wall 304 ft. Top of Elev. Mach. Rm. 314 ft. <u>Tower B</u> Top of Parapet Wall 318 ft. Top of Elev. Mach. Rm. 327 ft. <u>Tower C</u> Top of Parapet Wall 86 ft. Top of Elev. Mach. Rm. 85 ft. <u>Low-Rise D</u> Top of Parapet Wall 47 ft.

	PERMITTED (MAXIMUM)	REQUIRED	EXISTING TO DATE	PROPOSED (Sub-Area 1)																																
				Top of Stairs to Roof Deck 47 ft. <u>Townhouse E</u> Top of Parapet Wall 46 ft. Top of Stairs to Roof Deck 49 ft.																																
Parking ⁴	Retail (max) 25 spaces Residential (max) <u>688 spaces</u> Total (max) 713 spaces Small Car 178 spaces (25% max.)	Retail (min) 16 spaces Residential (min) 597 spaces Add'l (stadium) <u>350 spaces</u> Total (min) 963 spaces Disability Spaces: Retail 1 space Residential <u>13 spaces</u> Total 14 spaces	Retail - Residential - Additional (stadium) <u>312 spaces</u> Total 312 spaces	Retail Standard 10 spaces Small Car 2 spaces Disability 4 spaces Disability (Sect. 4.1.14) <u>1 space</u> Sub-total 17 spaces Residential Standard 513 spaces Small Car 61 spaces Disability 8 spaces Disability (Sect. 4.1.14) <u>8 spaces</u> Sub-total 590 spaces Stadium Standard 35 spaces Small Car 1 spaces Disability 2 spaces Existing <u>312 spaces</u> 350 spaces Total 957 spaces Small car spaces 64 spaces Disability spaces 14 spaces																																
Bicycle Parking		<table border="0"> <tr> <td></td> <td><u>Class A</u></td> <td><u>Class B</u></td> </tr> <tr> <td>Retail</td> <td>1 sp</td> <td>6 sp</td> </tr> <tr> <td>Residential</td> <td><u>361 sp</u></td> <td><u>6 sp</u></td> </tr> <tr> <td>Total</td> <td>362 sp</td> <td>12 sp</td> </tr> </table>		<u>Class A</u>	<u>Class B</u>	Retail	1 sp	6 sp	Residential	<u>361 sp</u>	<u>6 sp</u>	Total	362 sp	12 sp		<table border="0"> <tr> <td></td> <td><u>Class A</u></td> <td><u>Class B</u></td> </tr> <tr> <td>Retail</td> <td>4 sp</td> <td>6 sp</td> </tr> <tr> <td>Residential</td> <td><u>586 sp</u></td> <td><u>6 sp</u></td> </tr> <tr> <td>Total</td> <td>590 sp</td> <td>12 sp</td> </tr> </table>		<u>Class A</u>	<u>Class B</u>	Retail	4 sp	6 sp	Residential	<u>586 sp</u>	<u>6 sp</u>	Total	590 sp	12 sp								
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Amenity /	46,371 sq. ft. (max.)			11,779 sq. ft.																																

	PERMITTED (MAXIMUM)	REQUIRED	EXISTING TO DATE	PROPOSED (Sub-Area 1)
Public Use				
Unit Type				One-bedroom 78 units One-bedroom + den 25 units Two-bedroom 90 units Two-bedroom + den 228 units Three-bedroom 1 unit Three-bedroom + den <u>29 units</u> Total 451 units

¹ **Note on Site Area:** The proposed site area figure is based on the consolidation of Lot 197 Plan 23011 District Lot False Creek, Lot 203 Plan LMP11967 District Lot False Creek and a portion of Lot 203 located west, across the lane from the principle site. Standard condition A.1.7 requires an official survey to be submitted clearly defining all the areas included in this application.

² **Note on Balcony Areas:** Of the total 35,581 sq. ft. of balconies (open/enclosed) proposed, 1,361 sq. ft. of excess balcony areas have been included in the computation of the residential floor area for Sub-Area 1. The permitted (maximum) figures indicated in the table represent the maximum allowable balcony areas which may be excluded from the computation of residential floor area.

² **Note on Height:** Current City Building Grades for the area beneath the Skytrain Station were not available during the drafting of this report. The proposed figures are based on building grades that were provided under the Costco application. Reassessment of the proposed heights will be made once the correct City Building Grades are submitted. Standard Condition A.1.4 requests current City Building Grades for this site to be submitted. Standard Condition A.1.5 requests the mechanical appurtenance (elevator machine room) to comply with the requirements of Section 10.11 of the Zoning and Development By-law.

³ **Note on Parking:** Standard Condition A.1.6 seeks compliance to the minimum number of disability parking spaces and overall number of parking spaces for the residential portion of this site. The compliance to the disability space requirement and changing one (1) retail parking space to residential parking space will resolve the shortfall for the total proposed number of residential parking spaces.

⁴ **Note on Loading:** Engineering Services staff support the provision of three (3) Class B and two (2) Class A off-street loading spaces provided that these spaces are suitably located and managed for shared use. Standard Condition A.2.10 requests confirmation of whether the "Van" stall at the parkade entry is to be the second Class A Loading Space; hence, satisfying the Class A Loading space requirement.

● Technical Analysis for International Village CD-1 Guidelines

	RECOMMENDED	PROPOSED
Low Rise Street Enclosure <i>[Sec. 3.4.2(a)]/[Sec. 4.1.1]</i>	The lower levels of the building should contribute to a strong definition of street enclosure of minimum 23 ft. above grade.	The retail ground floor has a height of 22-24 ft. Staff consider the intent satisfied.
Tower Floor Plate (including open or enclosed balconies, mechanical and electrical areas, storage, elevator cores and stairs) <i>[Sec. 3.4.3(a)]</i>	Tower A: 6 728 sq. ft. maximum Tower B: 5 920 sq. ft. maximum	Tower A: 6 709 sq. ft. Tower B: 6 560 sq. ft. Staff considers the overage in floor plate of tower B to be supportable. This matter was dealt with at the Preliminary stage.
Tower width above the 12 th storey (including balconies) <i>[Sec. 3.4.3(b)(ii)]</i>	Should not exceed 85.3 ft in more than one dimension.	Tower A: 96 ft. Tower B: 109 ft. Staff support Tower A noting that the overage on tower width is due primarily to building features. Tower B width is also supported as a response to the Preliminary condition.
Views ¹ <i>[Sec. 3.3]</i>	View corridors to be respected are reflected in the massing and heights proposed in the form of development. Tower A: 363.5 ft. Tower B: 369.1 ft.	Tower A: 329.7 ft. Tower B: 345.5 ft.
Setback (Keefer Circle) <i>[Sec. 3.4.3(b)(i) & 4.1.1]</i>	The face of Tower B should be setback a minimum of 98.4 ft. from the centre of the Keefer circle.	4 units in Tower A do not have alternate outlook (see Condition 1.1).

Notes

¹ **Note on Views:** Reassessment of the proposed heights will be made once the correct City Building Grades are submitted.

● **Legal Description**

Lots: 197, 203 and a portion of Lot 203
 Block:
 Plan: 23011 and LMP 11967
 District Lot: False Creek

● **History of Application:**

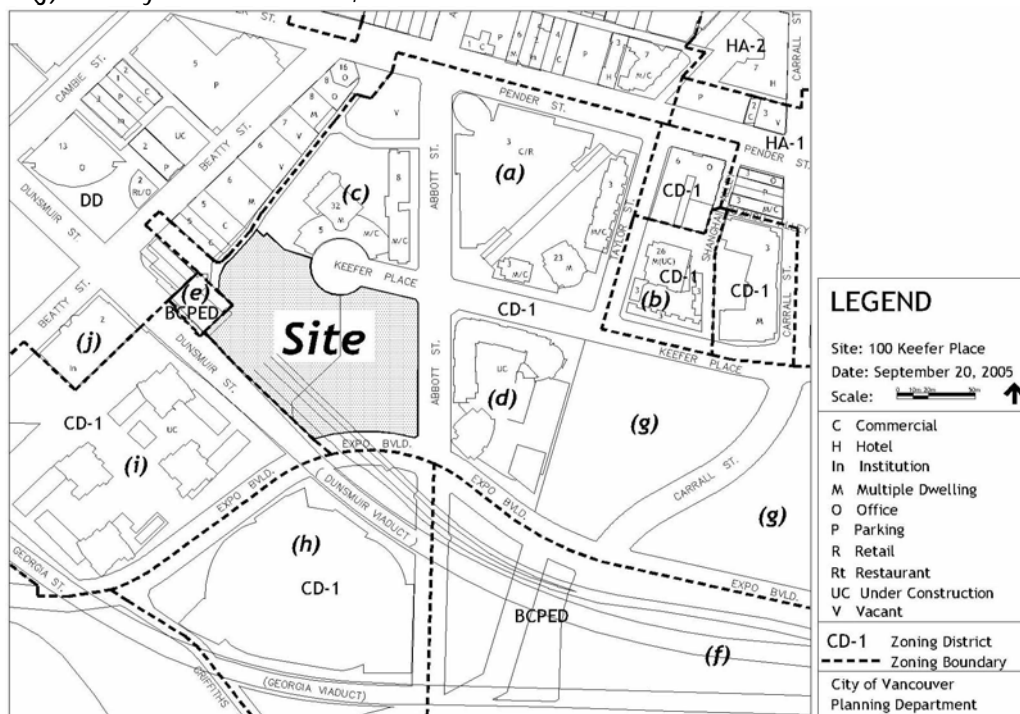
05 05 27 Preliminary DE submitted
 05 08 03 Urban Design Panel: Support
 05 09 28 Development Permit Staff Committee
 05 10 11 DPB Approval-in-Principle
 06 01 06 Complete DE submitted
 06 02 15 Urban Design Panel: Support
 06 03 01 Development Permit Staff Committee

● **Site:** The site includes 2 properties (parcels A & B, page 3) of the International Village CD-1 zone. The area under the SkyTrain guideway is also included in the property. The Keefer Steps and associated underground parking exist on the northern portion of this property.

● **Context:** The site is bounded by the Keefer Steps, Keefer Place (Circle), Abbott Street and Expo Boulevard. The westerly property line abuts the Dunsmuir Viaduct right of way and a lane is provided on the adjacent property (651 Expo Blvd, Costco site) under the viaduct.

Significant adjacent development includes:

- (a) International Village Marketplace/Tinseltown and "Europa" Residential Tower
- (b) 550 Taylor; a 26-storey residential complex (under construction),
- (c) 183 Keefer Place, "Paris Place" mixed use with 32 storey residential tower,
- (d) 600 Abbott, Phase 1 under construction, "Firenze"; 25 and 31-storey residential towers, 7-storey midrise with retail at grade. Future phase to include a school, daycare and community space,
- (e) Stadium Skytrain Station
- (f) Dunsmuir Viaduct
- (g) Andy Livingstone Park
- (h) GM Place
- (i) 651 Expo Boulevard, Costco Store with 4 residential towers and townhouses,
- (j) Beatty Street Drill Hall,



● **Background:** Subsequent to the Preliminary Approval in Principle, Staff and the Applicant met to discuss the various responses being pursued.

● **Response to Preliminary Conditions:** Following are the PDP conditions (*italics*), the applicant's response and staff assessment:

PDP 1.1 design development to resolve vehicle circulation and access on the site;

Note to Applicant: Confirmation of legal arrangements with TransLink is required allowing vehicle access under the SkyTrain guideway off the lane adjacent to the Costco site (651 Expo Boulevard). Vehicle access off Keefer Place should be minimized in width. Secondary access (as an emergency route) off the lane east of Beatty Street, through the existing parking garage beneath the Keefer Steps, should be explored.

Applicant's Response:

A letter from TransLink has been received confirming that an existing statutory-right-of-way allows Henderson Development to have vehicular access, and to park vehicles, under the SkyTrain guideway off the lane adjacent to the Costco site.

Following consultation with Engineering Services, a secondary access off the lane east of Beatty Street has not been retained as a viable option. The two-way parking entry off Keefer Street together with the parking entry off the Costco lane remains the best solution.

Staff Assessment: After review of options staff concur that the proposed access best serves the City's and development needs. The condition is satisfied.

PDP 1.2 design development to Tower B to reduce the width of it's south facing portion while minimizing, as much as possible, shadow impacts on the Keefer Steps and existing Beatty Street buildings to the north;

Note to Applicant: Diminishing east-west tower width while reinforcing tower orientation to the Downtown grid on its south side in response to section 3.2.1(a) of the Guidelines is sought, along with further sculpting of the tower cap.

Applicant's Response:

The floor plate of tower B has been reviewed in order to minimize its south facing width. This width has been reduced by approximately 5 feet and is now 109 feet. The central south facing massing has been pulled out south and its rectilinear form now reinforces the downtown grid. The top of the tower steps back at the 2 sub-penthouse and penthouse levels sculpting the tower top. The penthouses have each an upper level accessed from within the suite giving access to their private roof deck. These upper penthouse levels are not accessed by the main core elevators, allowing the massing to wrap around the mechanical penthouse and allowing the opportunity to fully use the upper roof decks.

Staff Assessment: The proposed adjustment to tower width combined with architectural refinements satisfy the condition.

PDP 1.3 Confirmation that Tower A achieves a minimum separation of 80 ft. from Firenze F2 across Abbott Street;

Note to Applicant: Strengthening Tower A's orientation to the Downtown grid particularly at its south corner as well as further sculpting of the tower cap should be pursued. Orienting living rooms away from direct views to the Firenze tower is sought. A minimum 80 ft. separation from the Firenze tower is required. Provide plans of both towers so that room adjacencies can be reviewed.

Applicant's Response:

The south face of tower A has been reviewed and its massing is proposed in line with the downtown grid. The top of the tower steps back at the 2 sub-penthouse and penthouse levels sculpting the tower top. The penthouses have each an upper level accessed from within the suite giving access to their private roof deck. These upper penthouse levels are not accessed by the main elevator core, allowing the massing to wrap around the mechanical penthouse and allowing the opportunity to fully use the upper roof decks. The unit layout of tower A has been reviewed and the units are proposed not to face directly into tower F2 (Firenze) across the street. The typical floor plans of both towers are shown on dwg. DP1.5. The distance between the two towers is proposed at 95 feet.

Staff Assessment: All items have been met or surpassed. The condition has been satisfied.

PDP 1.4 design development to improve the proposed interface at the Skytrain guideway by providing an additional planter setback above the P-1 parking level;

Applicant's Response:

The townhouses and amenity area along the SkyTrain were moved further north allowing a wider green buffer and private outdoor spaces for the townhouses.

Staff Assessment: The increased setback and landscape will enhance the SkyTrain interface. The condition is satisfied.

PDP 1.5 design development to the mid-rise interface between both Tower A and the Keefer Circle townhouses to improve daylight, views and privacy;

Note to Applicant: Daylight access to each unit as per Section 3.6.2 of the Guidelines is sought. An elevator with entrance lobby on Abbott Street should be provided for the mid-rise thereby minimizing or eliminating the need for the pedestrian bridge link to Tower A.

Applicant's Response:

A separate residential entrance with elevator has been introduced approximately in the centre of the Abbott St. mid-rise block. A second exit stair has been located where previously a pedestrian bridge-link was proposed. This exit stair is located within the mid-rise C, allowing daylight into the core from the south. A separation between tower A and mid-rise C is now provided similar to the condition found on the Firenze project located on the other side of Abbott St.

Staff Assessment: The separation of only 15 ft. between Tower A and the mid-rise remains a concern for the 4 units facing the blank mid-rise end wall. The condition is not fully satisfied (recommended Condition 1.1).

PDP 1.6 design development to strengthen the podium frontages on Abbott Street and Keefer Place/Keefer Circle to provide a more substantive retail presence, incorporating higher quality materials, in response to sections 2.1(g), 3.5.1(b) & 4.1.8 of the Guidelines;

Note to Applicant: A stronger 2-storey podium expression and streetwall scale is sought on Abbott Street.

Applicant's Response:

The retail frontage along Abbott St. is visually divided into 3 main volumes and a corner volume. The volumes relate in architectural expression to the mid-rise above but overall keep a strong individual, horizontal character. The retail frontage has a 2 storey expression close to the same height as the other side off Abbott St. (Firenze). The 2 storey expression is reinforced by a horizontal concrete beam allowing for future signage above the retail canopies. An L-shaped brick element has been introduced reinforcing each main retail volume.

Staff Assessment: While good progress has been made on retail presence and podium scale, there remains a concern about the discontinuity of materials and unresolved architectural treatment of the base around the street edges in respect to guidelines and commentary by the Design Panel. The condition is not fully satisfied (recommended Condition 1.2).

PDP 1.7 design development to create a positive sidewalk interface on Expo Boulevard (west side) by relocating the proposed mechanical room away from the street and placing active uses along the street adjacent to the transit entry plaza;

Applicant's Response:

The mechanical space between tower A and the SkyTrain entrance has been replaced with retail space providing animation along this part of Expo Boulevard.

Staff Assessment: The replacement by retail of previous mechanical space has substantially satisfied the condition. Further fine-tuning of the positioning of fire exit corridors and doors, increasing storefront glazing and clarifying/diminishing the extent of ground floor blank walls and inactive residential amenity space on the sidewalk is sought (recommended Condition 1.3).

PDP 1.8 design development to the Abbott/Expo Boulevard corner plaza to create a more pedestrian friendly public realm while responding to its prominence on the Expo Boulevard axis;

Note to Applicant: The proposed water feature should be reduced in size or deleted; in order to emphasize public amenities such as seating, pedestrian lighting and specialty paving on private property.

Applicant's Response:

The proposed water feature has been deleted to provide a more generous public plaza at the corner of Abbott St. and Expo Boulevard. Paving patterns have been reviewed to express the radials from Keefer Circle plaza, which are an important design feature throughout the project.

Staff Assessment: While most aspects are addressed there remains a concern that the proposed water areas at the base of the Tower lobby will be problematic with the large event pedestrian volumes at this location (recommended Condition 1.4).

PDP 1.9 design development to further enrich the public realm treatment, incorporating International Village streetscape treatments on public property to the satisfaction of the General Manager of Engineering Services (see also Standard Engineering Condition A.2.20) and coordinating enhanced materials and detailing on private property;

Applicant's Response:

These elements have been included in the plan and will be further developed through the submission to Engineering Services.

Staff Assessment: The condition is substantially met. Further details are requested (Standard Condition A.2.11)

PDP 1.10 design development to create a significant feature in the turnabout at Keefer Circle incorporating art, landscape features, or other similar elements, to the satisfaction of the General Manager of Engineering Services in consultation with the Director of Planning;

Applicant's Response:

Letterbox Design Group has been commissioned to design a significant feature for the Keefer circle that will become a symbol for International Village.

Staff Assessment: The submission incorporating a raised world globe ("International Village") set in a patterned hard surface grade plane is being reviewed by Engineering with respect to implications for underground services etc. From an urban design perspective Planning staff are supportive.

PDP 1.11 design development to better define the public open space transition at the Keefer Steps edge, including providing active uses at the proposed building edge;

Applicant's Response:

A funicular will be installed in response to condition 1.16 running along side the stairs from the lower to the upper Keefer Steps. Above this funicular windows will allow views into the retail and amenity spaces behind. Further along the upper Keefer Steps, fully glazed amenity areas along the plaza offer animated views into the fitness area, multi function room and pool. A residential tower exit is located at this level allowing easy access to the Sky train station for residents only.

Staff Assessment: Good progress has been made, substantively satisfying the condition. Further detailing of the landscaping and clarifying that the most active of the amenity spaces are positioned at the Keefer Gardens-level edge is requested (recommended Condition 1.5).

PDP 1.12 design development to the building facades on Keefer Place to improve the streetscape, including provision of higher quality materials such as masonry as well as integrated weather protection, in response to sections 4.1.13 of the Guidelines;

Note to Applicant: Brick masonry and enhanced window articulation is sought at the end walls of the mid-rise and townhouse blocks where they face Keefer Place.

Applicant's Response:

The brick L-shapes introduced in the retail massing along Abbott St. turn the corner at Keefer Place. More windows are provided for the end units of the mid-rise block on Keefer Place. Open balconies and concrete reveals further enhance this elevation, breaking down its scale. The 2nd level courtyard spills over the edge above the parking entry on Keefer Place and offers a "mirrador" for the residents looking down Keefer Place and Keefer Circle. On the other side of the parking entry it is the Keefer circle massing and detail that turns the corner.

Staff Assessment: While the upper façade treatment is resolved, the ground level streetscape treatment needs further refinement (recommended Condition 1.2).

PDP 1.13 consideration to provide a sustainable building strategy that addresses:

- *reduction of energy use (including solar heat gain/building orientation), water consumption, solid waste and storm water runoff,*
- *creating landscaped (green) roofs and*
- *achieving a high quality indoor air environment;*

Applicant's Response:

- Reduction of energy use:

in order to reduce solar heat gain as much as possible, the bedroom window areas have been reduced as much as possible, and mainly living, dining and enclosed balconies have large window areas mainly because of the views they offer. For those glazed areas facing south overhangs are provided to reduce solar heat gain.

- Water reduction:

To reduce water consumption and solid waste, dual flush toilets will be installed in all suites, as well as low flow water faucets and shower heads.

- Storm water run-off:

Storm water will be captured into the courtyard water features throughout the courtyard and retained on the roof for the rain event. Water will be slowly released after the rain event and allowed to go dry between. The bottoms of the water features will be treated with pebbles and rock to appear attractive when dry.

- Extensive planting is proposed on the plaza level to provide the environmental benefits of planting.
- Achieving a high quality indoor air environment:

All habitable rooms have operable windows for natural ventilation; all bathrooms and powder rooms have mechanical ventilation.

Low VOC paints will be used for all indoor painting. Maximize use of low VOC sealants.

Staff Assessment: The condition is satisfied.

PDP 1.14 confirmation, to the satisfaction of the City Manager, Vancouver Park Board, Vancouver School Board, and Director of Social Planning, that the provisions for the delivery of future community facilities are consistent with the CD-1 zoning and the applicable legal agreements;

Note to Applicant: Phasing concept plans for the community facilities submitted for 600 Abbott (Firenze) should be advanced along with an implementation schedule providing for delivery of the facilities as required by the legal agreements.

Applicant's Response:

Refer to the attached Henderson letter [attached to this report as Appendix H].

Staff Assessment: The letter suggests that there is abundant time to finalize conceptual designs in full co-ordination with relevant authorities, obtain required permits, construct and fully outfit the facilities prior to occupancy of the subject development (100 Keefer Place). While theoretically this may seem to be the case Staff encourage the applicant to begin this process as soon as possible so as to not hold up occupancy of 100 Keefer Place. (Recommended Standard Condition A.1.8 repeats the PDP condition).

PDP 1.15 *design development to the area beneath the SkyTrain Platform to create an attractive environment through decorative screening and surface elements, lighting, colour, etc. while addressing CPTED matters;*

Note to Applicant: Eliminating chain link fencing and barbwire, repairing damaged surfaces, etc. should be pursued.

Applicant's Response:

All chain-link fencing and barbwire will be deleted. Damaged surfaces will be repaired. New high quality fencing will be installed to ensure secure enclosure and still allow views through to the parking under the bridge for security control.

Staff Assessment: The proposed response is not sufficient to create a reasonably attractive environment. This has also been complicated by the recent construction of a higher than needed concrete wall along the Costco side of the lane property line which needs to be lowered to ultimate grade (sidewalk) level. This condition has not been met (recommended Condition 1.6)

PDP 1.16 *design development to ensure adequate, safe and accessible public disabled access between upper Keefer steps and the lower Keefer Place and enter into agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the provision of this access;*

Note to Applicant: Access times must be compatible with the transit station operation and the solution must provide access from the lower Keefer steps to Beatty Street.

Applicant's Response:

A funicular will be installed running alongside the stairs from the lower to the upper Keefer Steps. Since this connection is outdoors, it will be operational at all times.

Staff Assessment: While staff are highly supportive of the funicular proposal in principle, the concept remains unresolved to date regarding design, operation, maintenance and coordination with the Stadium/Beatty Station. The condition has not been adequately addressed (recommended Condition 1.8). [Note: subsequent to DPSC's review of the application the developer has submitted a letter (Appendix K) stating that the funicular is not feasible, raising problems with a more conventional free-standing elevator and proposing instead, upgrading of signage to the existing interior elevator at 181 Keefer Place (Paris Square)]

PDP 1.17 *replicate the existing Keefer Place colonnade to the design, massing, detailing and materials in this application;*

Applicant's Response:

The colonnade at the Keefer Circle is a replica of the existing Keefer Place colonnade as requested.

Staff Assessment: The condition is satisfied.

PDP 1.18 *design development to explore completing the treatment of the plaza in front of the SkyTrain station with final cost sharing to the satisfaction of the General Manager of Engineering Services;*

Applicant's Response:

A hard landscape and planting scheme has been developed for this area. A combination of planting and screens has been introduced to improve the visual characteristics of the area as well as address safety issues. Paving has been integrated with the Abbott St. corner. Henderson will pursue cost sharing with Translink..

Staff Assessment: This condition is satisfied.

PDP 1.19 consideration to finalize the specific location of Tower B with advice from the neighbours on Beatty Street, acknowledging that the tower is generally in the optimal location;

Applicant's Response:

A view analysis has been done and sent to the neighbour at 550 Beatty Street where tower B was moved south to about 20 feet from the SkyTrain tracks. This analysis was done as requested by the DP Board. Nevertheless we believe the tower as presented is in the right location as per the CD-1 and we would not want to move the tower any further south.

Staff Assessment: Staff have reviewed and assessed the options presented in the submitted view analysis, and conclude that the proposed position of Tower B is optimal. Both the applicant and Staff have attempted to contact the neighbour to present this material for comment, without success. The condition is satisfied.

• **Conclusion:** The complete application has substantially advanced and improved this highly complex, challenging development. There is a concern that progression on a number of Legal and technical items has not occurred which could delay ultimate occupancy of this building. Staff recommend approval subject to resolution of several conditions.

URBAN DESIGN PANEL

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

EVALUATION: SUPPORT (9-0)

• **Introduction:** Ralph Segal, Development Planner, introduced this application which was approved in principle by the Development Permit Board in October 2005. The preliminary submission was previously unanimously supported by the Panel with concerns noted about the width of Tower B at 120 ft.+ , recommendations to increase the width of the Skytrain guideway setback and to increase its landscaping, and to pursue a sustainability strategy. Staff believe the complete application responds well to the Panel's previous comments and to the conditions applied by the Development Permit Board.

Input from the Panel is requested on the following:

- overall progress/design development from the Preliminary to this Complete submission;
- response to various Public Realm edges all around the site (detailed treatment):
 - Keefer Gardens and Steps
 - Keefer Circle and Keefer Street
 - Abbott Street
 - Expo Boulevard

- Costco lane and Skytrain guideway
 - Tower B proportions (i.e., adjustment to tower width)
 - Tower A response to prominent Abbott/Expo Boulevard corner and Firenze F2
 - Tower A interface with mid-rise.
- **Applicant's Introductory Comments:** Hilde Heyvaerts, Architect, briefly reviewed the design development that has taken place since the preliminary stage, and Peter Kreuk and Barry Downs described the evolution of the landscape plan. Ms. Heyvaerts also reviewed the proposed materials and the design team responded to questions from the Panel.
 - **Panel's Consensus on Key Aspects Needing Improvement:**
 - The gap between Tower A and the mid-rise component should be increased, although not necessarily eroded. It was stressed that it should be a clean break to maintain the purity of the block element;
 - A finer order of resolution is warranted to most of the street front elements as well as to the townhouse expression and mid-rise podium;
 - Suggestion that the base of Tower A should come more cleanly to the ground. It currently appears detached and truncated;
 - Further design development is recommended to the Abbott/Expo Boulevard corner to create more public pedestrian space at the intersection and allow for pedestrian desire lines and natural movement . Circumvention of the water feature should be avoided;
 - Recommendation to introduce a more substantial semi public open space at the garden level at the base of Tower A;
 - Suggestion that the radiating lines from the paving patterns should extend through to the base of the tower and the corner plaza at Abbott and Expo Boulevard;
 - While the courtyard landscape approach shows great promise the Panel would like to see greater clarity with respect to the paving materials and a stronger commitment to the quality of the materials;
 - Consideration should be given to the potential for adding additional soft landscaping in the courtyard.
 - **Related Commentary:**

The Panel unanimously supported this submission. It was acknowledged to be a very complex and ambitious project which the Panel considered to have evolved quite well since the preliminary stage. The narrowing of Tower B was acknowledged and appreciated.

While many of the components are beautifully resolved there was concern that the project lacks an overall vocabulary to tie all the pieces together. It was suggested that the townhouses and the ground level podium façade need to be taken one step further in design development to have a smaller order to them. The various elements could have more order and consistency. The Abbott Street elevation of the mid-rise lacks richness and seems less well resolved than the courtyard side. As well, it was suggested the use of brick appears somewhat appliqué and not integral to the massing. There was a comment that brick is not essential for good streetscape.

With respect to the landscape plaza it was questioned whether there was too much hard surface for a residential courtyard and suggestions to introduce some green in the centre to provide some relief. The Panel expressed concern that the landscape materials are too vague for a complete submission and noted that the character of the courtyard will depend heavily on the quality of the materials. There should also be a strong commitment to providing the necessary structural support to make the landscape plan work and this should be tied down at the dp stage. The use of water to address sustainability issues was acknowledged. One Panel member expressed regret at the lack of connection between the landscape area and the amenity in Tower A and suggested deleting a unit in favour of more amenity to improve the overall livability of the tower.

There was a recommendation that the tower lobbies would benefit from further development, especially at the corner of Abbott and Expo Boulevard which is a very prominent intersection. The resolution of the geometry is very interesting and might be improved by extending the radiating paving patterns through the tower lobby so that it can be appreciated from the corner.

The Panel was generally very satisfied with the mid-rise component and the podium. It was emphasized that the purity of the mid-rise component should not be eroded in design development and that the gap between it and Tower A should be increased to allow more breathing room. The Panel liked the "floating box" appearance of the mid-rise.

There was a question whether the parking is adequately resolved, particularly for the retail component.

One Panel member suggested there is opportunity for twisting Tower A. There was also a suggestion that the expression of Tower A could be improved at the penthouse level which appears somewhat foreshortened.

The Panel was satisfied with the interface with the SkyTrain.

It was noted that the Costco lane will need to have attractive screening.

In general, the Panel thought the project had some really good ideas but they need to be edited and simplified.

- **Applicant's Response:** Jim Hancock, Architect, thanked the Panel for its good analysis and said he concurred with many of the suggestions. Mr. Downs agreed the materials will need to be high quality.

ENGINEERING SERVICES

The development site is subject to a number of significant legal encumbrances including Section 219 Covenants, Statutory Right of Ways, and many other registered charges. The applicant should note that a significant effort is required to meet the obligations set out the agreements currently registered on title, and that failure to meet those obligations will result in delays to the issuance of a development permit.

The approach to subdivision or consolidation of the site will directly impact the decision to release, retain, or assign existing legal encumbrances. The strategy for subdivision as alluded to in the charge summary provided by the applicant, in particular, the intention to create a single air space parcel containing the Keefer Steps, may not comply with the requirements of the Land Title Act.

The applicant must provide a sustainable plan for the distribution of maintenance obligations and other responsibilities related to the Keefer Steps. The burden cannot be allocated solely on the portion of Lot 203 west of Beatty Lane (see Condition A.2.3).

As this is the last “market” site in International Village we will require the applicant to provide an overall review of the parking space allocations and agreements for all of the development lots within International Village and confirm that all parking obligations have been satisfied (see Conditions A.2.8 to A.2.10 and A.2.12).

Parking

The applicant proposes a total of 957 parking spaces, including 590 residential [vs. 597 required], 17 commercial [vs. 16 required], and 38 Stadium Reserve spaces to meet the precinct’s total requirement of 350 spaces for Stadium parking; however, some modifications to the parking layout are still necessary to achieve the required number of parking spaces (see Condition A.1.6). The Stadium Reserve requirements should be fully satisfied (see Condition A.2.8).

Loading

The Parking By-law requires a minimum of 4 Class B loading spaces for the project; however, the application includes only 1 Class A and 3 Class B loading spaces. While one less Class B space than required can prove sufficient, provision of two Class A spaces is necessary to serve small-vehicle deliveries, service companies, and couriers (see Condition A.2.10). Thus, Engineering supports a relaxation of loading based on the requirement that sharing of the (3) three Class B and (2) two Class A loading spaces between commercial and residential takes place and that they provide a written agreement in the form of a Loading Management Plan that they agree to this shared use. Provision of a Loading Management Plan is required because of the need to maximize the use of the loading spaces provided on-site and to avoid the use of Keefer Place, or other street frontage, for loading purposes (see Condition A.2.9). Engineering requires that the loading spaces be located such that there is convenient access to both residential towers and there is a direct access route to all retail units.

Keefer Steps

Provision of measures to assure full accessibility between Beatty Street above and Keefer Place below for persons with disability (and other members of the public who require assistance negotiating the Keefer Steps) was a requirement of the PDP approval. Between Beatty Street and the SkyTrain concourse (at mid-level of the Keefer Steps) the SkyTrain station provides an elevator which might be used by persons with disability, but the applicant must provide confirmation of the availability of this elevator to serve the general public. For the link-up between the mid-level of the Keefer Steps and Keefer Place the applicant previously indicated provision of a funicular, however, has subsequently considered it unachievable. Therefore, it is still an outstanding requirement to provide some type of appropriate elevating device, and assurance that the device would be complementary with the accessibility of the Beatty Station elevator; to assure consistent top-to-bottom service up and down the Beatty Steps for those who require this service. Details of design, operation, and maintenance of an elevating device have yet to be determined (see Condition 1.8).

This site will require all utility services to be underground. All electrical services to the site must be primary with all transformers located on site. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network require a review by the Utilities Management Branch.

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The 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 CENTRE/SOCIAL PLANNING/CULTURAL AFFAIRS

As the proposed play area does not allow informal surveillance from an indoor amenity space, Staff recommend that a covered seating area (providing shade and weather protection) for parents be incorporated near the play area mound and play elements (see Standard Condition A.1.18).

ENVIRONMENTAL PROTECTION BRANCH

The Environmental review indicates that Issuance of a Final Determination or a Certificate of Compliance from the Ministry of Water, Land and Air Protection will be required prior to any occupancy permit for this proposed development site. An erosion and sediment control plan is required for our review and approval at a Building Permit Application stage

PROCESSING CENTRE - BUILDING

This Complete Development Application submission has not been reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Processing Centre-Building staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire fighting access and energy utilization requirements.

Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.

VANCOUVER COASTAL HEALTH AUTHORITY

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

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

- (iv) The underground parking is to be adequately ventilated to prevent the build-up of noxious gases;
- (v) Detailed drawings of amenity spaces to be submitted for review by the Environmental Health Division for compliance with Health By-law #6580 and the Food Premises Regulation prior to construction; and

NOTIFICATION

Two (2) signs were erected on the site on August 22, 2005 and subsequently revised to reflect the complete development application. On January 19, 2006, 510 letters were sent to neighbouring property owners advising them of the complete development application and requesting written feedback by February 3, 2006. To date no responses have been received.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law, the CD-1 By-law and Official Development Plan it requires decisions by the Development Permit Board.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of Section 5.2.5 of the Parking By-law with respect to loading provisions. The Staff Committee supports the relaxation proposed, with the conditions outlined in this report.

The Staff Committee has raised concern that progress on a number of legal and technical items has not occurred which could delay ultimate occupancy of this building. Further, the time needed to fulfill obligations for the completion of the community facilities should not be underestimated and the developer is encouraged to advance this process as soon as possible.

B. Boons
Chair, Development Permit Staff Committee

R. Segal, MAIBC
Senior Development Planner

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

A.1.2 an accurate site plan and landscape plan are to be submitted clearly indicating all the lots that are consolidated and part of this application;

Note to Applicant: The site plan and landscape plan(s) should accurately indicate Lot 197 Plan 23011 District Lot False Creek, Lot 203 Plan LMP11967 District Lot False Creek and a portion of Lot 203 located west, across the lane from the principle site, as consolidated and part of this application.

A.1.3 indication on site plan the proposed setback of Tower B to the centre of Keefer Circle;

A.1.4 submission of an up-to-date copy of the City Building grades plan;

Note to Applicant: Correct building grades are required to accurately determine the proposed building heights and view cone requirements for this site.

A.1.5 compliance with Section 10.11(Relaxation of Limitations on Building Height) of the General Regulations of the Zoning and Development By-law;

Note to Applicant: The mechanical appurtenance for Tower B (elevator machine room) is permitted to extend beyond the permitted height requirement (section 10.11.1) provided that in total it does not exceed one-third of the width of the building nor cover more than 10 percent of the roof area on which they are located as viewed from directly above. Alternatively, Staff would support relaxation for the proposed appurtenances under the Decorative Roof Provision (section 10.11.2)

A.1.6 provision of a minimum of thirteen (13) residential disability spaces and one (1) additional residential parking space in accordance with the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Re-designate one proposed retail space to a residential space and provide an additional five (5) disability spaces designated exclusively for residential use is required. The requested additional 5 disability spaces, when double counted as permitted under Section 4.1.14 (Calculation of Disability Parking Spaces) of the Parking By-law, will satisfy the minimum parking requirement for residential parking spaces for this site.

A.1.7 An original, sealed copy of a survey plan of the site, verified by a British Columbia Land Surveyor is to be submitted, clearly indicating the entire area of the site that is part of this application;

Note to Applicant: The official survey must include Lot 197 Plan 23011 District Lot False Creek, Lot 203 Plan LMP11967 District Lot False Creek and a portion of Lot 203 located west of the site across the lane. The boundaries, elevations and the total floor area must be clearly marked on the submitted survey.

- A.1.8 confirmation, to the satisfaction of the City Manager, Vancouver Park Board, Vancouver School Board, and Director of Social Planning, that the provisions for the delivery of future community facilities are consistent with the CD-1 zoning and the applicable legal agreements;

Note to Applicant: Phasing concept plans for the community facilities submitted for 600 Abbott (Firenze) should be advanced along with an implementation schedule providing for delivery of the facilities as required by the legal agreements

Standard Landscape Conditions

- A.1.9 design development to extend the radial paving pattern found in the corner at Abbott Street and Expo Boulevard into the sidewalk treatment of Keefer Circle on the other side of the building;
- A.1.10 provision of a large scale elevation (1/4"=1' or 1:50) drawing illustrating details of the sculptural planters proposed for the corner plaza of Abbott Street and Expo Boulevard;
- A.1.11 provision of additional details on the Landscape Plan of the materials to be used on the 2nd Level Courtyard for the walkways and the paved areas;
- A.1.12 deletion of the inner row of shrubs in the landscape setback between the Skytrain guideway and the pool wall, and the substitution of a taller species of shrub than the *Euonymus compacta alata* indicated.

Note to Applicant: The shrubs should screen the pool wall and provide some seasonal interest.

- A.1.13 provision of a large scale section (1/4"=1' or 1:50) illustrating the planting depth for the podium edge planter containing a row of trees (*Cornus kousa* Satomi) at the Keefer Circle;
- A.1.14 clarify the provision of an irrigation system for common areas, roof decks and patios. Hose bibs to be provided and noted on drawings;

Note to Applicant: The irrigation system design and installation shall be in accordance with the Irrigation Industry of B.C. Standards and Guidelines

Crime Prevention Through Environmental Design (CPTED)

- A.1.15 design development to separate the elevators from the exit stairs in the underground parking through provision of an additional door to the elevator lobbies;
- A.1.16 design development to reduce opportunities for theft in the underground;

Note to Applicant: Provide an overhead door to the parking access at the building face under the Skytrain right of way, incorporate features as described in the Security Review report dated January 26, 2006

- A.1.17 design development to improve the surveillance at the landscaped open space located adjacent to the pool at the landing area of the Keefer Steps
-

Social Planning/Housing Centre/ Cultural Affairs

- A.1.18 provision of a covered seating area (which provides shade and weather protection for parents) to be incorporated near the play area mound and play elements;

A.2 Standard Engineering Conditions

- A.2.1 arrangements shall be made to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services, the Approving Officer, and the Director of Planning for the consolidation and/or subdivision of Lot 197 False Creek Plan 23011 and Lot 203 False Creek Plan LMP11967. The subdivision or consolidation must be registered in the Land Title Office prior to the issuance of the development permit;

Note to applicant: The legal description of the two lots involved is incomplete - Lot 197 False Creek Plan 23011 and Lot 203 False Creek Plan LMP11967. Title pages should be amended to reflect the correct description. Property line dimensions should be shown on all plan views.

- A.2.2 arrangements must be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:
- a) Release of Statutory Right of Way GD12509 and Section 219 Covenant GD12510 as modified by BF247497 and BF247498 (Abbott Street temporary alignment, see SRW Plan 20030);
 - b) Release of Section 219 Covenant GD110290, Covenant GD110291 and SRW GD110292 as modified by BK353000 and BJ133614; and release of Section 219 Covenant BK353002 (servicing agreements);
 - c) Release of Section 219 Covenant BK353004, Option to Purchase BK353006 (Lot 197), Section 219 "no-build or subdivision" Covenant BK353008 (Social Housing Agreement);
 - d) Release of Section 219 Covenant BK353010 (requirement of social housing units);
 - e) Release of Section 219 Covenant BK353012 (a no build "Park Contribution" covenant) and Section 219 Covenant BK353014 (a "no use" of building until BK353012 has been satisfied); and
 - f) Release (prior to occupancy) of Section 219 Covenant BK353020 (no use) and BK353022 (no build); the "Replacement School Daycare and Community Space Agreement, 1996"; see Appendix H letter from Henderson Developments; "after the construction of the building containing the 175th family unit".

Note to applicant: The applicant must provide evidence demonstrating that the obligations set out in each encumbrance have been fulfilled and submit such evidence, together with a request for release, in writing to the City. There may be other registered encumbrances not listed above that need to be fulfilled/discharged prior to the issuance of the development permit. The applicant's solicitor should be consulted in this regard.

- A.2.3 provision of a sustainable plan for the distribution of maintenance obligations and other responsibilities related to the Keefer Steps;
- A.2.4 modification to the volumetric right of way (SRW Plan LMP30772) and the Keefer Steps agreement (GD110283 - GD110289 as modified) to accommodate the column placements proposed for the Keefer Place colonnade i.e. the present City SRW at this location does not permit any buildings or structures;
- A.2.5 a supplement to the charge summary is required to include an evaluation of all legal notations registered on the title to Lot 197 and 203;
-

Note to Applicant: The charge summary provided did not provide information about legal notations, only charges liens and interests.

- A.2.6 amendment to the right-of-way for the Keefer Steps to reflect the extended plaza area at the top of the steps (see PDP 10.1);
- A.2.7 provision of additional building grades adjacent to all entrances along the property line and on both sides of the proposed crossing at the property lines;
- A.2.8 provision of an overall review of the parking space allocations and agreements for all of the development lots within International Village to confirm that all parking obligations have been satisfied.
- A.2.9 provision of a Parking and Loading Management Plan to the satisfaction of the General Manager Engineering Services;

Note to Applicant: Engineering is prepared to support a relaxation of the required 4 Class B loading spaces to 3 Class A loading spaces based on the requirement that sharing of the three Class B loading spaces [and two Class A loading spaces to be provided] between commercial and residential uses takes place. The provision of a Loading Management Plan is required because of the need to maximize the use of the loading spaces provided on-site and to avoid the use of Keefer Place, or other street frontage, for loading purposes.

- A.2.10 provision of required number of loading spaces as per the Preliminary Development Application approval and required dimensions for Class B Loading spaces;

Note to Applicant: Clarify the location of all Class A Loading Spaces. If the "Van" stall at the parkade entry is to be a Class A stall please mark it accordingly. A throat width of 4.6 metres (15 feet) is required for the Class B Loading Space on Level 1.

- A.2.11 arrangements shall be made to the satisfaction of the General Manager of Engineering Services for the planting of trees and specialty sidewalk treatments on City property;

Note to Applicant: Some of the exposed aggregate banding will require adjustment at the intersections and the curb ramps must be shown correctly. Clarification of the property line along the Beatty lane (next to the Skytrain) is required including bulge and sidewalk proposal along the lane edge. Please provide clarification as to who the sidewalk serves, where it ends and where the pedestrians go to once they reach the westerly end and bulge area

- A.2.12 confirmation that the 60 required Social Housing parking spaces for the International Village site have been provided on Lot 193;

Note to Applicant: If the 60 parking spaces are not already available on Lot 193, then it will be necessary to provide them on this site. See Section 219 Covenant BF173016, SRW BF173017, and Section 219 Covenant BL171944.

- A.2.13 provision of the wheel stops at all locations where stalls are perpendicular to each other or intersect at an angle;

Note to Applicant: A number of parking spaces on Level P1 and P2 require wheel stops.

A.2.14 clarification of provision of a loading corridor from the parking area to all retail units;

Note to Applicant: Show access from the parkade to all units, including the retail units adjacent to Tower A & Tower B lobbies and those facing Keefer Circle. Loading should not occur from Keefer Circle.

A.2.15 provision of correctly dimensioned parking spaces as per the Vancouver Parking By-law;

Note to Applicant: Remark Parking Level P2 Stall #489, 490 and 491 as small car spaces. Re-dimension Parking Level P2 Stall #403 or designated as small car space.

A.2.16 relocation of parking stall #374 on Parking Level P2 to the vacant area adjacent to Parking stall #375;

Note to Applicant: This will eliminate backing up too close to the stairwell exit.

A.2.17 provision of the required aisle width for dead-end spaces for Parking stalls #63 and 64 on Parking Level 1;

Note to Applicant: Access requires excessive backing and / or use of a ramp with a slope of 12.5%.

A.2.18 notation of all security gates and means of activation on plans;

Note to Applicant: Clarify why OHSG at Parking Level P1 (parking stall #299) is required.

A.2.19 further clarification of garbage needs and provision are required; and

Note to Applicant: The submitted letter from Waste Control Services does not provide any comfort that the bins can be picked up from the locations shown. Commercial garbage is at absolute minimums. Please clarify needs for commercial uses. There appears to be only 17 recycling bins for residential uses and 6 for commercial uses, well short of the numbers requested

A.2.20 provision of a crossing application to the satisfaction of the General Manager of Engineering Services.

A.3 Standard Vancouver Coastal Health Authority Conditions

A.3.1 confirmation shall be submitted by the applicant that the acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with or amended by the Medical Health Officer (Senior Environmental Health Officer);

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

Note to Applicant: This acoustic separation is also required for the Tower B theatre and party room where they are adjacent to residential dwellings.

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.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **September 27, 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.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 Amenity areas / common 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 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.2.5 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.
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- B.2.6 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.2.7 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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Processing Centre - Building comments

Processing Centre - Building staff did not review this Complete application. Comments from their review of the Preliminary Application received on May 27, 2005 are reprinted below. The applicant has advised that it acknowledges and understands these comments.

1. Clarify the separation of the buildings, and the applicable construction Article for this project. There appears to be an interconnection between the underground parking proposed for this project and the existing adjacent parking structure, and it appears that Tower A and mid-rise building C are to be constructed as a single building.
 2. Review the definition in Article 3.2.6.1. of the Vancouver Building By-law for a high building to determine the applicability of the requirements of Subsection 3.2.6.
 - *3. Confirm that egress from all floor areas and all exit systems are in conformance with the requirements of Subsections 3.3 and 3.4 of the Vancouver Building Bylaw including, but not limited to, travel distance, number of required means of egress, dead end corridor and exit lobby requirements.
 4. Review the project for exit exposure conditions.
 5. Please ensure that access is provided throughout the building for persons with disabilities in conformance with the requirements of Section 3.8 of the Vancouver Building By-law.
 6. Areas of refuge must be provided in all required exits per Article 3.8.3.19. of the Vancouver Building By-law where one of the alternatives in this Article is not provided.
 7. Review the spatial separation requirements for this project.
 8. It is recommended that the building owner retain a Code consultant to review this complex project.
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