
1133 HOMER STREET (COMPLETE AFTER
PRELIMINARY APPLICATION)
DE409193 - ZONE DD

RRS/BM/DR/DK

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

B. Boons (Chair), Development Services
M. Thomson, Engineering Services
L. Gayman, Real Estate Services
D. Naundorf, Social Planning/Housing Centre
D. Jantzen, Vancouver Coastal Health Authority
T. Driessen, Vancouver Park Board

Also Present:

M. Rondeau, Urban Design & Development Planning
B. Mah, Development Services
D. Robinson, Development Services

APPLICANT:

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

PROPERTY OWNER:

Chandler Homer St. Venture Ltd.
502 - 1168 Hamilton Street
Vancouver, BC
V6B 2S2

EXECUTIVE SUMMARY

- **Proposal:** To construct a 16-storey residential tower incorporating an 8-storey podium, with 192 dwelling units and three levels of underground parking accessed from the lane, including a heritage density transfer of approximately 5,187 sq. ft. from 46 Water Street for a total FSR of 5.18.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building & Fire Comments (Preliminary Application)

Appendix D Plans and Elevations

Appendix E Applicant's Prior to Response

Appendix F Minutes of Urban Design Panel (Preliminary Application)

Appendix G Applicant's Letter - Heritage Density Transfer (Letter "A")

Appendix H Applicant's Letter - Use of Heritage Density

Appendix I DP Board Minutes - Sept. 26, 2005 (Preliminary)

- **Issues:** No Substantive Issues

- **Urban Design Panel:** Unanimous support at preliminary stage. (The Panel did not consider it necessary to review the project at the complete application stage).

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE409193 as submitted, the plans and information forming a part thereof, thereby permitting the development of a 16-storey residential tower incorporating an 8-storey podium, and three levels of underground parking accessed from the

lane, including a heritage density transfer of approximately 5,187 sq. ft. from 46 Water Street, subject to the following conditions:

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

• **Technical Analysis:**

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size	-	-	250 ft. x 120 ft. (nominal)
Site Area	-	-	30,032 sq. ft. (survey plan)
FSR ¹	Basic (Area L1) 5.00 Heritage Density (10%) <u>0.50</u> Total 5.50	-	Residential 5.00 Heritage Density <u>0.18</u> Total 5.18
Floor Area ¹	Basic (Area L1) 150,160 sq. ft. Heritage Density <u>15,016 sq. ft.</u> Total 165,176 sq. ft.	-	Residential 150,160 sq. ft. Heritage Density 5,187 sq. ft. Excess Balcony Area <u>89 sq. ft.</u> Total 155,436 sq. ft.
Balconies	Open 6,214 sq. ft. Enclosed <u>6,214 sq. ft.</u> Total 12,428 sq. ft.	-	Open 7,433 sq. ft. Enclosed <u>5,084 sq. ft.</u> Total 12,517 sq. ft. Maximum <u>12,428 sq. ft.</u> Excess Balcony Area 89 sq. ft.
Height	Area B 300 ft. View Cone 146 ft.	-	Top of Parapet Wall 146.0 ft.
Parking ²	260 Small Car (25%) 55	142 Disability 5	Standard 193 Small Car 25 Disability <u>5</u> Total 223 (Visitors - 12 Standard, 9 Small Car, 5 Disability)
Bicycle Parking ³	-	Class A 240 Class B 6	Class A 255 Class B 6
Loading	-	Class B 1	Class B 1
Amenity	10,000 sq. ft.	-	1,417 sq. ft.
Unit Type	-	-	7 - studio 94 - one-bedroom 6 - one-bedroom + den (3 townhouses) 81 - two-bedroom (17 townhouses) <u>4 - two-bedroom + den</u> 192 units total

¹**Note on FSR/Floor Area:** The Development Permit Board may permit a maximum residential floor space ratio of 5.00 and may also permit a transfer of heritage density (up to 10%) under subsection 12 of Section 3 (Density) of the Downtown Official Development Plan. The proposal is seeking an approximately 3.45% (5,187 sq. ft. including excess balcony area) Heritage Density Transfer with the donor site being identified as 46 Water Street. Purchase of the heritage density must be finalized in order to achieve the proposed FSR/Floor Area. Standard Condition A.1.15 seeks confirmation that the heritage density has been purchased in the amount required from the donor site. At the preliminary stage approved-in-principle was granted for a Heritage Density Transfer of approximately 6.7%.

The figures under the proposed column are taken from the applicant's FSR overlays. Information provided on FSR overlays and drawings are inconsistent and incomplete. Clarification is required to verify the figures. See Standard Condition A.1.1.

²Note on Parking: Required and maximum parking are based on the applicant's residential unit summary. Floor area of all units needs to be verified to determine by-law parking requirements. See Standard Condition A.1.2.

³Note on Bicycle Parking: Some bicycle spaces need clarification. See Standard Condition A.1.10.

• Guideline Technical Analysis - Downtown South Guidelines (excluding Granville Street):

	PERMITTED (MAXIMUM)	RECOMMENDED	PROPOSED
Low-rise Street Enclosure <i>[Sec. 4.1.1(a)(i)]</i>	-	low-rise street enclosure buildings to be min. 30 ft. high	60 ft. @ Homer St. elevation
Tower Height <i>[Section 4.1.2]</i>	maximum discretionary height at 300 ft.	-	146.0 ft.
Tower Width or Depth ¹ for floors above 70 ft. Height <i>[Section 4.3.1(a)]</i>	90 ft.	range of 75 ft. - 85 ft.	97 ft. in width (levels 9 - 14) 76 ft. in depth 83 ft. in width (levels 15 & 16) 76 ft. in depth
Tower Floor Plate for floors above 70 ft. Height ² <i>[Section 4.1.3(b)]</i>	maximum floor plate to be limited to 5,000 sq. ft for 200 ft. height.		6,119 sq. ft. (level 9) 6,367 sq. ft. (levels 10 - 14) 5,220 sq. ft. (levels 15 & 16)
Floor-to-Floor Heights <i>[Section 4.1.4]</i>	maximum average floor-to-floor heights of 10.0 ft.	typical floor-to-floor heights generally between 8.5 ft. and 9.0 ft.	8.63 ft. (levels 1, 2 & 16) 8.96 ft. typical (levels 3 - 15)
Front Yard & Setbacks <i>[Section 4.2.1]</i>	20 ft. (\leq 70 ft. height) no maximum over 70 ft.	12 ft. for all heights	14 ft./12 ft.
Side Yard & Setbacks Exterior Side ³ <i>[Section 4.2.2(a)]</i>	20 ft. (\leq 70 ft. height)	12 ft. for all heights	12.5/13.2 ft. (level 1) 12.0 ft. (levels 2 & 3) 13.2 ft. (levels 4 & 5) 15.0 ft. (level 6)
Interior Side ⁴ <i>[Section 4.2.2(d)]</i>	no maximum for all heights	40 ft. (\geq 70 ft. height)	9.2 ft. (levels 6 - 8) 17.2 ft. (levels 9 - 14) ~24.0 ft. (levels 15 & 16)
Rear Yard & Setbacks ⁵ <i>[Section 4.2.3(a)]</i>	-	10 ft. (\leq 35 ft. height) 30 ft. ($>$ 35 ft. height)	3/30 ft. (levels 1 - 3) 3/30/32 ft. (levels 4 - 5) 25/30/32 ft. (level 6) 30/32/40 ft. (level 7) 30/37/46 ft. (level 8) 30 ft. (levels 9 - 16)
Street Definition for corner sites ⁶ <i>[Section 4.2.3(c)]</i>	70 ft. height 110 ft. distance along lane	30 ft. height 40 ft. distance along lane	60 ft. 32.8 ft.
Horizontal Angle of Daylight ⁷ <i>[Section 4.4]</i>	-	habitable rooms to have at least one window with unobstructed view of 50° or sum of 70° over a distance of 80 ft.	several interior areas/room do not have access to natural daylight
Lower Floor of Building ⁸ <i>[Section 5.5.1(d)]</i>	-	main floor of residential units should be located approximately 3.0 ft. above grade	varies from approx. 2.3 ft. to 3.2 ft. above grade along Homer St. and approx. 2.5 ft. above grade along Helmcken St.
Awnings, Canopies, Recesses and Arcades <i>[Section 5.6]</i>	-	weather protection to be provided over entrances to	canopy over building entrance and cantilevered floors above

	PERMITTED (MAXIMUM)	RECOMMENDED	PROPOSED
		residential uses and encouraged where appropriate on non-retail streets	townhouse entries
Semi-Private Open Space ⁹ [Section 7.2]	-	residential units to provide an aggregate area of 50 sq. ft. per unit (192 units x 50 sq. ft. = 9,600 sq. ft.)	needs clarification
Private Open Space ¹⁰ [Section 7.3]	-	residential units to have access to a private outdoor space with a minimum width of 6 ft.	Varies from 1.2 ft. to 10 ft.

^{1,2} **Note on Tower Width or Depth and Floor Plate:** Given the view corridor which limits tower height to 146 ft., staff support the proposed tower width and floor plate. Note: This was approved in principle at Preliminary stage). Floor plates include elevator cores, storage, stairs, enclosed balconies, etc. but exclude open balconies.

^{3,4,5 &6} **Note on Side Yard, Rear Yard, Street Definition & Setbacks:** Staff support the overall massing, including the tower position, yards, setbacks and streetscape massing. (Note: These were approved in principle at Preliminary stage.)

⁷ **Note on Horizontal Angle of Daylight:** Several habitable areas on level 2 and a den on level 7 do not have any window. All habitable areas/room must have at least one window on an exterior wall. See Standard Condition A.1.8.

⁸ **Note on Lower Floor of Building:** Staff are satisfied with the relationship of the residential units to grade.

⁹ **Note on Semi-Private Open Space:** The amount of common open space at or close to grade and on podium roofs has been maximized. Staff support the open spaces as proposed.

¹⁰ **Note on Private Open Space:** Studio units do not have balconies except one. While the proposed private balconies are small, they are well configured within the unit layouts. Staff support the proposed private open space provision.

● **Legal Description**

Lot: 29 - 38
Block: 95
Plan: 210
District Lot: 541

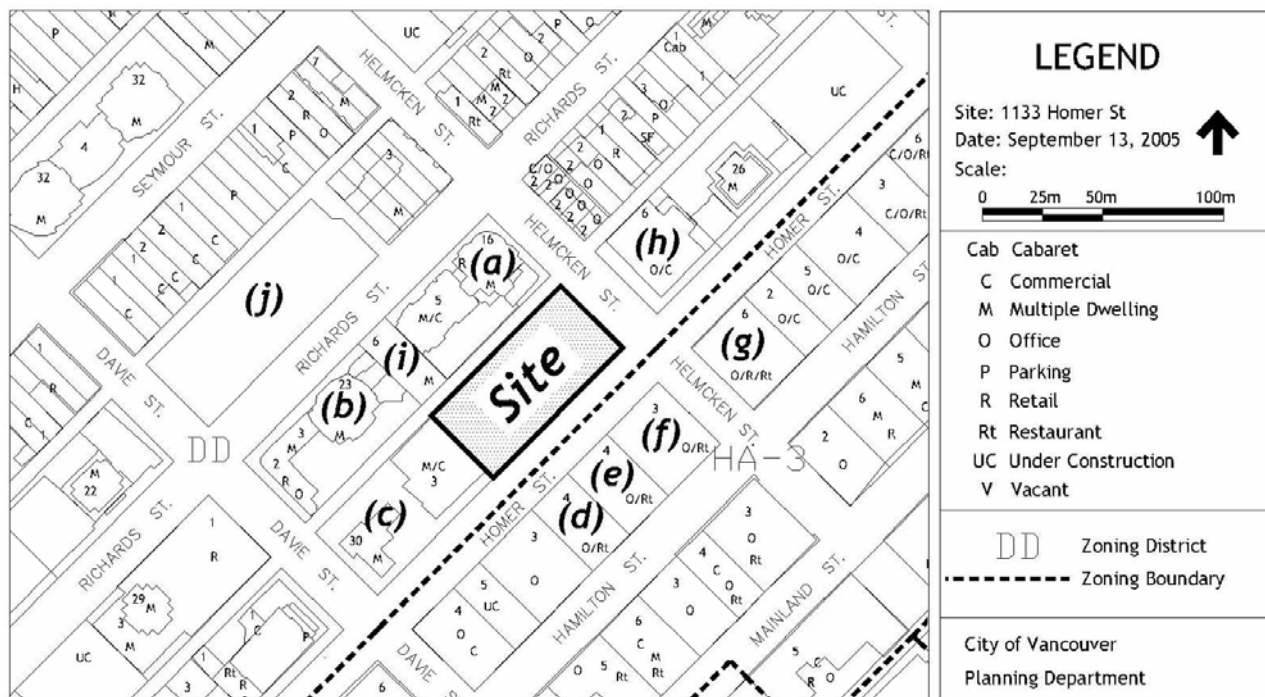
● **History of Application:**

05 09 26 Dev Permit Board Approval in Principle
05 11 02 Complete DE Submitted
06 01 18 Development Permit Staff Committee

● **Site:** The site is located on the southwest corner of Homer and Helmcken Streets across the lane from the "Robinson Tower" at 488 Helmcken Street and adjacent to "City Crest Tower" at 1155 Homer Street and at 1188 Richards Street.

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

- (a) 488 Helmcken Street - 17-storey residential tower with townhouse podium (Robinson Tower)
- (b) 1188 Richards Street - 24-storey residential tower with townhouse podium
- (c) 1155 Homer Street - 29-storey residential tower with townhouse podium (City Crest Tower)
- (d) 1140 Homer Street - 4-storey, restaurant/retail/office
- (e) 1128 Homer Street - 4-storey, restaurant/retail/office
- (f) 1118 Homer Street - 4-storey, restaurant/retail/office
- (g) 1090 Homer Street - 6-storey, restaurant/retail/office
- (h) 1085 Homer Street - 6-storey, office/retail
- (i) 1168 Richards Street - 6-storey, residential (Under construction)
- (j) Emery Barnes Park - (Phase 1 completed)



● **Background:** The preliminary application, based on an 8-storey podium and 16 storey tower, was supported by the Urban Design Panel and on Sept 26, 2005, the Development Permit Board approved in principle the preliminary application subject to several detailed conditions.

● **Response to Preliminary Conditions:** Following are the preliminary (PDP) conditions (*italics*), a description of the applicant's response and Staff's assessment.

PDP 1.1 *design development to the south party wall to architecturally treat the remaining south facing blank walls to improve the transition from the neighbouring existing podium;*

Response/Staff Assessment: The south party wall materials have been enhanced to improve its appearance where it projects (2 storeys) above the neighbouring podium. The condition is satisfied.

PDP 1.2 *design development to the three Helmcken-fronting two-storey townhouse units to achieve a proper ground floor/sidewalk relationship (entry level minimum 2' - 6" above adjacent sidewalk) for privacy and livability;*

Note to Applicant: This will necessitate adjustments to the layout of these units, with a possible loss of floor area.

Response/Staff Assessment: The unit layouts have been revised to satisfy the condition.

PDP 1.3 *design development to raise the ground floor of the Homer-fronting two-storey townhouse units to ensure that they are a minimum of 2' - 6" above sidewalk grade, for privacy and livability;*

Response/Staff Assessment: All townhouse units now comply. The condition is satisfied.

PDP 1.4 *design development to diminish the scale of the podium's lane-facing uppermost parapet and rooftop exit stair to reduce the podium's overall sense of scale for neighbouring residences at 488 Helmcken; and*

Note to Applicant: Further pulling back of the podium roof parapet and sculpting/lowering the exit stair enclosure is recommended.

Response/Staff Assessment: The podium parapet and exit stair have been further articulated and sculpted to satisfy the condition.

PDP 1.5 *design development at the landscaped lane edge of the common open space to provide an appropriate fence for security while preserving landscape quality and casual surveillance of the lane.*

Response/Staff Assessment: An attractive fence has been carefully incorporated into the landscaping. The condition is satisfied.

● **Conclusion:** The proposed responses satisfy the preliminary conditions. Staff recommend approval, with no further design conditions.

URBAN DESIGN PANEL

The Panel reviewed and unanimously supported the revised preliminary application on July 6, 2005. (See Appendix F - Minutes of the Urban Design Panel (Preliminary Application)). The Panel, given its strong support at the Preliminary application stage, determined that it did not need to see the project again at the Complete application stage.

ENGINEERING SERVICES

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

The applicant is reminded of the commitment they made as part of their response to the preliminary development permit conditions (see prior-to letter of October 6, 2005 - condition A.2.11) to ensure release of 3 commercial crossing agreements 65097H, 116443M, and 181163M prior-to occupancy of the proposed development. The applicant is to advise Engineering Services when the crossings have been removed and the sidewalk restored.

HERITAGE PLANNING

The applicant has confirmed that they have reached agreement with Blood Alley Holdings Inc as the registered donor site at 46 Water Street to sell 15,000 sq. ft. of heritage density to Chandler Homer Street Ventures Ltd. (See Appendix G - Applicant's Letter "A" - Heritage Density Transfer) The applicant intends to use 5, 187 sq.ft. of the transferred density for it's proposal at 1133 Homer Street. It is the applicant's intention to revise their agreement for the amount of the heritage density transfer to match the density required for an approved development permit at 1133 Homer Street. This will be documented as Applicant's Letter "B" - Heritage Density Transfer at the prior to response stage. (See Appendix H - Applicant's Letter - Use of Heritage Density and condition A.1.14).

The Heritage Group/Planning notes that the building permit for the rehabilitation of 46 Water Street is pending and not issued. The heritage density is transferable when the project has a Building Permit and the donor has confirmed that the rehabilitation is complete and/or a letter of credit is provided commensurate with the amount of density to be transferred.

SOCIAL PLANNING/HOUSING CENTRE

The proposed building contains 67 units (35% of total) on the lower eight floors with two or more bedrooms. There are 85 units in the building with two or more bedrooms. The building is located near local parks and is within 500m of Elsie Roy Elementary School and Dorothy Lam Child Development hub, making it an attractive address for families with children.

While the proposed development does include a children's play area with resilient surfacing on the 9th floor shown adjacent to the indoor amenity room, as per the High Density Housing for Families with Children Guidelines, the plans do not indicate a washroom within the amenity room. Staff recommend design development to include an accessible washroom at this location. (See condition A.1.16).

Currently the landscape plans include a plant (Hick's Yew - *taxus x media* "Hiscksii") on the list of toxic plants within reach of the children's play area. Staff recommend that another choice of plant material be made for this area. (See condition A.1.17)

ENVIRONMENTAL PROTECTION BRANCH

The City has received clearance from the Ministry of Environment for 1111-1119 Homer Street (Lots 29 - 34) in the form of a Director's Approval. A Certificate of Compliance has been issued for 1101 Homer for on-site commercial and off-site residential land use. There is no schedule 2 activity use for 1107 Homer St. This development permit application is approved by the Environmental Protection Branch subject to conditions B.2.8 and B.2.9. An erosion and sediment control plan is required for Branch review and approval at the Building Permit application stage.

PROCESSING CENTRE - BUILDING

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

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

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

VANCOUVER COASTAL HEALTH AUTHORITY

The garbage storage area is to be designed to minimize nuisances.

The underground parking is to be adequately ventilated to prevent the build-up of noxious gases.

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.

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.

An acoustical report, submitted for this development, has been reviewed and accepted.

NOTIFICATION

Two (2) signs were erected on the site on November 18, 2005. On November 21, 2005, 1,825 letters were sent to neighbouring property owners advising them of the application. The two week notification response period closed on January 6, 2006. The applicant indicated they have no pre-purchasers (on this or other nearby sites) who may be affected by this proposed development.

The City received 6 letters of response to the notification. All 6 letters expressed either opposition or concerns regarding the proposal.

Neighbouring Concerns are as follows:

1. Concern with the additional density proposed from the transfer of heritage density to this site;
2. General concern about shadowing by property owners at 1090 Homer and 1188 Richards Streets.
3. Concern that the tower height is too high;
4. Avoid elevator and mechanical equipment that increases the tower height above 16 storeys;
5. Encourage the developer to use brick as an exterior cladding material;
6. Request for additional landscaping and building articulation on the south elevation of the proposal adjacent to 1155 Homer St ("City Crest" Tower (3 responses));
7. Ensure that an easement agreement for crane swing is required over 1090 Homer St if needed for construction;
8. Ensure that possible site contamination does not affect property at 1090 Homer St;

Staff Response:

Density, Shadowing, Height (Items 1,2,3, & 4 above):

The Heritage Density now being brought to the site is only 5,187 sq.ft. (3.45%) - considerably less than approved in principle at the preliminary stage (10,025 sq.ft. or 6.7%). Staff consider this proposal to be satisfactorily absorbing this additional density. With respect to overall shadowing and tower height staff consider the project's massing and resulting impacts to be acceptable noting that the tower conforms to the view corridor height of 146 ft. (permitted height in this zone is 300 ft.) and further, that the project's massing and height was approved in principle at the preliminary stage. With respect to mechanical equipment etc. causing increases to the tower height, this cannot happen as the height cannot exceed 146 feet.

Materials, Landscaping and Articulation (Items 5 & 6)

Staff and the Urban Design Panel consider the proposal to be very handsomely designed in terms of its architecture , including extensive use of brick, and landscape architecture.

Crane Swings and Site Contamination (Items 7 & 8)

Crane swings are regulated on the use of the street and airspace over the street for construction purposes (along with Workers Compensation) by the City Engineering Department. Any use of air space over private property requires the property Owners consent which is a privately administered arrangement between the developer and the adjacent private property Owners.

Remediation of potential site contamination is required as a condition of approval (See condition A.3.1 & A.3.2)

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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

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.

The Committee recommends approval, subject to conditions as noted in the staff report.

B. Boons
Chair, Development Permit Staff Committee

R. Segal, MAIBC
Senior Development Planner

B. Mah
Project Coordinator

Project Facilitator: D. Robinson

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

A.1.1 verify and confirm proposed FSR/floor areas;

Note to Applicant: Dimensions used to calculate floor areas, exclusions and voids must be shown on both FSR overlays and drawings. Floor plans and FSR overlays must have matching outside perimeter dimensions, including overall dimensions (length and width). Dimensions must be consistent on both FSR overlays and drawings. Delete Type C and Type D wall types from FSR overlay (FSR 1.0) and from the Building Envelope Professional's letter if not applicable. Provide exterior wall type and assembly details where glazing (windows/doors) occurs to qualify for exclusion from FSR. Clarify extent of pilasters on floor plans and east elevation. Identify all roof areas and semi-private open spaces, including area (square footage) of semi-private open spaces provided.

To qualify for exclusion from FSR, storage rooms must not exceed 40 sq. ft. and have a minimum clear horizontal dimension of 4 ft. in all directions. Refer to Planning By-law Administration Bulletin titled "Bulk Storage - Residential Developments" for more information.

A.1.2 provide a summary of all residential unit floor areas, excluding storage and enclosed balcony areas;

Note to Applicant: Under Section 4.3.9 of the Parking By-law, parking requirements for dwelling uses in the Downtown South area are based on unit floor areas.

A.1.3 increase scale of floor plans to a minimum of 1/8" = 1' 0" and size of fonts for easier reading;

Note to Applicant: Show all cantilevered floors above and entrance canopy using dashed lines on floor plans. Clarify patios at rear and use of room adjacent to entrance of unit TH3 on Level 1, trees adjacent to lane and open to below spaces on Level 2, and access to all decks. Reconcile floor plans with landscape plans. Reduce large enclosed balcony in unit 5 on Level 8. Indicate setbacks of development on Level 1, Level 2 and underground parking structure from all property lines. Provide elevation for top of parapet wall of podium, including height at Homer and Helmcken Streets.

Revise technical information under Project Data on DP 0.2 to reflect proposed development. Delete DP 6.1, DP 6.2 and DP 6.3 from Drawing List on cover sheet

A.1.4 provide a minimum of 398 sq. ft. of floor area for smaller units;

Note to Applicant: Floor area is to be calculated to the inside (not centre line) of walls of units and does not include any storage and/or enclosed balcony areas.

A.1.5 clarify use of all amenity spaces;

Note to Applicant: Provide details of type of amenity space, equipment and/or furnishings. A letter of undertaking signed by the owners regarding furnishing and availability for use of the amenity areas by all occupants of the building is required. Refer to Planning By-law Administration Bulletin titled "Amenity Areas - Excluded From Floor Space Ratio" for more information.

A.1.6 provide details of balcony enclosures;

Note to Applicant: 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 (tile or stone), a flush threshold at the bottom of the door [for disabled access], large, operable 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." Limitations on the amount of exclusions and enclosures permitted are described within the regulations of the respective District Schedule or Official Development Plan that apply to the specific site. For further details and specifications on enclosure requirements, refer to the Council-approved Balcony Enclosure Guidelines.

A.1.7 demonstrate and show that all habitable rooms and areas meet the horizontal angle of daylight requirements;

Note to Applicant: Clearly identify situations that do not meet or comply with the daylight angle requirements.

A.1.8 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.1.9 provide details of all parking spaces to comply with the applicable provisions of the Parking By-law, having particular regard to space sizes, manoeuvring, height clearances, curbs, etc., including identification of any visitor parking spaces;

Note to Applicant: Spaces located next to walls and structure require extra width. Column sizes, spacing and encroachment into parking spaces may be permitted, subject to compliance with the City Engineer's guidelines. Entrances, exits, drive aisles and other access and egress to disability parking spaces must have a minimum vertical clearance of 7.5 ft. There is no requirement for visitor parking spaces. Correctly number parking spaces on parking level 1 and provide details of security screens between parking areas.

A.1.10 clarify number of Class A and Class B bicycle parking spaces:

Note to Applicant: Columns that encroach in or obstruct access to bicycle parking spaces cannot be counted as provided spaces. Provide individual access to each bicycle room. Show number of Class B bicycle parking spaces at lobby entrance on Level 1 floor plan.

A.1.11 provide notation on plans stating: "The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law.";

A.1.12 provide notation on plans stating: "The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law.";

A.1.13 provide details of privacy screens, canopies and patio walls at grade;

Note to Applicant: Large scale, detailed drawings and sections of at-grade patio walls along the north and east elevations should be provided.

- A.1.14 submit a letter (B) [sample attached], completed by the owner of the “donor” site, confirming that 5,187 sq. ft. of heritage density has been sold to the developer of the “receiver” site, and also confirming the balance of transferable heritage density remaining on the donor site;

Note to Applicant: The applicant is advised that the “donor” will, by signing the Letter “B”, need to confirm that the project at 46 Water Street has undertaken the rehabilitation and/or provided the City with a Letter of Credit commensurate with the amount of the density to be transferred.

Crime Prevention Through Environmental Design (CPTED) Conditions

- A.1.15 design development to reduce opportunities for mail theft by relocating the mail boxes to be within full view of the elevators;

Social Planning Conditions

- A.1.16 design development to provide an accessible washroom located off the amenity room on the 9th floor; and
- A.1.17 design development to remove and replace toxic plants adjacent to children's play area.

Note to Applicant: Indoor and outdoor play structures should be located on resilient surfacing. Particular care should be given to avoid the use of toxic plants and landscaping materials in and around the outdoor play area (a list of toxic plants is available as an appendix to the City's Childcare Design Guidelines available on line at <http://vancouver.ca/commsvcs/Guidelines/C017.pdf>).

A.2 Standard Engineering Conditions

- A.2.1 modify design of main parking ramp to provide an acceptable ramp slope beyond the first 20 ft., in compliance with Engineering Services Design Supplement and improve transition along eastern side of ramp for exiting vehicles;

Note to Applicant: Areas of concern include overall steepness of ramp slope, apparent 36.8% slope through corner cut and accuracy of slope shown at bottom of ramp. Introduction of a radius or modified wall through corner of electrical room is required. Contact Robert Waite of Parking Branch, at 604-873-7217 to discuss further.

- A.2.2 provide design elevations along lane property line on both sides of entrance to residential loading and passenger drop-off space and within maneuvering area;
- A.2.3 provide adequate two-way vehicle flow around staircase opposite parking spaces R30 and R31 on all parking levels;

Note to Applicant: Relocation of stair westward is recommended. Provision of sufficient glazing to provide drivers visibility of oncoming inbound vehicles is also recommended.

- A.2.4 provide column placement in compliance with Engineering Services Parking and Loading Design Supplement;

Note to Applicant: On all three parking levels, there are numerous parking spaces located along northerly property line which do not comply with column setback requirements.

- A.2.5 provide a majority of disability parking spaces within secured residential parking areas;
-

Note to Applicant: Relocating the residential overhead security gate is a simpler means of accomplishing this.

A.2.6 clarify if parking space R11 on parking level 1 is intended to be a small car space;

Note to Applicant: Parking spaces R7, R8 and R9 within the visitor parking area are all identified as small car spaces due to the presence of a tree pit above.

A.2.7 provide an improved section drawing through the main parking ramp;

Note to Applicant: This section should clearly indicate provision of an unobstructed 2.3 m unobstructed vertical clearance to the underside of the raised overhead gate and any other structure above.

A.2.8 revise garbage room doors to not swing into drive aisle;

A.2.9 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for site consolidation;

A.2.10 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for the relocation of the hydro pole in the lane that blocks access from the porte-cochere;

A.2.11 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for street trees.

Note to Applicant: Street trees must conform to standard spacing and clearance. Tree species must be approved by the Park Board. Before purchase of trees, final tree locations to be determined to the satisfaction of the General Manager of Engineering Services. Also, a separate application to Engineering Services is required for street trees, tree grates and any other non-standard treatment of City sidewalks. A separate application is required for the planting of trees and specialty sidewalk treatments on city property. Forward a copy of the landscape plan directly to Engineering Services for review.

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated January 18, 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 **August 14, 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 All approved street trees shall be planted in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- B.2.4 Amenity spaces of 1,417 ft.², 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 and occupants 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 and users of this building.

- 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.
 - B.2.6 In accordance with the Private Property Tree By-law No. 7347, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
 - B.2.7 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
 - B.2.8 A qualified environmental consultant shall be available to identify, characterize and appropriately manage any media of suspect environmental quality encountered during any sub-surface work at the site.
 - B.2.9 A Certificate of Compliance shall be issued prior to occupancy for Lots 29 - 33 inclusive.
 - B.2.10 This site is affected by the Development Cost Levy By-law No. 6924. Levies will be required to be paid prior to issuance of Building Permits.
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Processing Centre - Building comments (Preliminary Application)

The following comments have been provided by Processing Centre - Building and are based on the architectural drawings received on February 14, 2005 for the *preliminary development application*. This is a preliminary review intended to identify areas in which the proposal may conflict with requirements of the Vancouver Building By-law and forms part of the staff report for the *complete application* as information only.

1. * This building appears to exceed 18m in building height, measured from grade to the floor level of the top storey and if so, the highrise requirements from Subsection 3.2.6 are applicable. In particular, note that above and below grade exits are required to be separate. It appears that the second parkade exit stair also serves the above grade levels.
2. Spatial separation and exposure protection requirements for the project should be analyzed, to ensure compliance with Subsection 3.2.3.
3. Within the parkade, a vestibule is required for the exit stair adjacent to the elevator core, per Sentence 3.3.5.4.(1).
4. On any parkade level where disabled parking is provided, areas of refuge are necessary for all required exit stairs, per Article 3.8.3.19.
5. Ensure that the travel distance to an exit within the parkade is a maximum of 45m, per Sentence 3.4.2.5.(1).
6. At Level 1, one of the tower exit stairs appears to discharge through the adjacent lobby. Review the requirements of Article 3.4.4.2 and ensure that the proposed arrangement complies.
7. On residential Levels 3 through 8, ensure that dead end corridors meet the 6m length limit of Sentence 3.3.1.9.(7).
8. On residential Levels 3 through 15, check the enhanced accessibility requirements of Sentence 3.8.2.27.(4).
9. If the roof deck at Level 8 is occupied, it will require two means of egress if the occupant load exceeds 60 persons. Please review and ensure the proposed design complies.

*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

The Applicant is to note Vancouver Building By-law requirements that are applicable for building applications received on or after August 15, 2003, regarding the provision of accessible access to all storeys. For further information, see Bulletins 2002-06-BU (July 22, 2002), and 2002-08-BU (August 28, 2002). The Applicant is to note that Vancouver Building By-law requirements that are applicable to

building applications received on or after June 1, 2003, regarding new elevator devices and alterations to existing ones, which will need to conform to the new elevator code. For further information, see www.city.vancouver.bc.ca/commsvcs/CBOFFICIAL/pdf/BCI2003-003.PDF.

Fire and Rescue Services Comments (Preliminary Application)

The following comments have been provided by Fire and Rescue Services and are based on the architectural drawings received on February 14, 2005 for the *preliminary development application*. This is a preliminary review intended to identify areas in which the proposal may conflict with fire provisions of the Vancouver Building By-law and forms part of the staff report for the *complete application* as information only.

1. DE for 15 storey residential building with 3 levels of U/G parking. Note: Building is residential ONLY. Proposed building is at SW corner of Helmcken & Homer Streets. Main building is high building with low-rise and Townhouses at base.

2. Clarify distance to principal entrance/address (fire dept response to residential lobby) which are approximately 35' from Homer St curb.

Clarify distance to access stair (right side of centre core) for above grade levels which are approximately 53' from main entry doors.

Clarify distance to access stair (left side of centre core) for below grade levels which area approximately 47' from main entry doors.

*Provide Graphic Floor Plan @ CACF panel + signage. Note: Centre core stairs are scissor stairs.

3. *Stair access required to roof.

4. *Review sprinkler zoning, fire alarm annunciation and standpipe coverage for 3 Townhouses facing Helmcken St.

5. *Review standpipe coverage for Levels 1-7. Note: Some Townhouse Units do not have internal standpipe coverage.

* Items marked with an asterisk have been identified as Fire Department concerns. Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the 'Prior To' response.
