

821 CAMBIE STREET (COMPLETE APPLICATION)
DE409233 - ZONE CD-1 (Pending)

MBR/TC/DR/LJ

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
V. Morris, Social Planning/Office of Cultural Affairs

Also Present:

M.B. Rondeau, Urban Design & Develop Planning
T. Chen, Development Services
D. Robinson, Development Services
P. Pinsker, Engineering Services

APPLICANT:

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

PROPERTY OWNER:

Raffles on Robson Dev. Ltd.
6908 Laburnum Street
Vancouver, BC
V6P 5M9

EXECUTIVE SUMMARY

- **Proposal:** To construct a 23 storey mixed use building including a residential tower with 145 dwelling units on a three storey mixed use podium containing 5 general office live-work units, retail, office, and restaurant uses, with 6 levels of underground parking accessed from the lane. The proposal includes a transfer of heritage density to the site as a result of rezoning.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

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

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F Rezoning Public Hearing Minutes

Appendix G Site Survey

● **Issues:**

There are no substantive issues.

● **Urban Design Panel: Support**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE409233 as submitted, subject to enactment of the CD-1 By-law and Council approval of the final form of development, the plans and information forming a part thereof, thereby permitting the construction of a 23 storey mixed use building including a residential tower with 145 dwelling units on a three-storey mixed use podium containing 5 general office live-work units, retail, office and restaurant uses, and six levels of underground parking accessed from the lane, subject to the following conditions:

- 1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

- 1.1 design development to the Cambie Streetscape public realm by increasing the amount of landscaping and by refining the live-work building frontage;

Note to Applicant: This can be achieved by;

- removing the canopies over the patios of the live-work units,
- re-incorporating an inside row of small trees into the ground oriented planters
- orienting front doors to all the units to the street, and
- enlarging the planters where wheelchair access to the units is not required in the front setback area.

- 1.2 design development to further enrich the Robson Street public realm treatment in coordination with Engineering Services; (See also Condition A.2.12)

Note to Applicant: This can be achieved by;

- showing any furnishings such as refuse containers, light poles, benches on the plans,
- locating the bicycle racks to the curb,
- angling the paving banding to match the building setback and adding banding to highlight the corner, and
- providing rolled rim concrete pots and planting punctuating the building columns.

Arrangements shall be made to the satisfaction of the General Manager of Engineering Services.

- 1.3 design development to improve the lane environment;

Note to Applicant: This can be achieved by;

- reducing deep overhang areas to approximately 3 ft. (0.9m) setback under the office above,
- relocating landscaping shown on the lane property (as noted in condition A.2.2) to the setback area,
- adding vine pockets with un-climbable mesh support at the exits stairs (this may require setting back the stairs several inches for the mesh), and
- providing high quality building materials such as brick to portions of the ground level.
- all public realm development will be to the approval of the General Manager of Engineering Services.

- 1.4 design development to simplify the architectural expression of the building and clarify details of proposed finishes;

Note to Applicant: Confirm glazing system for mosaic glass pattern and provide details of joining between different materials.

- 1.5 design development to better resolve the Robson Street corner architectural expression and the horizontal stone lintel element;

Note to Applicant: The lintel expresses a long span that is contrary to the stone material and can be better expressed with architectural concrete.

- 1.6 design development to the elevator penthouse to provide articulation and interest through the introduction of window pattern to be backlit at night;

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

• Technical Analysis:

	PERMITTED (MAXIMUM)		REQUIRED		PROPOSED	
Site Size ¹					120ft. x 175ft. (pre-dedication) (36.58m x 53.34m)	
Site Area ¹					20,986 sq ft. (pre-dedication) (1 949.6 m ²)	
Floor Area ²	Total ft. Dwelling and Gen. office live-work	158,400 sq (14 715.4 m ²) 125,258sqft. (11 636.5 m ²)	Commercial	33,122sqft. (3 077.0 m ²)	Dwelling and Gen. office live-work Commercial (Retail, office and restaurant) Total	125,115sqft. (11 623.2 m ²) 33,235sqft. (3 087.5 m ²) 158,350sqft. (14 710.7 m ²)
Height	233 ft. (71m)				Roof slab of uppermost habitable floor 229.5 ft. (69.95m) Mechanical penthouse roof 238.6 ft. (72.72m)	
Parking ³	Dwelling uses General office- Live work	206	Dwelling uses General office- Live work	112	Dwelling uses General office- Live work	165
	All other uses (ie.) Commercial)	39	All other uses (ie.) Commercial)	33	Commercial (Retail/Office and Restaurant)	116
	Parking (150 Robson Street)	50			Parking (150 Robson Street)	50
	Total	<u>295</u>	Total	<u>145</u>	Total	<u>331</u>
	Small car (25%)	83	Disability	8	Disability Small Car Visitors'	7 65 (20%) 15
Loading			Class B		Class B	
			Dwelling uses	1	Dwelling uses	1
			Office	1	Office	1
			Ret. and Rest.	<u>2</u>	Ret. and Rest.	<u>2</u>
			Total	4	Total	4
Bicycles ⁴			Class A Class B		Class A Class B	
			Dwelling uses	188 6	Dwelling uses	189 12
			Office	18 6	Office	1 12
			Ret. and Rest.	<u>3</u> <u>6</u>	Ret. and Rest.	<u>3</u> <u>6</u>
			Total	192 18	Total	193 30
Amenities	10,000 sq.ft. (929 m ²)				2,143 sq.ft. (199 m ²) (2 nd and 4 th floor fitness room, meeting room and lounge area)	
Balconies	Open ft. Enclosed ft.	10,001 sq (929 m ²) 5,000 sq (464.5 m ²)			Open Enclosed	4,384 sq ft. (407.3 m ²) 4,656 sq ft. (432.5 m ²)

- ¹ **Note on Site Size and Site Area:** The development requires a dedication of road to the Robson Street building line setback. Condition A.1.6 seeks clarification of the site dimensions and site area, confirmed by an up-to-date survey plan. The individual sites are to be consolidated.
- ² **Note on Floor Area:** The CD-1 By-law regulations governing this site permits residential floor area to exceed 5852.7 m² (63,000 sq.ft.), subject to a minimum commercial floor area of 3 077 m² (33,122 sq.ft.) being provided. The FSR for this site is calculated at 7.55 and is comprised of 5.96 FSR for residential uses and 1.58 FSR for commercial uses. The CD-1 By-law regulations governing this site do not specify FSR requirements, but do specify total floor areas for uses. The FSR is provided for reference purposes only.
- ³ **Note on Parking:** The commercial parking is beyond the maximum permitted, and Condition A.1.4 seeks compliance. Further, the development is deficient by one disability parking space and Condition A.1.5 seeks compliance. The development is to provide 50 parking spaces for the adjacent site (Catholic Charities, located at 150 Robson Street), as per the conditions of the rezoning. Arrangements to secure these spaces is sought as a condition of rezoning enactment (See Appendix F).
- ⁴ **Note on Bicycles:** As per the Public Hearing with City Council, staff is suggesting that an additional 14 Class A bicycle spaces be provided, (in addition to the 1 provided as per the Parking By-law) for commuter bicycle parking, and noted in Standard Condition A.1.8. See page 7, Background, for further discussion on commuter bicycle parking.

• **Legal Description**

Lots: 32 - 38
 Block: 67
 Plan: 210
 District Lot: 541

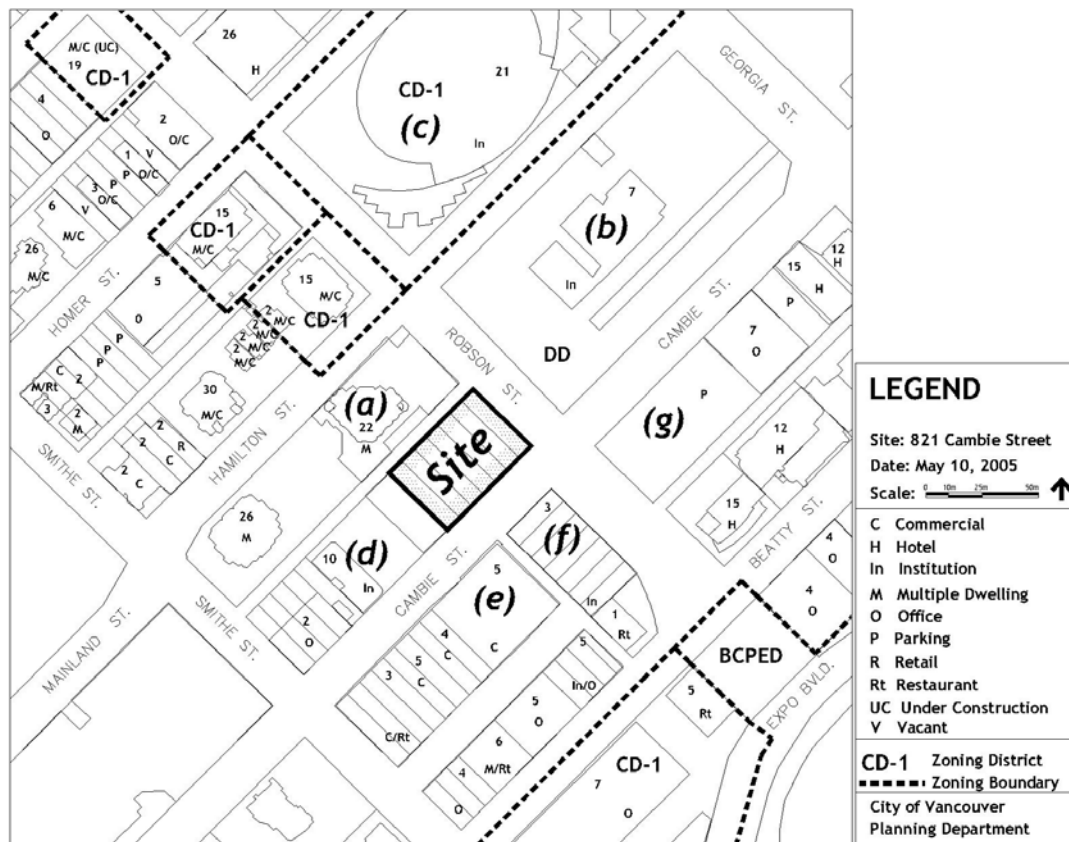
• **History of Application:**

05 03 02 Complete DE submitted
 05 05 25 Urban Design Panel
 05 06 08 Development Permit Staff Committee

• **Site:** The site is located on the southwest corner of Cambie and Robson Streets with 3 driveway crossings on Cambie St. It is presently a vacant lot providing surface parking, including parking for the Catholic Charities located at 150 Robson St. There is a building line for future road widening on Robson St., requiring dedication to the City of this portion of the site. The site slopes approximately 8-12 ft. from the lane at Robson Street down to Cambie Street.

• **Context:** Library Square is located one block to the west. The CBC site is located across Robson Street. There are a number of lower scale heritage buildings surrounding the site. Significant adjacent development includes:

- (a) 838 Hamilton St (Rosedale Gardens): 22-storey hotel
- (b) 700 Hamilton St (CBC site): On the Robson Street side, currently a surface parking lot with a preliminary development application submitted for a 31 storey tower and a 17 storey tower
- (c) 300 Robson St (Library Square), a 21 storey office and public library building
- (d) 835 Cambie St (Law Society of BC): a 3 storey heritage "B" (The Printing House) adjacent to the subject site with 10 storey office building on the remainder of the site
- (e) 840 Cambie St: a 5 storey heritage "C" building
- (f) 150 Robson St (Catholic Charities), a 3 storey heritage "B" institutional building
- (g) 798 Cambie St, a surface parking lot



● **Background:** Following a Public Hearing on January 20, 2005, Council approved, in principle, an application to rezone this site from Downtown District (ODP) to CD-1 Comprehensive Development District, subject to a number of conditions (See Appendix F, Minutes from Rezoning Public Hearing) including a Community Amenity Contribution requiring purchase of 10,500 sq ft. (3,200.4 m²) of heritage bonus density from a donor site and a contribution of \$3,360,000 to the Affordable Housing Fund. The proposed form of development generally reflects the form which Council approved in principle in January.

The site currently serves as surface parking, of which fifty (50) spaces are under lease to the Catholic Charities that occupies the heritage building at 150 Robson. A parking use, limited to 50 spaces, is included in the CD-1 Bylaw to ensure the building at 150 Robson continues to have parking available. The parking is secured as a condition of rezoning enactment.

A building line, which varies between 10.77 ft (3.28 m) and 14 ft (4.27 m) is located on Robson Street for future road widening and is to be dedicated to the City as a condition of rezoning enactment.

The maximum allowable height of 233 ft. (71.0 m) height of the building was established at the rezoning stage through analysis to minimize shadowing on Library Square and is lower than the view cone height of 290 ft (88.4 m) over this site.

Discussion at the Public Hearing with City Council suggested that increased public bicycle parking is sought in the downtown and this development proposal may be able to address this need in some small way. Although a public bike parkade is not proposed nor sought here, the developer volunteered to supply bike parking which could be made available to the public on a rental basis. The developer will retain and manage this bicycle parking.

Staff have suggested that increasing bicycle parking by approximately 14 stalls would address the issue discussed at Council. These stalls should be in secure locker format, available in the public parking garage section and be secured through legal agreement as reflected in the conditions of this report. (See condition A.1.8)

The site is encumbered with a restrictive covenant in favour of Canada Safeway Ltd which precludes several commercial and retail uses on the site.

● **Applicable By-laws and Guidelines:** CD-1 (Pending Enactment)

Rezoning Approval Conditions: At the Public Hearing, the approval included the following:

FORM OF DEVELOPMENT

(b) the applicant shall obtain approval of a development application by the Director of Planning or the Development Permit Board, who shall have particular regard to, among other things, the following:

(i) Design development to overall massing, articulation and expression to improve scale, visual quality and better relate to the character of the Library square Precinct;

Note to applicant: Greater clarity between massing components that better reflect proposed uses can be achieved through substantive articulation, and related detailing, as well as a coherent material/colour strategy. Exploration of an asymmetrical arrangement of floor area, with greater emphasis on Cambie Street, to reduce impacts for adjacent development should be pursued. Further exploration of prevailing building heights that may inform further massing resolution by matching these heights should be pursued. A greater emphasis on vertical proportioning for fenestration systems should also be pursued. Further design development to distinguish the development's corner

identity through more transparent wall systems, and better integration with visible vertical movement systems is required.

Applicant Response:

To increase the clarity between the massing components, the different components have been expressed each in a different material, going from a heavy brick and stone base to a lighter concrete mid-section up to a glass tower. The massing and materials have been kept simple with a modernist expression in order not to overload the overall building character.

The 2 storey brick retail podium on Robson Street responds in height and scale to the neighbouring retail podium and acknowledges the existing retail expression all along Robson St where retail podiums strongly define the street edge. The brick (a dark red-brown color) proposed, and the white concrete window sills make reference to the Catholic Charities building to the east on Cambie St. The third podium level is slightly set back and expressed as a loggia in order to visually retain a strong 2 story podium along Robson.

To reduce the impact of the building massing for the adjacent developments to the west, part of the tower massing has been shifted to the Cambie side and resulted in an asymmetrical tower solution and a more interesting massing.

The location of the tower is respectful to the neighbouring tower developments:

- 81'-6" (24.8 m) distance between the Raffles and the Rosedale tower to the NW.
- 79'-8" (24.30 m) distance between the Raffles tower and podium of the Law Society building on Cambie
- 136'-7" (41.6 m) distance between the Raffles tower and tower of the Law Society building on Cambie St.

In order to emphasize vertical dynamic in the building massing, the central tower portion hits the ground on Cambie St and marks the residential entry. To enhance verticality, several structural elements are expressed in the tower elevation and a vertical fenestration pattern has been introduced on the "wing" shaped portion of the tower (levels 9 to 17) giving the tower a very personal and distinguished identity.

The lower volume of the residential tower (levels 4 to 8) has a deliberate horizontal dynamic in order to contrast to the verticality of the tower. Suite layouts allow these elevations to be more solid and lend themselves very well for this horizontal expression. This volume expressed in architectural concrete with a random vertical reveal pattern is cantilevered above the live-work units.

At the corner of Robson and Cambie Streets, the retail volume is deliberately recessed to open up the corner and allow for a more prominent design solution. The 4-storey glass elevator provides a strong vertical corner element and together with the recessed corner offers a smooth transition from Robson to Cambie St. The commercial entry at this location has a large louvered area on the second floor to allow for substantial signage on the corner.

The choice of materials and colors as proposed make reference to 3 important neighbouring buildings: the western neighbour podium (brown-pink tile), the library square (brown-pink painted architectural concrete), the heritage building south on Cambie St (white painted stucco), Catholic Church building east on Robson St (dark red-brown brick with painted white accents). Without directly copying any of the building massing, materials or colors, the overall proposed color strategy refers to all of these colors in its unique way and integrates the proposed development in the Library precinct neighbourhood.

Staff Response

The building has developed well from the rezoning stage and the development application was supported by the Urban Design Panel. Staff support the comments from the Panel and recommend minor improvements to the architectural resolution of the building under conditions 1.4 and 1.5 to simplify the number of materials and textures of the façade and better resolve the architectural treatment of the podium at the corner of Robson and Cambie Streets.

Staff have confirmed that the tower separation to the Rosedale Gardens Hotel is 78'-9" and request that the full 80 ft be provided under condition A.1.9. This will necessitate a small adjustment to the tower portion of the proposed tower.

(ii) Design development to the Cambie Street fronting live-work units to better express this use in a non-residential context;

Note to applicant: Strategies to ensure flexibility of interior uses including non-residential activities and to more carefully express this flexibility in façade design, entries and public realm treatment is required. A pure residential expression should be avoided.

Applicant Response:

The 3-storey stone element on Cambie St marks the end of the retail use and the beginning of the live-work units. With respect to the neighbouring heritage building "the printing house" on Cambie St., the first 3 live-work units respond in height and scale to their neighbour.

The 5 live-work units along Cambie St are set back from the property line allowing for a landscaped buffer and individual steps up to the units. In two locations the street grade meets the design grade allowing for disabled access to all live-work units on the ground floor. The second floor of these units is accessible from the main elevator core. The ground floor has a more commercial character with each their own weather protection, storefront display, entry door and signage opportunity. The second floor has a more residential character and suite layout.

Staff Response: Generally the Cambie streetscape has been well resolved. Minor design development is requested under condition 1.1 to improve the landscaping, to delete the canopies over the live-work patios which will allow the space to provide the inside row of trees that were shown on the rezoning drawings.

(iii) Design development to the Robson Street podium to refine the interface between the ground-oriented commercial units and public realm requirements and to better relate to the character of the precinct;

Note to applicant: A staggered approach to the expression of commercial units at the building line should be pursued. Confirmation of storefront display, entry and weather protection systems are required.

Applicant Response:

The ground oriented retail units along Robson step down following the street grade, assuring an immediate interface between retail and pedestrians, and a continuous animation along the street. Continuous weather protection is provided along Robson Street, as well as signage opportunity above each of the retail units.

Staff Response: The retail frontage on Robson St has been well resolved. This condition has been met.

(iv) Design development to better integrate the tower's mechanical penthouse and elevator override requirements into the overall massing and form of the building;

Applicant Response:

To reduce the massing of the elevator overhead and mechanical penthouse, the penthouses have a smaller upper level accessible from a stair within the units and allowing the rooftop at the mechanical level to be used and landscaped. The massing of this upper level has been reviewed to allow for a more interesting articulation of the rooftop and to minimise the mass of the mechanical penthouse. On the Robson elevation windows are added to provide natural light in the core and break up the rooftop massing.

Staff Response: The re-massing of the upper level of the penthouse units has had the primary effect of reducing the overall massing of the elevator overrun. The applicant has suggested additional translucent windows into the service spaces to help reduce the scale, which could be backlit at night for additional interest. This is reflected under condition 1.6.

(v) Design development to seek to provide common open space up to 50 sq. ft. per unit in the form of an accessible roof deck(s);

Applicant Response:

Residential amenities with lounge, multi-purpose room and theatre are located on the south west corner of level 4. The corner amenity has a large landscaped roof deck with a children's play area and out door dining areas. This common open space provides approximately 10 sq. ft. of common open space per unit.

Staff Response: Staff have reviewed the provision of shared open space and find that the arrangement of indoor amenity rooms adjacent to a useable outdoor amenity area with children's play area is adequate for this proposal. Staff request that direct access be provided to the outdoor space with a corridor through the indoor amenity space under condition A.1.7

(vi) Design development to private open spaces to clarify landscape intent and ensure privacy between units;

Note to applicant: Over height structures, such as arbours and pergolas are not supported. Confirmation of rooftop materials to ensure high visual quality is required. Significant soft landscaping, with adequate irrigation systems, especially at the perimeter of varying rooftop heights is required.

Applicant Response:

All the private open spaces on the roof decks are landscaped with a modular planter system (see landscape drawings) providing a green buffer between units. Additional privacy screens are located

between the private open spaces. The planters around the perimeter of the roof decks as well as the landscape on the common open space will be equipped with high efficiency irrigation in line with the sustainable design principles. All private roof decks will be equipped with a hose-bib on the roof decks. No over height structures, such as arbours or pergolas are planned on any outdoor area.

Staff Response: Substantial privacy planting has been provided between unit decks. Staff request details of the modular planter system to ensure it has high quality, durable materials under condition A.1.15

vii) Design development to improve the visual quality of the south, west and east elevations;

Note to applicant: Greater articulation, in addition to balconies and substantive wall detailing, should be considered.

Applicant Response:

In addition to vertical structural articulation and fenestration (i) open balconies are used in different ways to add vertical articulation. Asymmetrical locations within the floor plan as well as different balcony recesses enhance visual interest and vertical dynamic in all the elevations.

Staff Response: This condition has been met.

(viii) Design development to confirm Robson Street public realm intent for surface treatment, street trees, landscape and public art features to ensure a seamless integration with the anticipated design for the Robson Street corridor;

Applicant Response:

The Robson Street public realm street treatment is consistent with the anticipated design for the Robson Street corridor. Street trees are planted consistent with the sidewalk paving pattern.

Staff Response: Refer to staff response to rezoning condition (xi) below.

(ix) Design development to the lane environment to ensure high visual quality and CPTED (Crime Prevention Through Environmental Design) performance; and

Applicant Response:

The lane elevation has been design to provide a high visual quality. The loading area and other paving is minimised to provide landscaped areas were possible. Paving is consistent with the quality along Robson and Cambie Streets.

Staff Response: The lane environment should be softened with vine pockets on an un-climbable trellis on the blank portions of the wall at the exit stairs (may need a small setback to allow for the trellis). There is a deep covered area at the parking entry area which should be significantly reduced to approximately 3 ft. to allow doors to swing. High quality paving and building materials should be used on this remaining setback. (Condition 1.3)

(x) Deletion of the high level canopy/roof projection shown on level 4;

Applicant Response:

The continuous weather protection along Cambie and Robson Streets are not at level 4 but at level 2 and 3. The drawings are revised in this regard.

Staff Response: This condition has been met.

xi) The Robson Street frontage (public realm) should respond to the Library Precinct Streetscape details, including provision of the following:

- *granite street names at corner locations,*
- *book icon tiles set into surrounds at new trees on Robson Street,*
- *Cambie Street trees to be tulip trees,*
- *cast iron tree grates at tree bases,*
- *free-standing city-style pedestrian lamp standards and pole mounted fixtures in an alternating pattern, and*
- *placement of other street furniture; benches, refuse containers, and bicycle racks;*

Applicant Response:

The Robson Street frontage - public realm is consistent with the Library precinct Streetscape details (see landscape drawings) and includes the following:

- granite street names at corner locations
- book icon tiles into tree surrounds on Robson Street
- tulip trees are located along Cambie Street
- cast iron tree grates at tree base
- free-standing city-style pedestrian lamp standards
- other street furniture ref to landscape plans to be coordinated with the city engineer

Staff Response: The Robson Street frontage is consistent with the Library Square Streetscape standards. Staff request further enrichment of the streetscape under condition 1.2 through the addition of planted pots at the base on the building columns, relocating bicycle racks to the curb area, making notations of standard street furnishing locations and by refining the paving banding.

(xii) All the roof decks (private and common) are landscaped with modular planters (see also (vi)) and are fully planted. The planters create a green buffer between units and help define the remaining outdoor area.

Applicant Response:

All the roof decks (private and common) are landscaped with modular planters (see also (vi)) and are fully planted. The planters create a green buffer between units and help define the remaining outdoor area.

Staff Response: This condition has been met.

(xiii) An irrigation system shall be specified in all common areas, including the entry and upper terrace areas. Hose bibs should be provided in private areas such as patios and courtyards. Notations to this affect should be added to the drawing;

Note to Applicant: The irrigation system design and installation shall be in accordance with the irrigation industry of B.C. standards and guidelines.

Applicant Response:

Also see (vi) and landscape drawings DP 9.1 to DP 9.4

Staff Response: Irrigation has been noted. Landscape condition A.1.12 requests notation on the plans for individual hose bibs on patios.

(xiv) Provide sections (min. scale ¼"=1'-0") thru the Cambie street public realm ensuring a minimum 48 inches in soil depth for root ball of the inside row of trees;

Applicant Response:

Because of the close proximity of the proposed trees along the live-work units on Cambie, they have been replaced with lower planting material not needing 48' of soil depth. (see landscape drawings DP 9.1 to DP 9.4)

Staff Response: Staff request that the inside row of trees be provided under condition 1.1 and that detail sections be provided under condition A.1.13.

(xv) Provide design details for the proposed "Green Roof", (including detailed sections and maintenance specifications);

Applicant Response:

The proposed extensive green roofs (6" of growing medium and lawn) and roof decks have been replaced with intensive landscaping (± 18" of soil) providing more planting opportunity, retention of storm water and reduction of heat islands (see also(vi) and landscape drawings)

Staff Response: This condition has been met.

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

- *theft in the underground by providing full separation for residential and live-work from non-residential uses including parking, elevators and exit stairs,*
- *graffiti on the lane, and*
- *mischief by deleting alcoves on the lane and by providing a glassy vestibule to the restaurant elevator on the street and providing gates to the loading to be closed during non-business hours.*

Applicant Response:

In the underground parking residential parking and commercial and visitor parking is fully separated by an overhead security gate. Parking exit stairs do not connect into the above grade uses and exit immediately to the outside.

Commercial parking has two (2) separate elevators to connect to the retail uses or the 2nd and 3rd level restaurant and office uses. Secured residential parking can access the residential units through the main tower core and elevators.

Recesses are minimised to prevent hiding places. The loading area has an overhead security gate that can be lowered after hours to reduce opportunities for theft.

Staff Response: Generally the parking has been well resolved. There is a problematic exit alcove on Cambie Street at the commercial entry that should be redesigned as noted under condition A.1.16. A few additional features are suggested for this location. A security gate should be provided to the commercial parking area for closure during non-business hours and an intermediate door should be placed within the exit stairs at the residential level under condition A.1.17. Regarding the provision of 50 parking stalls for the Catholic Charities, staff request that this area be secured with overhead gate and that a security report be provided to address access and hours of use under condition A.1.18.

● **Conclusion:** Generally the proposal has responded well to the conditions identified at the rezoning stage. The conditions for approval of the development application are generally minor and relate to a more detailed level of completion of the conditions. The proposal was well supported by the Urban Design Panel and staff consider the building will make a positive contribution to this area of the downtown. On that basis, staff recommend approval subject to the conditions noted.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on May 25, 2005, and provided the following comments:

EVALUATION: SUPPORT (7-1)

● **Introduction:**

Mary Beth Rondeau, Development Planner, referenced the models and provided a description of the project within the context of the neighbourhood. It was noted that the current stage of the rezoning application required consideration of the tower placement and form, acknowledging the terracing and shadowing onto Library Square. Ms. Rondeau advised that the use, density and massing had been set, noting that the proposal was similar to what was seen at the rezoning stage. In terms of context, the preliminary development application was reviewed. Comment was offered on the planning policy relative to density along Robson Street.

The Panel was apprised of project details noting the proposed development included retail use on Robson Street; and the office live-work concept included ground floor open space with living quarters on the second floor. At the rezoning stage, the panel suggested the actual use be expressed more clearly as office live-work. The meeting was informed that the proposal included 150 residential units; a total 7.54 FSR; and semi-private open space including some outdoor space with a connected indoor amenity (approx. 10 sq. ft. per unit).

Direction from the Urban Design Panel was sought relative to detailed resolution of the building including the mechanical penthouse and semi-private open space for the use of the residents.

● **Applicant's Introductory Comments:**

The proponent team responded to the Panel's questions and the following highlights were noted:

- the building height relates to the neighbourhood;
- the glass color was changed on the corners to express the verticality;
- the second story mezzanine to the penthouse has been added;
- loading requirements are met;

- o there are roof decks on various levels;
- o outdoor space includes a children's play area;
- o the floor surface materials includes brick, cut stone and painted concrete; the cut stone
- o relates to the neighbourhood context; and
- o the window patterns are in compliance with fire code and structural requirements.

The Panel reviewed the model and material.

- **Panel's Recommendations:**

The Chair recognized that the Panel was supportive of the overall massing of the project.

Chair Endall summarized the Panel's comments on the design development; responses to the Panel's previous comments; detail and overall resolution of the building; and the quality/quantity of semi-private open space.

- **Key Issues to be Addressed:**

In general it was suggested that consideration be given to:

- o simplification of the architectural expression and detailing of the building, (specifically the resolution of how the several different architectural expressions are combined and integrated);
- o the massing and expression of the corner entrance and stone lintel at the top floor;
- o potential deletion of the continuous canopies along Cambie Street in favor of individual entrance canopies that might strengthen the two storey expression of the live-work units;
- o adjusting the two angled wings on the Robson elevation to be of matching heights; and
- o further development and refinement of the lane elevation.

Additionally the applicant was encouraged to explore opportunities to optimize efficiencies of shared energy between uses.

It was further requested that the Planning Department give consideration to clarification of requirements for open space on projects in this area and in general.

- **Panel's General Comments:**

The following comments were provided relative to design development and detailed resolution of the building:

- o there is some awkwardness relative to the resolution of the entry corner and incorporation of cut stone;
- o perhaps some of the elements that come down on the painted concrete at the lane elevation could be improved;
- o the live-work character was well handled and works well with the streetscape;
- o the canopies over the live-work units are over semi-private space rather than public space; the live-work concept would be better without them;
- o with respect to the massing/composition, the two angled surfaces would be better if they went to the same height;
- o the exuberant stylist bundling is good and would require a huge commitment to the detail package;
- o the applicant must be commended for the level of interest and variety of glazing used;
- o the mid-portion of the building has taken on a level of interest and weaves interestingly with the base of the building;
- o the depth with the window overhangs works well;
- o the northwest corner would benefit from being raised;
- o the base has taken a position that is too contextual and should stand on its own rather than trying to respond to all buildings around it;
- o the concrete, stone and brick all work on the building in various ways - the brick on Robson Street was most successful; the one on Cambie Street should be the same;

- the vertical striping on the corner should be reconsidered;
- the stone on the building should not be carried on as a fascia; this is the wrong material;
- the size of stone beside the front door is too foreign to the language of the building and is too small; it should be enlarged or removed;
- there are too many unrelated details and materials; it would look better simpler;
- it is a handsome building, but perhaps too eclectic;
- the architectural expression is exuberant; it could almost do with one or two less approaches to the expression of the exterior envelope of the building;
- regarding the detailing of the glazing systems, the applicant should look at the connections and make sure there are no thermal bridges;
- office retail and restaurant combined with residential should give some opportunity for efficiencies in the use of heat;
- some of the suites on the higher levels will get hot; some shading should be considered instead of air conditioning; and
- the stack effect typically through the elevator room does not allow for pressurization of lower levels; this should be looked at.

The following comments were provided relative to the semi-private open space:

- outdoor space for the residents is appropriate;
- for a building of this scale and mass the detailing of the landscape elements (planters and what was provided within the semi-private open space) seems too basic for a project of this scale;
- the minimal semi-private open space would allow for a richly detailed approach;
- the outdoor space could use a level of landscape detail- it needs more programming and the various elements enhanced;
- the space appears to be adequate in terms of the size of the building; and
- perhaps the space was a little more broken up than it should be.

The following comments were provided relative to the mechanical penthouse:

- no major concerns have been expressed;
- it has been reworked adequately with the addition of a second floor;
- the penthouse was weak and the projection could be a lot stronger; and
- it looks quite plain and is in contrast to the rest of the building.

The following additional general comments were offered:

- the proponent team must be complimented on the work done to address the comments and concerns previously provided by the Urban Design Panel;
- the proposed development handles the density very well;
- the layered and contextual approach to the massing is very successful;
- the streetscape has been handled well according to City requirements;
- in some of the upper patios there might be an opportunity to add more trees;
- the height of the building compared to the width/diameter of the building is too short;
- the loading zone could be too safe for crime;
- the Robson Street tree grid and bands across the sidewalks are just off the building grid;
- the Robson Street pattern should go to the corner;
- the bike racks may be blocking retail;
- some of the private decks on levels 5 and 9 include a mid-deck planter that could be removed; they break the outdoor space into two smaller less useable spaces; and
- the golf green is a puzzling component.

Additionally, City of Vancouver "open space" requirements were queried, noting that each building was handled differently making it challenging for the Panel to comment.

• **Applicant's Response:**

The applicant expressed appreciation for the Panel's comments and indicated that all of the comments were anticipated and would be dealt with.

ENGINEERING SERVICES

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

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

LANDSCAPE

The public realm treatment for the Cambie Street frontage of the site should reflect the Downtown South Streetscape Design Guidelines. The Robson Street public realm frontage should reflect the Library Square streetscape treatment.

HOUSING/SOCIAL PLANNING

The proposed building contains fifteen units (10%) on the lower eight floors, with two or more bedrooms that are considered suitable for families with children under the City's High Density Housing for Families with Children Guidelines. There are a total of 56 units with two or more bedrooms throughout the proposed development. An outdoor children's play space is proposed but it does not include a play structure, nor is it visually supervisable from an indoor resident amenity space. Fencing and surfacing details are also not provided. Staff recommend further design development to the play area to maximize access to and visual surveillance from an amenity room and ensure security (see Condition A.1.19).

ENVIRONMENTAL PROTECTION BRANCH

A site profile and a copy of the stage 1 preliminary site investigation report prepared by Jacques Whitford Environment Ltd. have been received for this site. There are no schedule 2 activity uses on the site as noted on the site profile. Staff recommend approval. An erosion and sediment control plan is required for our review and approval at a 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 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) 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.
- (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.

FIRE & RESCUE SERVICES

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

NOTIFICATION

Two (2) signs were installed on the site on March 23, 2005. On March 29, 2005, 624 letters were sent to neighbouring property owners advising them of the application. Written confirmation was received from Hartanto Tjoa of Raffles on Robson Development Ltd (owners of the site) that they have no pre-purchasers on the proposed site or other nearby sites who would be affected by the proposed development. The applicant also indicated they are prepared to notify pre-purchasers during the application process.

No responses to notification have been received.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

This development permit application is well resolved and has responded to the rezoning conditions. The Committee is comfortable recommending approval.

The applicant has volunteered to provide additional public bicycle parking in response to Council enquiries at the rezoning stage. The Committee recommends confirmation of this contribution and clarification on how it will be achieved.

The Committee notes that the site is encumbered with a restrictive covenant in favour of Canada Safeway Ltd. which precludes several commercial and retail uses on the site for which the applicant should be conversant and prepared to address if necessary.

The Committee also notes that the rate for Development Cost Levies on this site will increase on September 15, 2005. While the applicant may wish to secure a Building Permit on or before this date, staff note this will be a challenging deadline to meet.

B. Boons
Chair, Development Permit Staff Committee

Mary Beth Rondeau, MAIBC
Development Planner

T. Chen
Project Coordinator

Project Facilitator: D. Robinson

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 provide direct access to natural light (i.e. window) to the three interior master bedrooms located on Level 2;

A.1.2 design development to provide an open design to the home office rooms located in the "J" units on Levels 4 to 8;

Note to Applicant: The wall and screen doors enclosing this room are not permitted. Staff will consider this room as a home office with this screen door and wall removed.

A.1.3 clarification of the proposed number of residential parking spaces;

Note to Applicant: Residential parking requirements shall be calculated using Section 4.3.9 of the Parking Bylaw as required in the pending CD-1 By-law regarding Parking instead of Section 4.3.6 of the Parking By-law, as proposed. The summary table and calculations shall be revised to show correct and final numbers. The Applicant may wish to revise the proposed residential parking provisions upon recalculation of the required numbers.

A.1.4 reduction in the commercial parking spaces to be within the maximum parking requirements for this site;

Note to Applicant: Restaurant use parking shall be calculated using Section 4.3.1, Area III, instead of Section 4.2.5.11 of the Parking By-law, as proposed, thereby resulting in considerably lower requirements. The summary table and calculations shall be revised to show revised numbers.

A.1.5 provision of an additional disability space, in accordance with Section 4.8.4 of the Parking By-law;

Note to Applicant: The Catholic Charities provision would require two spaces; the residential/retail uses would require four spaces, and the restaurant/office uses an additional 2 spaces. Residential disability spaces shall be within the secured residential parking area in close proximity to the appropriate elevators. Provision of all disability parking spaces within the commercial parking area on the first parking level is not desirable.

A.1.6 provision of an up-to-date survey plan showing the correct Building Line locations, site dimensions, and site area.

Note to Applicant: The submitted survey plan shows an incorrect Robson Street Building Line dedication.

A.1.7 provision of a corridor through the indoor amenity room to provide access to the shared open space;

A.1.8 provision of 14 additional class A bicycle parking stalls for use by the public and secured through legal agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services;

Note to Applicant: These should be located on the first level of public parking and fitted out with secure bike lockers. Clothing lockers shall also be provided in accordance with Section 6.5.1 of the Parking By-law. Additional requirements relating to the Vancouver Building By-law such as shower and other change facilities will also be required.

- A.1.9 provide a minimum of 80 ft clear separation between the proposed tower and the Rosedale tower (838 Hamilton Street) on the corner of Robson and Hamilton Streets;

Note to Applicant: Staff calculations suggest this will require a further setback of 1'-3".

- A.1.10 design development to ensure compatibility between the mechanical requirements for the restaurant and other uses both on the site and adjacent to the site;

Note to Applicant: Show location of mechanical equipment and exhaust to ensure odours and noise are located to minimize impacts on other users of the site (office and residential) and surrounding sites (hotel use). Provide a conceptual mechanical plan.

Standard Landscape Conditions

- A.1.11 provision of a complete plant list, including the quantities specified for proposed trees;

- A.1.12 provision of an irrigation system in all common areas, including the entry and upper terrace areas. Hose bibs should be provided in private areas such as patios and courtyards. Notations to this affect should be added to the drawing;

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

- A.1.13 provide sections (min. scale $\frac{1}{4}"=1'-0"$) thru the Cambie Street public realm ensuring a minimum 48 inches in soil depth for root ball of the inside row of trees;

- A.1.14 provide permanent seating in both the "Children's Play Area" and the "Amenity Patio" proposed on level 4;

- A.1.15 provide details for a high quality, durable modular roof planter system;

Crime Prevention Through Environmental Design (CPTED)

- A.1.16 design development to reduce opportunities for mischief in alcoves by making a flush exit on Cambie Street;

- A.1.17 design development to reduce opportunities for theft in the underground by providing an overhead gate at the lane and by adding doors inside the exit stairs at the residential level.

- A.1.18 provision of secured parking for 150 Robson Street users including a security report to address card access and hours of use;

Social Planning/Housing Centre

- A.1.19 provision of a secure and equipped outdoor play area suitable for children (refer to section 3.3 of the City's High Density Housing for Families with Children Guidelines) to the satisfaction of the Director of Social Planning.
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Note to Applicant: 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 play area (a list of toxic plants is available as an appendix to the City's Childcare Design Guidelines and is available on line at <http://vancouver.ca/commsvcs/Guidelines/C017.pdf>).

A.2 Standard Engineering Conditions

A.2.1 deletion of door swings over property line on Robson Street;

A.2.2 deletion of curbs and landscaping in the lane;

A.2.3 provision of additional design elevations at entrances on Cambie Street, at north side of loading bay in lane and within loading bay noting the slope and crossfall of the loading area on the plans;

Note to Applicant: Proposed slab elevations for retail offices do not meet building grades.

A.2.4 provision of a communications device on the exterior of the building for commercial units to enable opening of the loading security gate noted on plans.

Note to Applicant: Consider provision of an additional access stair to the loading dock between the two centre loading spaces, and provision of increased door width beside the commercial/office elevator FF#4 for ease of residential moves. The slope from the loading area to the commercial/offices lobby exceeds 19% and should be reduced.

A.2.5 arrangements shall be made to the satisfaction of the General Manager of Engineering Services for the relocation of the existing hydro pole in lane that obstructs access to the parking ramp;

A.2.6 arrangements shall be made to the satisfaction of the General Manager of Engineering Services for the undergrounding or relocation of hydro poles in lane adjacent to entrance at Robson Street to provide improved two-way traffic flow. Clarify costs and ability to relocate associated with either option;

A.2.7 modifications of the parking ramp entrance to provide improved two-way traffic flow to the lane;

A.2.8 modifications of the parking layout to provide improved vehicle flow in consultation with Engineering Services staff as follows:

- a) Change parking stalls C15, C70, C 132, R195 and R 260 to small car stalls.
- b) Provide improved vehicle turning by relocating parking stalls R180, R205, R245, R270, R309 and R327 closer to the wall separating them and mark the 3' section closest to the drive aisle with painted lines and the message "No Parking".
- c) Paint a centre line between grid line D5/D6 and F5/F6 to guide drivers through this section with an offset drive aisle.

A.2.9 arrangements shall be made to the satisfaction of the General Manager of Engineering Services for all canopy encroachments over City property;

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

A.2.10 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: A separate application to Engineering Services is required for street trees, grates and other non-standard sidewalk treatment.

A.2.11 clarification of garbage/recycling pick-up operations;

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

A.2.12 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for lot consolidation;

A.2.13 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services for the dedication of the building line adjacent to Robson Street for road purposes;

A.2.14 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services for the discharge of the redundant charges on title prior-to occupancy of the building.

A.3 Standard Vancouver Coastal Health Authority Conditions

A.3.1. provision of a letter from an acoustical consultant confirming that the development permit drawings show a minimum STC 55 construction between the commercial and residential components of the building, or a minimum 6" solid concrete slab shall be specified on the drawings. Where music, recorded or live may be a major activity in the commercial premises, submit a report from an acoustical consultant recommending minimum STC 60 construction between the commercial and residential components and advising the required control of music levels to satisfy the requirements of the City of Vancouver Noise Control By-law No. 6555.

A.3.2 notation required on the plans that the acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with or amended by the Medical Health Officer (Senior Environmental Health Officer);

A.3.3 notation is required on the plans that mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise and air quality impacts on the neighbourhood and to comply with Noise By-law #6555

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated June 8, 2005. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **December 20, 2005**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law within 60 days of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.3 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.2.4 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.2.5 Sidewalk, street trees, tree grates and surrounds, lighting, etc. shall conform to Council-approved Library Precinct public realm treatments to the satisfaction of the General Manager of Engineering Services, the details of which are to be determined.
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- B.2.6 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.2.7 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.2.8 Amenity areas of approximately 2,142 square feet located on Level 2 and Level 4, which have been 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.2.9 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.**

On September 26, 2004, City Council approved a rate increase in the Downtown South Development Cost Levy district and to provide a grace period for implementation of one year. Projects that do not have required Building Permits issued prior to September 15, 2005 will be subject to increased rates. Standard exemptions apply to projects with less than four residential units, alterations (where no new floor area is created), social housing projects, and places of worship. This increase does not affect rates in other DCL districts. For more information, please refer to Bulletin #1 - Development Cost Levies, available at the Planning Department Reception Counter.

Processing Centre - Building comments

The following comments have been provided by Processing Centre - Building and are based on the architectural drawings received on March 3, 2005 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with requirements of the Vancouver Building By-law.

1. Artist Live/Work to comply with Article 3.1.3.3 or 3.1.3.4. Note if this is Commercial Live/Work, an equivalency and a legal agreement are required.
2. In the parkade:
 - a) when there is no vestibule, the maximum glazing permitted in the exit wall and doors is per Table 3.1.8.15 in the VBBL (e.g., stair #3).
 - b) residential storage is required to be accessible (e.g., clearances beside door latch). (P6, P3, P2, bike room on P1 & Level 1, and amenity on Level 2)
 - c) the north side of the vestibule to stair #1 and the door between the vestibule and stair are to have assault security glazing (P6).
3. Level 1:
 - a) entrances to live/work to comply with the accessible clear space beside the latching jamb requirements of Article 3.8.2.27.
 - *b) max. permitted length of a dead-end corridor is 6 m (behind live/work, leading to the bike storage, and noted as future behind the retail units). (Same for Level 2.)
4. Level 2:
 - *a) exit stair #5 not to lead through the loading bay
 - b) exits from tower and parkade are to have a continuous hard walkable surface out to the street.
 - c) stair #2 should be reviewed. Level 2 appears to not connect to the correct side on Level 1.
5. Level 3:
 - *a) should confirm exit capacity for the restaurant, particularly with the doubling requirement for licensed beverage establishments.
6. Level 4:
 - a) means of egress through man doors required from the children's play area
 - *b) exits in office area are to comply with the minimum remoteness separation from each other
7. Level 25:
 - a) the exits from the residential area are to comply with Article 3.3.4.4.

*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.

Fire and Rescue Services Comments

The following comments have been provided by Fire and Rescue Services and are based on the architectural drawings received on March 3, 2005 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with fire provisions of the Vancouver Building By-law.

- 1) Development Permit for 23 storey mixed-used development with 6 levels U/G parking on SE corner of Robson and Cambie Streets.
- 2) Proposed building has live/work suites, retail & offices facing Robson St. and a restaurant proposed for the entire 3rd Level. Access to the restaurant is via Stair #4 from Cambie St and also from elevator #3. There is large office space on Level 4, as well as 6 residential units.
- 3) Distance to principal entrance/address (fire dept response to residential lobby). Approximately 24' from Cambie St curb. Distance to access stair for above grade levels ~54' from main entry doors. Graphic Floor Plan + signage required. *No access indicated from residential lobby to below grade levels. *Direct stair access required from Cambie Streets. Note: Above grade levels stairs (centre core) are scissor stairs.
- 4) Fire Fighter's elevator is indicated as elevator #2. Elevator #2 goes down to Parking P5 Level.
- 5)*Stair access required to roof for fire fighters.
- 6)*Stair #3 requires standpipe connections.
- 7)*Review sprinkler zoning and fire alarm annunciation. *Suggest applicant meet with City Electrical Engineer for FAS.
- 8)*Review occupant load/exiting for proposed restaurant use.

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