

175 ROBSON STREET (PRELIMINARY APPLICATION)
DE411173 - ZONE DD

BM/AM/PH/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

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

Also Present:

A. Molaro, Urban Design & Development Planning
B. Mah, Development Services
P. Huber, Development Services

APPLICANT:

Joys Chow
Relative Form Architecture Studio
2485 Shamrock Place
West Vancouver, BC
V7V 3B8

PROPERTY OWNER:

Zack Bhatia
Mayfair Properties Ltd.
111 Robson Street
Vancouver, BC
V6B 2A8

EXECUTIVE SUMMARY

- **Proposal:** To construct a mixed-use retail/hotel/residential complex in a 20 storey tower with a 2 storey podium on the Robson Street side stepping up to 3 stories to the northeast. The residential lobby and hotel functions including conference facilities, spa and amenities are located in the podium. Small retail units at street level are proposed along both Cambie and Robson Streets. The tower accommodates 108 hotel suites in the seven lower floors and 73 residential units on the upper eleven floors. Three levels of underground parking are proposed with access off the lane.

See Appendix A Standard Conditions and instructions for Complete Development Application

Appendix B Standard Notes

Appendix C Processing Centre - Building comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

● **Issues:**

1. Tower bulk and architectural character
2. Public realm interface along Robson Street

● **Urban Design Panel: Support**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVAL IN PRINCIPLE

THAT the Board APPROVE IN PRINCIPLE Development Application No. DE411173 as submitted, the plans and information forming a part thereof, thereby permitting the development of a mixed-use retail/hotel/residential project, subject to the following conditions:

1.0 The complete Development Application submission must include the following:

1.1 design development to the tower massing to reduce its overall bulkiness;

Note to applicant: This could be achieved by reducing the floor plate overall dimensions to a maximum width dimension of 90 ft. along the Robson Street frontage. To further reduce the sense of bulkiness, design development should also enhance and articulate blank portions of the façade with window openings.

1.2 design development to the tower massing and expression, to simplify its architectural form and treatment;

Note to applicant: In addition to slimming the overall tower massing (Condition 1.1) simplification of the various forms is needed. Design development should reflect a more subtle approach, perhaps relating more to the adjacent hotel to the east. Design development should also address the integration of the tower form with the Robson Street podium. High quality materials should be provided.

1.3 design development to enhance the streetscape continuity and vitality of the Robson Street and Cambie Street frontages while also providing greater distinction between the hotel and residential uses;

Note to applicant: Along Robson Street, this can be achieved by maximizing the retail frontage with a minimum retail depth of 30 ft. Along Cambie Street, this can be achieved by orienting the hotel street entry to this frontage. To further maximize pedestrian interest and visual permeability of the hotel lobby by relocating the internal hotel lobby stair away from the hotel lobby street frontage.

1.4 design development to enhance pedestrian movement, public realm and street wall interface of the Robson Street frontage;

Note to applicant: To improve the continuity of the public realm and street wall interface of the podium with the Hampton Inn to the east and to accommodate pedestrian flow and other boulevard functions, provision of an 8 ft. (2.44 m) building setback in addition to the 7 ft. (2.13 m) widening proposed along the entire Robson Street frontage is required. Arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, to secure a right of way over the additional 8 ft. (2.44 m) setback along the full Robson Street frontage to allow pedestrian access.

1.5 design development to improve the visual quality of the interior drop-off area (portecochere), including the bridge elements connecting the podium functions with the tower, to ensure that they are as light and transparent as possible;

Note to applicant: Provision of elevations, plans, and ceiling drawings specifying the finish and material of all design features is required. Additional aspects to consider include:

- a) maximizing natural light access by increasing the openness and light permeability of the bridge connections, adjacent hotel and retail functions
 - b) lighting which creates an inviting area and recognizes the different daytime and night conditions;
 - c) continuity of design from the drop-off area into visible portions of the parking access ramp.
- 1.6 design development to the podium landscape treatment, in particular the trellis (green wall) treatment of the blank wall against the adjacent building to the north to provide a high quality landscape environment;
- 1.7 design development to incorporate principles of sustainability within the proposal;
- Note to applicant:** In addition to geothermal heating and cooling and water conservation, other green building strategies to consider include articulation of facades in response to their solar orientation.
- 2.0 That the conditions set out in Appendix A be met either prior to the submission of a complete application or prior to the issuance of the Development Permit, as applicable.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.
- 4.0 That the complete application be dealt with by the Development Permit Board.

• **Technical Analysis:**

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size	-	-	irregular
Site Area	-	-	27,026 sq. ft. (survey plan)
FSR ¹	Basic Commercial/Retail 0.32 Hotel 2.59 Residential <u>2.09</u> Total 5.00 Including Bonuses Comm./Retail + 10% hrtge. 0.35 Hotel + 15% bonus 2.86 Residential + 10% heritage <u>2.30</u> Total 5.51	-	Comm./Retail + 10% hrtge. 0.35 Hotel + 15% bonus 3.07 Residential + 10% heritage <u>2.30</u> Total 5.72
Floor Area ¹	Basic Commercial/Retail 8,700 sq. ft. Hotel 69,950 sq. ft. Residential <u>56,480</u> sq. ft. Total 135,130 sq. ft. Including Bonuses Comm. + 10% hrtge. 9,570 sq. ft. Hotel + 15% bonus 77,242 sq. ft. Resid. + 10% hrtge. <u>62,128</u> sq. ft. Total 148,940 sq. ft.	-	Comm./Retail + 10% hrtge. 9,504 sq. ft. Hotel + 15% bonus 83,114 sq. ft. Residential + 10% hrtge. <u>62,047</u> sq. ft. Total 154,665 sq. ft.
Balconies ²	4,964 sq. ft. (8% x resid. floor area)	-	to be clarified
Height ³	Basic 150 ft. Discretionary 450 ft. View Cone 206 ft.	-	Top of Parapet Wall 201 ft.
Parking	Commercial/Retail 9 Hotel (sleeping units) 54 Hotel (mtg./ballrm./etc.) <u>23</u> Total 86 (no maximum for Residential)	Commercial/Retail 9 Hotel (sleeping units) 32 Hotel (mtg./ballrm./etc.) <u>21</u> Subtotal 62 Residential <u>77</u> Total 139	Commercial/Retail 9 Hotel 51 Hotel (mtg./ballrm./etc.) <u>23</u> Subtotal 83 Residential <u>92</u> Total 175
Loading	-	Cl. B Commercial/Retail 2 Hotel 2 Residential <u>0</u> Total 4	Cl. B Commercial/Retail 2 Hotel 2 Residential <u>0</u> Total 4
Passenger ⁴	-	Class A Class C Hotel 2 1	Class A Class C Hotel 2 1
Bicycle Parking ⁵	-	Class A Class B Comm./Retail 1 0 Hotel 4 6 Residential <u>91</u> <u>6</u> Total 96 12	Class A Class B Commercial/Retail 4 0 Hotel 4 0 Residential <u>92</u> <u>0</u> Total 100 0
Amenity ⁶	10,000 sq. ft.	-	8,147 sq. ft.

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Unit Type	-	-	Hotel 108 units total Residential 60 - one-bedroom 4 - one-bedroom + den 8 - two-bedroom 1 - two-bedroom + den 73 units total

Note: The applicant should note that staff does not carry out detailed technical checks on preliminary applications. Figures shown are as supplied by the applicant.

¹**Note on FSR/Floor Area:** Pursuant to Section 3.2 of the Downtown Official Development Plan, the Development Permit Board may permit an increase in FSR for hotels up to a maximum of 15% of floor areas having floor-to-floor heights of less than 10 ft. and used for guest accommodation and ancillary corridors, service and access areas. Pursuant to Section 3.14 of the Downtown Official Development Plan, the Development Permit Board may permit an increase in FSR for any use resulting from a transfer of heritage floor space to a maximum of 10% over the total FSR, except for hotels. Proposed FSR exceeds the maximum allowable by a total of 5,725 sq. ft. due to countable floor areas omitted on parking level P1, 2nd and 4th floors. Staff support the modest increases in FSR for the heritage density transfer and hotel bonus but not the overage, see also commentary on Density and Tower Massing on pages 6 and 7. Standard Condition A.1.1 seeks a reduction in FSR to comply with the maximum allowed.

²**Note on Balconies:** Proposed balcony areas are unknown. Standard Condition A.1.5 seeks a summary of the balcony areas.

³**Note on Height:** Pursuant to Section 4.1 of the Downtown Official Development Plan, the Development Permit Board may permit an increase in height from 150 ft. to a maximum height of 450 ft. A view cone extends over this site at the west corner and restricts the height to 206 ft. Staff support the requested height, see commentary under Built Form on page 7.

⁴**Note on Passenger Spaces:** Although no passenger spaces have been clearly identified, the ground floor plan shows 4 Class A (taxi and drop-off) spaces and 1 Class C (bus) space. Standard Condition A.1.2 seeks clarification of the passenger spaces as required pursuant to Section 7.2 of the Parking By-law.

⁵**Note on Bicycle Parking:** Although the Project Information indicates Class B bicycle spaces have been provided, none are shown on the ground floor plan. Class B bicycle spaces are required pursuant to Section 6.4 of the Parking By-law. Standard Condition A.1.3 seeks provision of 12 Class B bicycle spaces.

⁶**Note on Amenity:** Amenity spaces on the 3rd floor plan have been excluded from FSR based on the applicant's project information. These recreational spaces can only be excluded if they are for residential uses only and cannot be a part of the operation or function of the hotel. Standard Condition A.1.6 seeks clarification of the use of the amenity spaces.

● **Legal Description**

Lot: F
Block: 58
Plan: LMP5436
District Lot: 541

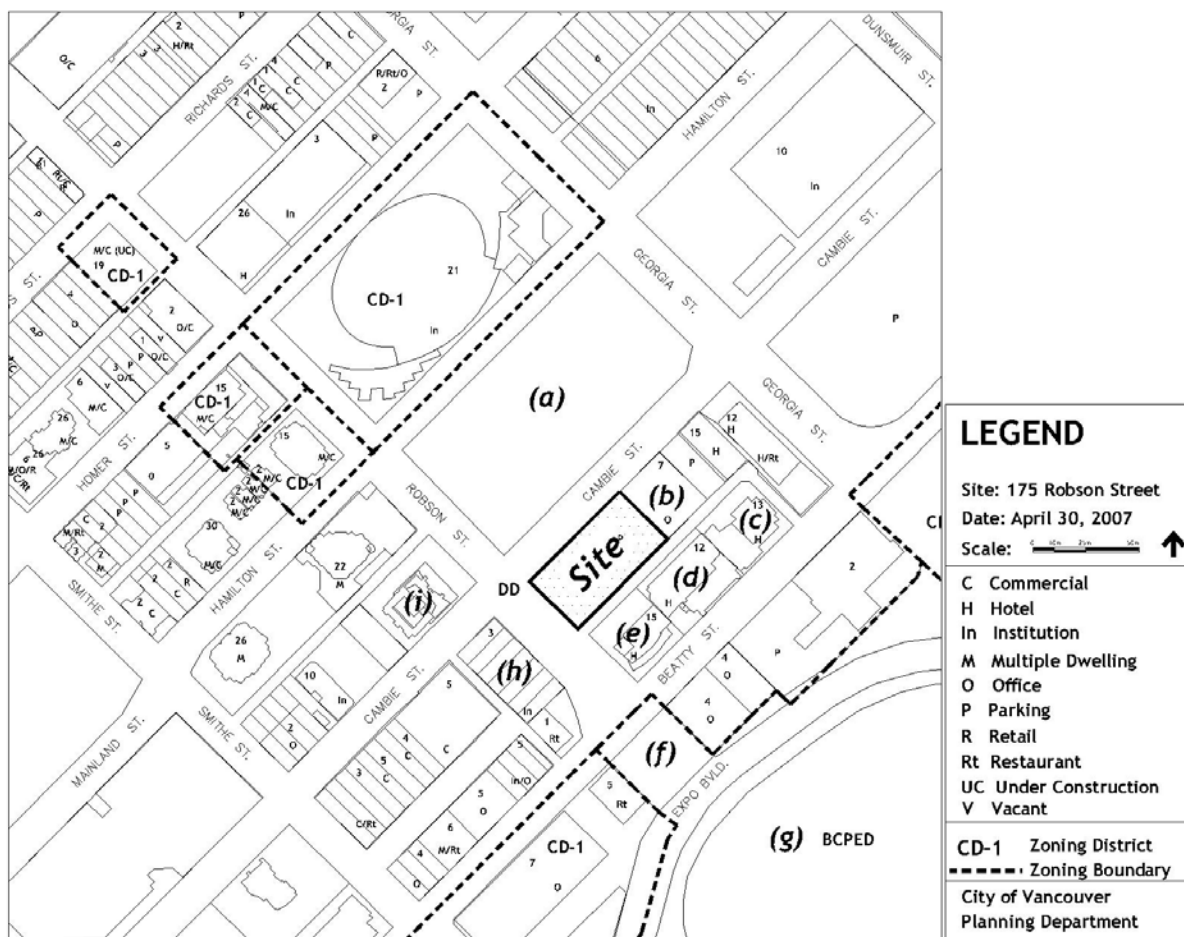
● **History of Application:**

07 03 13 Preliminary DE submitted
07 04 11 Urban Design Panel
07 05 09 Development Permit Staff Committee

● **Site:** The site is located at the northeast corner of the intersection of Robson Street and Cambie Street and is an existing at-grade parking lot at the eastern edge of the Downtown District. Immediately across the lane to the east is Hampton Inn. Across Robson Street is the Catholic Charities building. Across the intersection at Robson Street and Cambie Street is a new mixed use development under construction. Across Cambie Street to the west is the existing CBC studio building and two new residential towers under construction. Immediately north of the site is an office building.

● **Context:** Significant adjacent developments include:

- (a) 700 Hamilton Street, CBC Studios with 21 and 30 storey residential towers, under construction
- (b) 750 Cambie Street - 'Centennial Building' - 7 storey office building
- (c) 733 Beatty Street - 'YMCA' - 13-storey hotel
- (d) 773 Beatty Street - 'Georgian Court' - 12 storey hotel
- (e) 111 Robson Street - 'Hampton Inn' - 15 storey hotel
- (f) Terry Fox Plaza
- (g) BC Place
- (h) 150 Robson Street - 'Catholic Charities' - 3 storey Heritage 'B' designated building
- (i) 821 Cambie Street - 'Raffles' - 23-storey retail/residential development under construction



- **Background:** Staff have met with the applicant on several occasions prior to their submission of this preliminary development permit application.

Previous to this application, a development permit was issued (1998) for this site for an 18 storey hotel development. This project did not proceed and in 2000 a development permit was issued for the site as a temporary parking area.

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

1. **Downtown Official Development Plan (DODP)**

An FSR of 5.0 in a variety of uses (with a maximum 3.0 FSR for residential), including required retail on Robson Street, is prescribed with a height limit of 150 ft. However, the development permit board has the discretion to permit an increase in height up to 450 ft. The By-law permits Heritage Density floor space transfers up to 10% of the total permitted floor (area excluding hotel floor area) and a separate hotel (guest accommodation) floor area increase up to 15%.

2. **Downtown District Interim Policies for New Residential in Areas C & F (adopted May 2004)**

The interim policies seek to permit 3.0 FSR residential provided the remaining 2.0 FSR commercial is included in the proposal.

3. **Downtown (except Downtown South) Design Guidelines**

The Downtown Design Guidelines provide a general checklist for achieving high quality development in the downtown, seeking contextual, neighbourly development that respects buildings and open space; creation of public open space wherever possible; pedestrian amenity along street frontages; preservation and, where appropriate, creation of public views; minimization of shadow and private view impacts; and slim rather than bulky towers.

4. **Downtown Character Area Descriptions - Robson Street**

Character Area 'N' Robson Street - Sub-area 6: Seymour to Beatty contains a series of guidelines to develop this area as a major mixed-use (commercial/residential) area with developments contributing to creating a sense of street definition to emphasize the street level view of the stadium along Robson Street with visual interest for pedestrians at the lower levels of buildings along Robson Street.

5. **View Protection Guidelines**

This guideline identifies Council-approved view corridors.

- **Response to Applicable By-laws and Guidelines:**

1. **Downtown Official Development Plan (DODP)**

2. **Downtown District Interim Policies for New Residential in Areas C & F (adopted May 2004)**

Use: The proposed hotel and residential uses, along with retail and restaurant uses, are consistent with the DODP and Interim Policies. The proposal consists of hotel (up to level 10 of the tower) with residential above.

Density: The maximum FSR in this sub-area is 5.0. with additional increases permitted for hotel use and heritage density transfers for a total FSR of 5.51. This application proposes a Heritage density transfer of 10% (approx. 6500 sq. ft.) and a permitted hotel bonus of 15% (approx 7292 sq. ft.). Staff believe that these modest increases in density can be accommodated within the proposal.

Height: The site lies within the 150 ft. height sub-area of the downtown, although discretion may be used to allow an increase in height up to 450 ft. A total height of 201 ft. is proposed to the top of the

parapet. Staff support the height increase which is discussed further in the Built Form and View Protection Guidelines commentary below.

3. Downtown (except Downtown South) Design Guidelines
4. Downtown Character Area Descriptions - Robson Street

Built Form: As noted, the applicant proposes a height of 201 ft. Staff support a height increase above the permitted 150 ft. zoning height as it allows for a larger landscaped podium with reasonable sun access and better interface with neighbouring buildings while, also providing an enhanced overlook for neighbouring private views onto the landscaped podium. The tower height within this context, provides a transition between the new CBC residential tower (300 ft.) and the lower buildings to the north and east (150 ft). The proposed increase in height creates no substantial shadowing impacts on nearby public spaces.

Tower Massing: The proposed tower has a typical hotel floor plate of 8165 (levels 4 thru 9) and a typical residential floor plate of 6013 (level 12 thru 18). The hotel floor plate is somewhat bulkier than would be considered in the nearby Downtown South area (maximum 6500 sq. ft.). Staff note that while the presenting facades of the tower are narrow (69 ft.), the overall width of the tower floor plates are 100 ft. resulting in a bulky distribution of mass. Staff recommend further design development is needed to reduce the tower bulk and slim the tower by reducing the floor plate dimensions to achieve a maximum overall dimension of 90 ft. particularly as seen along the Robson Street frontage (Condition 1.1).

Public Realm Interface: To ensure street definition and continuation of an active streetscape along the Robson and Cambie Street frontages staff recommend further design development to maximize the retail vitality of the Robson Street frontage while also enhancing the pedestrian environment of Cambie Street. Staff believe this can be achieved by creating greater distinction between the hotel and residential uses by locating the street entry for the hotel to Cambie Street. Other measures include providing a high degree of pedestrian interest and transparency into the hotel lobby area (Condition 1.3).

Previous to this application, when the Hampton Inn to the east (across the lane) was developed, the City pursued its option to purchase a 7 ft. street dedication and a further 8 ft. setback for pedestrian sidewalk purposes. More recently with the CBC site development the additional 8 ft. setback was deemed unnecessary for pedestrian purposes. Concurrent with this preliminary application, further analysis of the pedestrian volumes and sidewalk capacity for this block of Robson Street has been undertaken. This analysis confirms that the additional 8 ft. setback is required to accommodate the pedestrian capacity for those walking to/from the Stadium noting that large volumes of pedestrian traffic coming from BC Place will disperse at the corner of Cambie and Robson. In addition, to address the inconsistency of the building setback along this block, staff are recommending the provision of the additional 8 ft. setback along with design development to enhance pedestrian movement, the public realm and street wall interface of the Robson Street frontage (Condition 1.4).

The proposal locates the main hotel lobby off the drive-thru area within the middle of the site. Access between the hotel/residential tower and the amenity areas within the podium is proposed thru multiple bridge connections at the 2nd and 3rd floors. The vehicle drop-off (porte-cochere) off Cambie Street, sized to serve tour buses, creates a design challenge with respect to pedestrian amenity. The applicant proposes a number of features including a landscaped green wall, waterfall and bridge elements above connecting the tower with the hotel and residential amenity areas within the lower podium to the north. Given the prominence of the vehicular access and drop-off driveway from the Cambie Street sidewalk, Staff support the high quality approach being taken but are seeking further design development to ensure a high quality drop-off area is provided as well as design development to treat the bridge connections as light and transparent as possible (Condition 1.5).

Livability: The proposed tower achieves a separation of 80 ft. or more between it and the neighbouring buildings except for the lower hotel levels where only 71.25 ft. of separation is achieved across the lane to the Hampton Inn and Georgian Court Hotels. Staff believe this amount is acceptable given the lower expectations for privacy between hotel to hotel uses.

5. View Protection Guidelines

This site is affected by two view cones, the more limiting restricting the height on the site to 206 ft. The current proposal of 202 ft. preserves the Cambie Bridge to Crown/Grouse view cone.

- **Architectural Treatment:** The Urban Design Panel (UDP) commented on a number of aspects related to the architectural form, expression and materiality of this proposal. The architectural expression of the tower has a variety of different treatments, including a number of blank portions of facades that contribute to its apparent bulk. In addition to Condition 1.1 to address tower bulkiness, staff recommend design development to simplify the architectural form and expression with a more subtle approach along with the provision of high quality materials (Condition 1.2).

- **Landscape:** The proposal incorporates a high degree of landscape treatment within the courtyard amenity area for both the hotel and residential occupants of the building, while also providing an overlook amenity for nearby buildings. In addition a vertical landscaped treatment of the south facing wall of the adjacent commercial building wall is proposed. Staff support the concept of softening the impact of this blank wall. The success of and execution of the landscape concept was identified by the Urban Design Panel as an important attribute that should not be diminished as the design evolves. Staff are seeking further design development of the podium landscape, in particular the trellis (green wall) treatment of the blank wall against the adjacent building to the south (Condition 1.6).

- **Conclusion:** Subject to a number of design and technical conditions, Approval-in-Principle is recommended for this preliminary application noting the urban design, streetscape and adjacency challenges of this site along with the functional design challenges of a mixed use building.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on April 11, 2007 and provided the following comments:

EVALUATION: SUPPORT (6-2)

- **Introduction:** Anita Molaro, Development Planner, introduced the application for a 20-storey mixed-use hotel/retail/residential building located at the northeast corner of Cambie and Robson Streets. The development will offer a boutique hotel with long term rental accommodation. The complex will include conference facilities, pool/spa and other social amenities to both hotel guests and long term residents. Landscaping will be a major component in the enhancement of the complex. Small retail units will be located at street level. The application includes a 10% heritage transfer of density applied to the residential portion of the FSR and a 15% hotel bonus applied to the hotel room portion. Both of the increases in density can be considered under the Downtown Official Development Plan. The height limit on the site is 150 feet which is relaxable to 450 feet. The proposal is asking for a height of 192 feet as the site is affected by a view corridor limiting its height to 196 feet.

Staff are supportive of the request for FSR and height increase and the general massing arrangement on the site.

The Panel's advice was sought on the following:

Does the Panel support:

- The modest increases in density requested (10% heritage and 15% hotel)

- The height increase up to 196 feet (view cone)

Does the Panel support the urban design response developed for this site and its relationship with the surrounding context taking into consideration:

- Siting,
- Tower form and massing,
- Street wall
- Site access
- Landscape

As the applicant team moves forward in its design development of the proposal does the Panel have any early advice that they would like to provide on the architectural resolution/materiality/expression for the proposal given:

- The nature of its context, and
- Nature of its use as a hotel/residential building.

Ms. Molaro took questions from the Panel.

- **Applicant's Introductory Comments:** Abdullah Jamal, Architect, further described the project noting there are three other hotels and a YMCA in the area. The complex is made up of four basic elements including the podium, the tower, the connectors and the courtyard. The podium covers the whole site and is two storeys on Robson Street stepping up to 3 storeys on the north-east side. The tower will accommodate 108 hotel suites in the lower seven levels with 73 residential units on the upper eleven levels. The urban garden within the courtyards is an opportunity for a visual amenity for the surrounding buildings.

Mr. Jamal stated that there are several strategies being explored regarding sustainability. These include geothermal exchange, conservation of water, control of heat gain, passive solar heating and other energy-saving practices.

Derek Lee, Landscape Architect described the landscape plans for the project. The lobby entrance will have a water feature that will set the theme for the development. The courtyards on the 2nd and 3rd level will have water features and areas for relaxation. The project will employ sustainable initiatives with a high efficiency irrigation system as well as green roofs.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Consider how to address the set back transition from the neighbouring Robson Street property;
 - Consider design development for the CRUs as well as the building entries;
 - Consider more sustainable strategies; and
 - Consider a stronger statement regarding materiality.
 - Consider design development of the massing to better reflect the infill, city fabric nature of this site.
- **Related Commentary:** The Panel agreed that the site could accommodate the additional density and supported the height relaxation although one Panel member thought the design had not earned the additional density and height.

The Panel liked the water garden and the courtyard elements as they thought they were well designed. They thought the landscape architect had done a good job in designing the landscape plan with a lot of rich spaces being created. Some of the Panel felt the courtyard could be more

open and more neighbourly. Some Panel members felt more could be done in the public realm.

The Panel had some concerns regarding the skewed portion of the hotel and thought the building shouldn't compete with its landmark neighbour, the CBC Building. Some of the Panel thought there should be a better link to the hotel to the east and suggested a subtle architectural approach. Another Panel member suggested a quieter approach to the building elevation and thought the break at mid height didn't work. Several Panel members thought the frames on the commercial at grade was a little bare and suggested more design development to simplify the building forms. One Panel member suggested reorienting the building and being orthogonal to the city grid. Another Panel member thought it could be skewed but not at the current angle. The Panel felt the success of the building would be the architecture and use of materials.

The Panel also thought there were some issues with the break in street wall set back along Robson Street with several members of the Panel encouraging the applicant to pursue the idea of an arcade or other device to accommodate the transition and to create a better transition to the neighbouring building.

The Panel thought the resident's lobby space needed to be more refined. One Panel member thought the connection between the residential and hotel wasn't well resolved.

Regarding sustainability, the Panel thought the submission was lacking in a commitment to the principles of sustainability. They suggested the applicant address this issue at their next submission to the Urban Design Panel.

- **Applicant's Response:** Mr. Jamal advised the Panel that they had engaged a sustainability consultant. He thanked the Panel for their comments.

ENGINEERING SERVICES

The subject site lies within one block of Terry Fox Plaza, the principal entrance for BC Place Stadium. As such, it should assist in carrying extreme pedestrian volumes, recently measured at about 3200 pedestrians in 15 minutes for a large event. Accounting for 30% of all pedestrian travel, this is the single greatest conduit for those walking to/from the Stadium. With half of these on the north side of Robson Street, even for lesser events the volumes are such that for safety and service, maintaining a consistent boulevard width between Beatty Street and Cambie Street is a priority. The opening of the Canada Line, with a station at Robson Street and Granville Street is anticipated to increase the current pedestrian volumes. Thus, in addition to the 2.13m (7 ft.) street dedication required, a further 2.44m (8ft.) setback and pedestrian right-of way is sought (condition 1.4).

The hotel will need to accommodate charter buses; one Class C passenger space is required on the site (as well as two Class A passenger spaces). The space indicated for the bus on the Ground Level application drawing presents no adequate means for passengers to walk between the door of the bus and the lobby; a walkway is required (see condition A.2.3). As well, the luggage room needs a corner cut back to allow the bus to turn directly onto the lane (see condition A.2.3, Note to Applicant). Once the bus reaches Robson Street, for the driver to turn right without conflicting with oncoming traffic the lane return requires a small modification to facilitate the turn (see condition A.2.7). This will also be of service to drivers of buses departing from the nearby Hampton Inn.

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 be required to have 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.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Design development is required as part of the complete development application to take into consideration the principles of CPTED, having particular regard for reducing opportunities of theft in the underground parking, mischief vandalism and graffiti. (See Standard Condition A.1.17)

LANDSCAPE

The proposed landscape of the hotel entrance, and the upper courtyards and decks are a major component in the experience of this new hotel development. The dramatic features such as the entrance waterfall/green wall and the trellis work on the fourth floor will need to be fully developed and detailed at the final development permit stage in order to be successful. Landscape conditions are contained in appendix A.

SUSTAINABILITY

Although the DDODP zoning does not as yet pursue Sustainability as a requirement, the applicant has indicated their intention to provide a number of initiatives related to energy efficient building design and sustainable landscape design. This is to be commended and encouraged. As a consideration, Condition 1.7 encourages the applicant to continue to integrate sustainable aspects within the proposal.

HOUSING CENTRE/SOCIAL PLANNING/CULTURAL AFFAIRS

Families Living with Children

The proposed development includes a total of 73 units, 10 of which include two or more bedrooms that may be attractive to families living with children. As the majority of units in this building are one bedrooms staff generally support the current amenity programming proposed.

The applicant has presented an extensive 8,100 square foot amenity area on the 3rd floor, including: a meeting room, a party room, a theatre, an exercise room and an adjacent outdoor lap pool, hot tub and lounge area.

An accessible men's and women's change room near the exercise room and outdoor amenity area and two non-accessible washrooms have been provided in the hallway across from the party and meeting rooms. Staff recommend design development to ensure that an accessible washroom is provided in this area, due to the distance to the accessible washrooms located in the change rooms.

The applicant has indicated that the amenities are for shared use by both residents and hotel guests, therefore design development will be required to provide a multi-purpose amenity room for resident use only.

The mixed residential / hotel use programming of this building and the very limited suitable outdoor space on the podium make the inclusion of a meaningful component of urban agriculture unviable at this location. (See Standard Conditions A.1.18 and 1.19.)

ENVIRONMENTAL PROTECTION BRANCH

The applicant has submitted a detailed site investigation, however a standard site profile must still be

provided. (Standard Conditions A.4.1)

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) Details of swimming pools/hot tubs to be submitted to the Environmental Health Division and Provincial Health Engineer prior to construction;
- (iii) The garbage storage area is to be designed to minimize nuisances;
- (iv) The underground parking is to be adequately ventilated to prevent the build-up of noxious gases;
- (v) 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.

Standard conditions are included as A.3.1 to A.3.4.

NOTIFICATION

Two signs were erected on the site on April 16, 2007. On April 18, 2007, 1557 letters were sent to neighbouring property owners advising them of the application. To date, one response has been received with the owner concerned about loss of view from a high-rise building in the 900 block of Cambie Street.

Staff response: The Downtown Official Development Plan (DODP) and Guidelines for this area anticipate this area developing into a high-density mixed development neighbourhood. This site is affected by a view cone limiting its overall height. The recommended measures to reduce tower width will assist to minimize loss of light and views.

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 a decision 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 for consideration of a 15% floor area bonus for guest accommodation and a 10% heritage density transfer for the residential portion of the building.

The Staff Committee supports the requested increase in floor area for both the guest accommodation component and the heritage density transfer.

Subject to the conditions outlined in the report, the Staff Committee recommends approval in principle of the Preliminary Development Application.

B. Boons
Chair, Development Permit Staff Committee

A. Molaro, MAIBC
Development Planner

B. Mah
Project Coordinator

Project Facilitator: P. Huber

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The complete Development Application submission must contain the following:

A.1 Standard Conditions

- A.1.1 comply with Section 3.2 (Density) of the Downtown Official Development Plan;

Note to Applicant: Hotel operational/functional areas such as back of house, ancillary storage rooms, office, staff room (approx. 4,573 sq. ft.) on parking level P1, restaurant terrace (approx. 594 sq. ft.) and stair (approx. 503 sq. ft.) to hotel lobby on the 2nd floor, and stair (approx. 257 sq. ft.) on the 4th floor to the rooftop mechanical are countable floor areas in FSR.

Provide detailed FSR tracing overlays, including tabulations and summaries, to verify and confirm the proposed floor areas. This includes all exclusions and voids. Refer to Planning By-law Administration Bulletin titled "Area Calculation and Tracing Overlay Requirements" for acceptable methods and standards. Where floor areas (hotel meeting room, ballroom, other assembly spaces, including office, restaurant, lounge and retail spaces) are needed to calculate parking requirements, tracing overlays and summaries will also be required.

- A.1.2 clarify and clearly label all passenger spaces on the ground floor plan;

Note to Applicant: Two Class A and one Class C passenger spaces are required.

- A.1.3 comply with Section 6.4 (Class B Bicycle Spaces) and Section 6.5 (Clothing Lockers) of the Parking By-law;

Note to Applicant: Twelve Class B bicycle spaces and four clothing lockers for each gender are required. Section 3.7.4.10 of the Building By-law requires shower and other change facilities when the number of required Class A bicycle spaces for non-dwelling uses exceeds three. All bicycle rooms shall have separate entries (not through another bicycle room). A minimum of 50% of the Class A bicycle spaces must be placed horizontally on the floor.

- A.1.4 provide complete, detailed and fully dimensioned floor plans and parking plans;

Note to Applicant: Dimensions used to calculate the floor areas must be shown on all floor plans. These include all exclusions and voids, including balcony areas. Separate floor plans should be provided where layouts are not typical.

- A.1.5 provide a summary of all open balcony areas;

Note to Applicant: Tabulations and a summary of the balcony areas should be included in the FSR tracing overlays.

- A.1.6 clarify use of all rooms/areas and amenity spaces, including spaces for hotel operations/functions and residential uses;

Note to Applicant: Bar and lounge uses require a liquor Primary license from the Provincial Authorities prior to applying through the City process. Contact Maria Castro of the License Office at 604.873.7901 for further information and application.

- A.1.7 provide direct (not borrowed) natural lighting to the internal habitable rooms on the 20th floor;

- A.1.8 provide a minimum of 200 cu. ft. of useable storage space for each dwelling unit for the storage of bulky items (e.g., winter tires, ski and barbecue equipment, excess furniture, etc.);

Note to Applicant: The storage area[s] may be below grade with individual lockers in a common space or may be provided en suite; however, laundry facilities should not be located inside such storage areas. Refer to Planning By-law Administration Bulletin titled "Bulk Storage - Residential Developments" for details.

A.1.9 identify and label all exterior finish materials on the building elevations;

Note to Applicant: Provide a northeast elevation and profile (dashed lines) of the adjacent building superimposed over it.

A.1.10 provide a complete and detailed technical analysis of the proposal under Project Information;

A.1.11 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impact on the building's open space and the Public Realm;

Standard Landscape Conditions

A.1.12 consider use of soil cells or structural soil for new street trees on Robson Street and on Cambie Street in order to ensure their long life and good health

Note to Applicant: Street tree locations, species, size and planting details, to the satisfaction of the General Manager of Engineering Services.

A.1.13 provide a higher quality of surface paving, planting, lighting and bollards for the lane edge in order to create an attractive pedestrian friendly lane edge;

A.1.14 provide a large scale (1/4" = 1' or 1:50) elevation drawing detailing the proposed trellis screen on level 4

A.1.15 provide a full landscape plan. The landscape plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the landscape plan. The landscape plan should be a minimum 1:100 or 1/8" scale.

A.1.16 provide large scale sections (1/4"=1' or 1:50) illustrating the construction of the porte-cochere green wall, the planters of the level 3 lounge deck, and the tree planters for the 2nd level landscaped courtyard.

Crime Prevention through Environmental Design

A.1.17 design development to take into consideration the principles of CPTED, having particular regard for reducing opportunities for:

- theft in the underground, a parking security report is requested and coordination with fire exiting is necessary;
- mischief by minimizing alcoves and notches and gating open areas off the lane;
- vandalism and skateboarding;
- mail theft; and
- graffiti by treating blank walls and surfaces and by providing security between the residential and hotel users

Social Planning/Housing Centre/ Cultural Affairs

- A.1.18 design development to provide an accessible washroom in close proximity to the party and meeting amenity rooms on the 3rd level; and

Note to Applicant: Consideration can be given to convert the two non-accessible washrooms currently located by elevator 4 on the 3rd level to one accessible washroom.

- A.1.19 design development to provide a multi-purpose amenity room for the exclusive use of residents.

A.2 Standard Engineering Conditions

- A.2.1 provide City building grades and corresponding design elevations at all entrances;

Note to Applicant: Show all City building grades as shown on BG plan # GE060113. Show corresponding design grades adjacent all entries that clearly meet City building grades. The door to the northerly CRU on Cambie Street will likely not open as the design grade is set below the City building grade.

- A.2.2 modify arched structure at Cambie Street vehicular entrance to ensure provision of the required 4.3 m overhead clearance for Class C passenger vehicles;

- A.2.3 modify Class C passenger space to provide improved access and egress and provide adequate pedestrian path from the bus to the lobby.

Note to Applicant: The Parking By-Law requires 14 m length and 4 m width. Also, a corner cut is required to be taken from the northeast corner of the luggage room to provide manoeuvring for bus exiting.

- A.2.4 provide Class B loading spaces with correct dimensions and a double loading throat;

Note to Applicant: Refer to the Engineering Parking and Loading Design Supplement for loading dimension information and a double loading bay throat should be provided to enable entry from and exit to Robson Street.

- A.2.5 provide disability parking spaces with required space width;

Note to Applicant: A 4 m space width is required or a standard parking space with 1.5 m pedestrian path may be provided.

- A.2.6 delete key card access panel located at between grid Line Dp7 and Ep8;

Note to Applicant: This obstructs parking access.

- A.2.7 modify lane exit to facilitate large vehicles turning right, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: This requires modification of the boulevard.

- A.2.8 provide signage plan to reinforce one-way circulation pattern through porte-cochere;

- A.2.9 comply with requirement for independent bicycle room access (max 40 bicycle spaces);

- A.2.10 provide required maneuvering aisles or additional stall width for check-in parking spaces

located at lane;

Note to Applicant: A minimum 6.6 m maneuvering aisle or 2.75 m wide stalls are required.

A.2.11 provide a main parking ramp with acceptable transition where it meets the vehicle drive through;

Note to Applicant: A parking ramp with a slope exceeding 12.5% requires a transition section at the top and bottom of the ramp of 7.5% to 10% for 4 m length.

A.2.12 modify location of entry stairs leading into CRU next to decorative pool;

Note to Applicant: This is necessary to provide adequate sidewalk space between the stair and the curb.

A.2.13 modify landscape plan LDP1.1 to match design of drive through entry as shown on drawing A.2.4

A.2.14 provide correct scale on drawing page A.3.2;

Note to Applicant: The correct scale is $3/32" = 1'-0"$.

A.2.15 provide an additional section drawing to confirm provision of a minimum 3.8 m overhead clearance for the northerly loading spaces;

A.2.16 delete all special surface treatments shown in lane;

Note to Applicant: Any special treatment of the lane requires a separate application to the General Manager of Engineering Services.

A.2.17 delete door swings over Cambie Street property line and to-be-dedicated option area;

A.2.18 provide fully separated garbage facilities for residential and commercial uses;

Note to Applicant: Clarify garbage and recycling provision for each use. Adequate space must be provided for each use.

A.2.19 clarify pick-up operation for the garbage compactor at the foot of the entry ramp;

Note to Applicant: Confirm that a waste management vehicle can pick up from the location shown. Consideration to relocate this away from the bottom of the ramp to avoid potential ramp blockages.

A.2.20 set back first riser 1'-0" from the "option" line to the water feature at the corner of Robson and Cambie;

A.2.21 clarify intent of feature shown encroaching over Cambie Street property line above water feature;

Note to Applicant: Only public weather protection features can be considered as encroachment beyond the property line.

A.2.22 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for a street tree/sidewalk application;

Note to Applicant: Submit a copy of the landscape plan directly to Engineering Services for review.

A.2.23 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for a canopy application; and

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems.

A.2.24 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for a crossing application.

A.3 Standard Vancouver Coastal Health Authority Conditions

A.3.1 Submit an acoustical consultant's report which assesses noise impacts on the site (by the development) and recommends noise mitigation measures in order to achieve noise criteria.

A.3.2 Submit a letter from an acoustical consultant confirming that the development application 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.

A.3.3 Annotate on plans stating: "The acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations as concurred with or amended by the Medical health Officer (Senior Environmental Health Officer)."

A.3.4 Annotate on plans stating: "Mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize noise and air quality impact on the neighbourhood and to comply with Noise By-law #6555."

A.4 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:

A.4.1 The applicant has submitted a site investigation but has not provided a site profile. A site profile must be completed and provided following the standard format.

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 May 9, 2007. 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 If a complete application is not submitted on or before **December 10, 2007**, 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 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.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.6 This site has been identified as being within an area that may require special considerations during the upcoming 2010 Winter Games. This may include disruptions to construction activities and limitations on street access, during the period of February 5, 2010 to March 1, 2010.
- For more information on how this may affect your project, you may wish to contact Mr. Paul Henderson, Director of Olympic and Paralympic Operations, at 604-296-2862.
- B.1.7 This site is affected by the Development Cost Levy By-law No. 8149. Levies will be required to be paid prior to issuance of Building Permits.

Processing Centre - Building comments

The following comments have been provided by Processing Centre - Building and are based on the architectural drawings submitted for this Preliminary Development Permit application. This is a preliminary review intended to identify areas in which the proposal may conflict with requirements of the Vancouver Building By-law#8057. The review includes Subsection 3.2.5. "Provisions for Fire Fighting."

1. Building construction is required to be noncombustible.
 2. Highrise building and VBBL 3.2.6. requirements for high buildings apply to the entire building.
 3. * The building is required to provide access to persons with disabilities to all public areas, common areas, storage, amenity, meeting rooms, and to areas where work functions could reasonably be expected to be performed by persons with disabilities.
 4. * The building is required to meet Enhanced Accessibility provisions.
 5. At least 2 accessible paths of travel to 2 separate exits are required from the parking floors containing stalls for persons with disability.
 6. Additional exit may be required from storage garage where security gate is provided.
 7. Storage garage security shall conform to 3.3.6.7.
 8. Door swings into public corridors and exits must swing in direction of exit travel.
 9. Public corridors must be separated from remainder of the floor areas (amenity rooms) by a fire separation.
 10. Linen chute intake openings must be located in rooms which are designed for no other purpose.
 11. Multiple storey dwelling units must have exits from the uppermost storey.
 12. Exterior courtyards and rooftop terraces having capacity of over 60 persons must have more than one egress doorway, and the doors swinging in direction of exit travel.
 13. Conference rooms when combined shall have egress doorways located remotely from each other in case one door is obstructed by fire within the room.
 14. * Commercial exit corridor at the north side of the building must lead directly to an acceptable open space and separated from the parking and loading stalls. The exit corridor shall be separated from space used for loading or temporary storage by a fire separation.
 15. CRU's at the south side of the building, when combined, requires egress doorways located remotely from each other in case one door is obstructed by fire within the room.
 16. Vestibules are required at the storage garage leading to stairs which leads to occupied floor areas above.
- * 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 should be aware that any building permit application made on or after May 1, 2007, must comply with the new 2007 Vancouver Building By-law.