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1455 QUEBEC STREET (COMPLETE APPLICATION)  
DE413866 - ZONE BCPED

SH/YMcN/DR/DA/LH

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

B. Boons (Chair), Development Services  
P. Storer, Engineering Services  
L. Gayman, Real Estate Services  
T. Driessen, Park Board  
D. Naundorf, Social Development

**Also Present:**

S. Hein, Urban Design Studio  
T. Chen, Development Services  
D. Autiero, Development Services  
Y. McNeil, Heritage Planner  
J. Breckner, Real Estate Services

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**APPLICANT:**

Cannon Design Architecture Inc.  
Attention: Rick Young  
Suite 710 - 1500 W Georgia Street  
Vancouver, BC  
V6G 2Z6

**PROPERTY OWNER:**

City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC  
V5Y 1V4

**LESSEE**

Her Majesty the Queen in Right of the Province  
of British Columbia Parliament Buildings,  
Victoria, B.C.  
V8V 1X4

**OCCUPANT**

A.S.T.C. Science World Society  
1455 Quebec Street  
Vancouver, B.C.  
V6A 3Z7

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**EXECUTIVE SUMMARY**

- **Proposal:** The proposal is to upgrade the interior and exterior of the existing Science World cultural/educational facility, and add to the first and second levels at the western portion of the podium fronting False Creek. A new main entry lobby connected with an extended weather protection canopy system is also proposed and located closer to Quebec Street. In addition, a reconfiguration of the loading area and rehabilitation of the exterior façade is proposed, however the iconic geodesic dome will not be altered. A related, adjacent and secured interpretive and interactive open space known as the *Outdoor Science Experience* (OSE) will be considered under a separate development permit application at a future date. Any reference in this report to the OSE is provided for information only.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F Lease Area Plan

Appendix G Council Resolution

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Appendix H Heritage Statement of Significance

Appendix I Applicant's proposed short term and long term vision (from Open House)

- **Issues:**

1. Architectural expression of proposed additions given heritage/cultural identity of existing facility and prominence as an iconic image on False Creek.
2. Seamless integration with existing, and anticipated, landscape open space, movement systems and loading.

- **Urban Design Panel:**

This development permit application was not reviewed by the Urban Design Panel as there are no substantive urban design issues associated with the proposed interior renovation work or the external additions.

**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DE413866 as submitted, the plans and information forming a part thereof, thereby permitting the upgrading of the interior and exterior of Science World cultural/education facility by adding to the first and second levels at the western portion of the podium fronting False Creek, a new main entry lobby connected with an extended weather protection canopy system located closer to Quebec Street, reconfiguration of the loading area and rehabilitation and restoration of the exterior facade, 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 ensure ease of pedestrian movement around the westerly False Creek water side as part of the continuous waterfront walkway system;

**Note to applicant:** Relocation of proposed external support columns to a more inboard location is required. A minimum 4.5 metre clearance between the railing and the columns is required. Pedestrian movement should not be compromised by external tables and seating associated with food services noting that they are supported towards greater public realm animation on the waterfront.

1.2 design development to the detailing of the new external additions and important architectural features (entry canopy and special features);

**Note to applicant:** Clarification of design intent, anticipated exterior finish quality for walls, the proposed entry, the connecting pedestrian canopy and related iconic marker is required. In addition, supply a colour scheme for all elevations. The entry canopy appears to conflict with the current internal road alignment. This should either be resolved, or the canopy removed from this application.

1.3 design development to the west elevation to more clearly reference the rhythm of the original façade character and to better distinguish the original building from the new construction;

**Note to applicant:** Refer to the sketch elevations presented to staff on May 19, 2010, which show a glazed facade reminiscent of the protruding "squares" seen elsewhere on the building and a glazed parapet railing facing west. Introduction of a more vibrant yet compatible colour palette, rather than the uniform blue panels indicated in the May 19, 2010 sketch, should be investigated. In addition, suggest an alternative façade treatment for the exterior walls of the new exit stairs. The goal is to achieve a transparency in these areas to animate the space. Careful study will be needed to clearly delineate between the original facade and the new glazed areas.

1.4 design development to overall lighting strategy, including both aesthetic aspects related to the building's iconic significance and safety and security issues, particularly in regard to the proposed recessed, covered area on the westerly water side;

**Note to applicant:** Careful attention to building lighting, given the heritage/cultural significance of the facility, and its special prominence marking the end of False Creek at night. Careful attention should also be given to pedestrian lighting, especially for the seawall, as well as for general public realm associated with the building. Attention should be given to CPTED performance for existing, and new additional alcoves and service spaces hidden from surveillance. The proposed deeply recessed covered area on the westerly water side is of particular concern in respect to pedestrian safety at night. Consideration of 24-hour

surveillance cameras for this area are recommended. Consideration should also be given to expanding the ground floor restaurant to the west by approximately 2 metres to diminish the depth of this recessed area to improve sightlines and surveillance.

- 1.5 design development to ground floor north corner to retain the existing curving glazed office area, with a repositioning of the proposed loading bay slightly inboard, to maintain the originally intended pedestrian interest at this prominent, highly visible location on the waterfront walkway;

**Note to applicant:** The proposed loading bay, with its blank wall directly facing the waterfront walkway, needs to be properly screened. The existing glazed office area presently fulfills this task and can continue to do so if the proposed loading bay is shifted slightly inboard, away from the walkway. Should the OSE not be approved, or, if approved but reduced in area, the existing loading in its present location should be retained.

- 1.6 confirmation of conceptual signage, and related design intent for special facade educational graphics and features; and

**Note to applicant:** Signage will be approved under a separate application. This condition is intended to clarify location/scope and size for facility announcement as well as anticipate the design intent of special façade features that may be introduced over time. Design intent should ensure careful integration with the anticipated improvements noting that the facility is considered a heritage resource. Special sensitivity to the False Creek context is also required.

- 1.7 consideration Item: Supply a letter of understanding outlining your consent to have the City initiate the process to add the building to the Vancouver Heritage Register.

**Note to Applicant:** The letter will require consent from the Province as the property leaseholder. The intention is to add only the building to the VHR, not the decking or the park. The addition to the VHR was supported by the Vancouver Heritage Commission at their May 10, 2010 meeting. The VHR contains a list of historic sites in Vancouver, but does not restrict redevelopment or demolition of these sites. It is likely that the City will pursue the addition to the VHR as part of your phase II work, when the parameters of the leased area are better known.

- 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	EXISTING	PROPOSED
Site Size				Irregular
Site Area			8 Hectares	8 Hectares
Floor Area	n/a			14 521 m <sup>2</sup>
FSR		n/a		
Height	n/a			Top of geodesic dome 46.2 m
Parking <sup>1</sup>	126  Small Car 45 (25% max.)	100  Disability Spaces 7  Disability Spaces	181	181  Small car Spaces 0 Disability Spaces 7
Bicycle Parking		Class A 16 Class B 31	Class A 16 Class B 31	Class A 16 Class B 31
Loading <sup>2</sup>		Class B 6	Class B 3	Class B 3

<sup>1</sup> **Note on Parking:** The proposal does not alter the existing parking. Staff support acceptance of the existing parking supply, however note that future City projects may reduce the number of spaces (see Engineering Commentary on page 8 for more details).

<sup>2</sup> **Note on Loading:** The original Development Permit for Science World (DE206874) relaxed the number of loading spaces required for the building from 6 to 3. The additional floor area is not expected to significantly increase the loading demand and staff support acceptance of the existing loading supply, subject to the required Loading Management Plan (see Condition A.2.2).

• **Legal Description**

Lot: 302  
 Plan: False Creek  
 District Lot: BCP17012

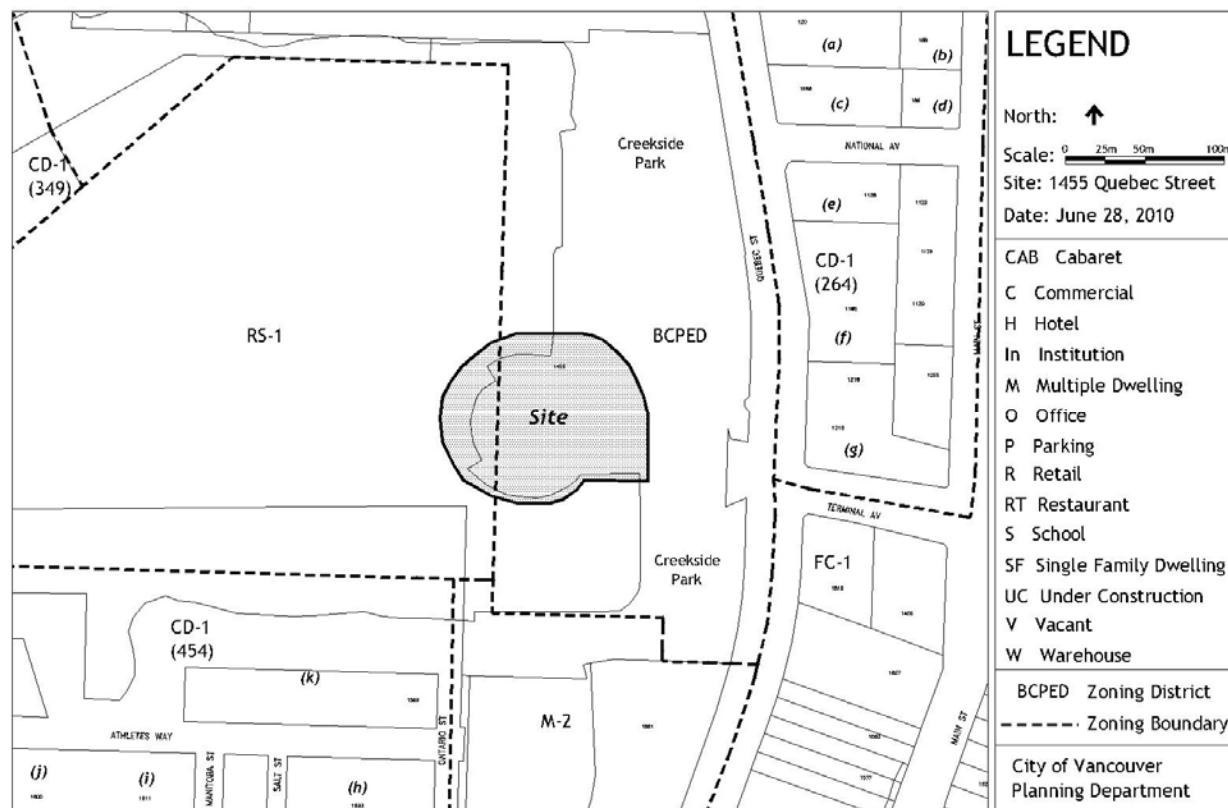
• **History of Application:**

10 05 03 Complete DE submitted  
 10 05 10 Heritage Commission  
 10 05 11 Bicycle Network Sub Committee  
 10 06 16 Development Permit Staff Committee

• **Site:** The site is located at the east end of False Creek fronting on the west side of Quebec Street at the foot of Terminal Avenue.

• **Context:** Significant adjacent development includes:

- (a) 120 Milross Avenue - 24 storey residential, Citygate ("Brighton")
- (b) 188 Milross Avenue - 7 storey residential, Citygate ("Citygate Housing Co-op")
- (c) 1088 Quebec Street - 28 storey residential, Citygate ("The Viceroy")
- (d) 189 National Avenue - 14 storey residential, Citygate ("Sussex")
- (e) 1128 Quebec Street - 27 storey residential, Citygate ("The National")
- (f) 1182 Quebec Street - 30 storey residential, Citygate ("Citygate 1")
- (g) 1218 Quebec Street - 12 storey commercial ("VanCity Credit Saving Union")
- (h) 1633 Ontario Street - 11 storey mixed use (Olympic Village site)
- (i) 1611 Manitoba Street - 9 storey mixed use (Olympic Village site)
- (j) 1600 Columbia Street - 11 storey residential (Olympic Village site)
- (k) Olympic Village - Community Centre



- **Background:** Following the success as the Expo Centre for the World's Fair of 1986, City Council endorsed Science World as the long term tenant in January 1988. The original configuration proposed, and subsequently approved, consisted of four major elements: park design, building design, access configuration and parking arrangement. A subsequent addition of 60,000 square feet was approved and constructed in 1989 which provided additional gallery/exhibit space and a reconfigured entry on the east side.

On May 6, 2010 Council instructed staff to proceed with the required approval processes under city jurisdiction that considers the scope of work outlined in this report. Given the historic, cultural and iconic role of the facility, and its visual prominence on False Creek, staff have elected to present the proposal to the Development Permit Board for consideration.

- **Project Intent:** Science World has subsequently outgrown its current facilities noting an acute need for more substantive programme/exhibit space and evidence of compromised building envelope requiring remedial upgrading to restore integrity. The building is also deficient in washroom services, and other ancillary functions, to support a growing civic/cultural facility of this scale. This development permit application proposes to remedy these concerns given the immediate availability of Federal funding to be matched by the Province and Science World.

Science World is intending to pursue a related initiative known as the *Outdoor Science Experience (OSE)* which is described as an educational/interpretive/interactive outdoor space and proposed to be located immediately east of the existing facility. The OSE is not part of the scope of this development permit proposal noting that the design development conditions recommended herein anticipate a future configuration with, or without, the OSE noting that technical review has focused on ensuring seamless integration with prevailing, and anticipated, urban systems. The OSE will be considered under a separate application approvals, and related public consultation process anticipated to commence sometime this summer towards formal consideration this fall.

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

The site falls under BC Place/Expo District (BCPED) zoning which prescribes approvable uses, and respective area limits, for the district. There are no applicable design guidelines to this zoning.

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

*Urban Design Commentary:*

Noting that there are no applicable guidelines, Science World is highly regarded as an iconic anchor for the urban design character of the False Creek basin. The building's original siting is noteworthy as the geodesic dome component is carefully positioned to terminate the Georgia Street axis as extended across the Creek, and the Terminal Avenue corridor from the east. The dome functions as a "marker" that acknowledges and terminates these alignments while achieving a distinguished presence at the end of False Creek. As such, the facility will continue to anchor the larger precinct as related context is built out. Noting this role, especially given the requirement for continuous pedestrian movement along the waterfront, staff are recommending further design development under condition 1.1 to ensure that ease of movement is maintained.

Science World's architectural character must continue to respect the design intent of architect Bruno Feschi, who was also the lead architect for Expo 86, while also accommodating and expressing an ever changing cultural/educational programme. It is also noteworthy that the heritage Statement of Significance, contained in Appendix G, has evaluated the facility as warranting addition to the Vancouver Heritage Register in the "A" category, given the site's historic connection to Expo 86 (see Condition 1.7). Given this importance, staff are recommending design development conditions that clarify character aspects noting an interest to pursue contemporary design strategies which are welcomed (see Conditions 1.2 and 1.3). Conditions 1.4 and 1.5 are intended to ensure that facility "branding", for corporate announcement and educational messaging, does not compromise the larger

architectural/heritage role as previously noted while providing design flexibility for creative/expressive features day or night.

● **Conclusion:** Staff support this application to improve building envelope integrity, upgrade necessary internal functionality and expand exhibit spaces subject to the conditions recommended in this report. Science World is recognized and valued as an important civic, provincial and national institution. Its renewed focus on education towards sustainability awareness and best practices is applauded.

## ENGINEERING SERVICES

The expanded exhibition space proposed in this application is not expected to significantly change the demand for parking or loading on the site. Science World is proposing to maintain the current provision of 181 parking spaces (which is greater than the maximum under the Parking By-law) and three loading spaces (which is less than the by-law minimum, however a relaxation was previously granted in the original development permit DE206874). Engineering Services supports relaxations of both maximum parking and minimum loading provisions, as they are pre-existing conditions and will not be significantly affected by the renovations. Condition A.2.2 asks for a LMP to look at changes to the location of the loading, primarily in the interest of reducing conflicts with pedestrians and cyclists.

It should be noted that the City has long-term aspirations in the area which would affect the parking supply, including a streetcar line along Quebec St and replacement or removal of the Expo deck on the Creekside Park/Science World site. These future projects are expected to reduce the area available for parking on the site in the future and bring the parking supply more in line with the bylaw requirements.

In the lease agreement between the City and the Province, the City has a right-of-way for public access over the deck around Science World. Condition 1.1 asks that proposed columns on the western portion of deck be pulled back to allow a more public-oriented pedestrian space. Engineering Services recommends that this clear distance be a minimum of 4.5m at all points to match the width of the Seawall walkway.

Condition A.2.3 requires that Science World make improvements to the existing cycling facility directly in front of the building. This area has been an issue for many years and additional pedestrian traffic to the building will increase the conflicts between cyclists, pedestrians, and loading vehicles.

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

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The application was reviewed, with a substantive concern identified around the westerly waterfronting covered area beneath the proposed expanded exhibit area. Staff are recommending improvements in lighting as well as consideration to diminish the depth of this recessed area by expanding the adjacent restaurant area further into this space (Condition 1.4).

## HERITAGE PLANNING

This site has been evaluated by staff and the Vancouver Heritage Commission as meriting an "A" rating on the Vancouver Heritage Register (VHR) and should be added to the VHR to acknowledge the importance of the site to the evolution of the City. The historic value is the site's legacy from EXPO 86, along with the iconic image of the geodesic dome and the location of the building. Built as the Expo Center, an interactive educational centre with an OMNIMAX cinema. It opened in May 2, 1986 as part of Expo 86, "the 1986 World Exposition on Transportation and Communication." Expo 86 was a special



category Fair; the largest ever held involving 41 countries. Following Expo, three levels of government funding converted the building to a centre for promoting scientific education and outreach throughout BC. Between 1989 and 1990, the building was expanded, and in late 1990, it opened to the general public as "Science World". In 2005 the name was changed to Science World at Telus World of Science. SkyTrain's "Main Street Station" was hyphenated to "Main Street-Science World Station" in the autumn of 1990 in order to recognize the municipal landmark. The Telus World of Science building continues to attract visitors from across the globe and is valued as a landmark building and an important part of the city fabric.

By their nature, World Fairs are temporary expositions; as such the architecture tends to be more experimental, futuristic. Retained buildings are rare and include such notable legacy structures from past World Fairs as the Eiffel Tower, Seattle Space Needle, and Crystal Palace in London. The use of a Geodesic dome epitomized the sub theme of Expo 86, which was "ingenuity". A sphere encloses the greatest volume for the least amount of surface area, and without the need for interior structural supports.

The Vancouver Heritage Commission reviewed the Development Application, the Statement of Significance and staff's historic building evaluation on May 10, 2010 and passed the following motion:

THAT the Vancouver Heritage Commission supports the draft Statement of Significance for Science World as presented at the May 10, 2010 meeting, and the evaluation as an "A" and addition to the Heritage Register.

CARRIED UNANIMOUSLY

THAT the VHC support in principle the improvements to Science World as presented at the May 10, 2010, meeting, noting the following concerns:

- the lack of articulation between the original structure and its proposed form;
- the impact of the exterior experience space on the public realm.

CARRIED UNANIMOUSLY

The prior to conditions contained within will address the two points raised by the Commission. See Appendix G for the Statement of Significance.

#### **CULTURAL SERVICES**

Science World is an important Vancouver cultural institution dedicated to the exploration of arts, science and technology that contributes to City's vitality and diversity of cultural activities for citizens and visitors alike. The organization is one of four major exhibiting cultural institutions that receives an operating grant through the City's department of Cultural Services. The City of Vancouver also provides land for the Science World operations via a ground lease to the Province of BC who permits the non profit to occupy the land and building. Serving over half a million visitors a year, the current re-investment in the building structure is timely and welcomed. Cultural Services supports the building re-investment and the current development application put forward by Science World.

#### **PARK BOARD**

The presence of Science World in Creekside Park is an opportunity to create a stimulating public space that is unique in the city. Park Board staff support the renewal of Science World, and are hopeful that the end result will be a more engaging partnership between museum and park for the benefit of residents and visitors. Park Board and Science World have engaged in a discussion of such opportunities for many years, and the current application indicates some of the ideas discussed previously.

This application shows an Outdoor Science Experience (OSE), for reference only. Once submitted as a development permit application, Park Board staff will analyze the OSE proposal for its compatibility with the existing park and with future park plans. Approval of this current development application does not constitute approval of the OSE. It should be noted that the decision-making process required for the OSE is complex, and will require the Park Board to give up a piece of park land. The Park Board would consider such a proposal only if it can be demonstrated that its significant public benefits outweigh the loss of park land. A thorough public discussion of this idea is needed.

Park Board staff also caution that even if the Park Board were to approve the OSE in the future, there is some indication that the OSE may have to shrink in size to accommodate other needed park elements.

## **REAL ESTATE**

On May 6, 2010, staff sought authorization from Council to issue permits under the existing lease (see appendix G). With this approval it is Real Estate Services perspective that a Development Permit can be issued under the existing lease. However, it should be noted that, works outside of the leased area will require an amendment to the existing lease. The expectation for this phase of the project is to stay within the boundaries of the leased area (see Appendix F) and that the applicant will adhere at all times to the terms and conditions of the lease.

## **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.

## **ENVIRONMENTAL PROTECTION**

This Development Application involves the disturbance of soils for piling to support the proposed expansions. Therefore the City of Vancouver cannot issue a development permit, or related building permit, until all required Provincial environmental approval are secured by the applicant/owner. (See Condition A.3.1)

## **NOTIFICATION**

On May 14, 2010, 1,066 notification postcards were sent to neighbouring property owners advising them of the application, offering additional information on the city's website and inviting interested individuals to attend an Open House scheduled for May 26, 2010.

A site sign was installed on the site on May 19, 2010.

## Open House

An Open House was held on May 26, 2010 from 4:00pm to 8:00pm at Science World site.

Fifty nine (59) people signed in for the open house. Each person attending the open house was greeted, asked to sign-in, given a feedback form to complete, and offered a quick orientation to the display materials.

## Notification and Open House Response

To date, there have been no responses to the notification postcard.

Forty six (46) people completed the feedback forms provided to them at the Open House, comments include:

- look forward to the improvements and upgrades
- little impact the surrounding area
- strong support of the expansions proposed
- an important building that is needed to be upgraded

Respondents generally endorsed the scope of work outlined in this development permit application noting that the programmes were highly valued and deserved proper facility.

**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 the Official Development Plan it requires decisions by both the Development Permit Board and the Director of Planning.

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.

It also requires the Director of Planning to consider a By-law relaxation, per Section 4.3.1 and 5.2.3 of the Parking By-law.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of loading and parking. The Staff Committee supports the relaxations proposed.

The Staff Committee also supports the proposed alterations to Science World, subject to the conditions noted in this report.

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B. Boons  
Chair, Development Permit Staff Committee

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S. Hein  
Development Planner

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T. Chen  
Project Coordinator

Project Facilitator: D. Autiero

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

### A.1 Standard Conditions

- A.1.1 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impact on the building's open space and the Public Realm;
- A.1.2 removal of references to the OSE throughout the application;

**Note to Applicant:** The proposed design intent is generally supported however the OSE portion of the overall project will be undertaken through a separate development approval process at a later date.

### Standard Landscape Conditions

- A.1.3 illustration on the landscape plan (page DP03) of the main entrance pathway from the front door to the existing sidewalk;

**Note to Applicant:** The entrance walkway should be functional without the adjacent interpretive play area, as there may be some delay between the renovations covered in this development permit and the subsequent construction of the interpretive landscape.

### A.2 Standard Engineering Conditions

- A.2.1 plot the location of all property lines, statutory rights of way and the current lease line on the architectural plans;

**Note to Applicant:** At a minimum, Pages DP-03 & DP-02 must be updated to address this condition.

- A.2.2 provision of a Loading Management Plan to the satisfaction of the General Manager of Engineering Services detailing frequency, routing, timing, size of delivery vehicles, and a commitment that the loading spaces will meet the loading requirements for the site;

**Note to Applicant:** The plan should investigate daily loading from the internal roadway (rather than the seawall path) and scheduling deliveries early morning or off peak hours.

- A.2.3 arrangements must be made to upgrade the bike facility adjacent to Science World to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** The bikeway directly east of Science World must be improved to reduce conflicts with vehicles and pedestrians. A plan of proposed changes will be required.

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**A.3 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:**

A.3.1 confirmation that this application has satisfied all provincial and federal agency requirements;

**Note to Applicant:** The Vancouver Charter will not allow the release of Development or Building permits where soil disturbance is being proposed, without Ministry of the Environment approval. As this project involves the installation of piling under the existing decking (to support the expansion), the Environmental Protection Branch requires clearance from Burrard Environmental Review Committee (BERC) for this work. If you have further questions regarding soils remediation requirements, please contact Linda Kwan at 604.873.7733.

**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 3, 2010. 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 31, 2010**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.6 Temporary closure of the "Walkways" (as defined in the lease) requires the consent of the City Engineer. Please provide a plan and details of closures necessary to accommodate construction as part of the building permit process.
- B.1.7 Work proposed within City Street (in the "notched" production of Terminal Avenue) must consist of standard materials acceptable to the City.
- B.1.8 Proposed structures (if any) within the BC Transit Statutory Right of Way (N35195 - as shown on Plan 17649) require authorization from BC Transit.
- B.1.9 No structures, embankments or fill are permitted within the Statutory Right of Way (BE270093 - as shown on Plan LMP1968) for public utilities (sewer outfall).

**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 prior to the 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 prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
  - B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete
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portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.

- B.2.4 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12<sup>th</sup> floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.5 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.
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### Processing Centre - Building comments

The following comments are based on the preliminary drawings prepared by Cannon Design Architecture dated May 3, 2010 for the proposed development permit. This is a preliminary review in order to identify issues which do not comply with the Vancouver Building Bylaw #9419 as amended (VBBL), and includes a review of Subsection 3.2.5. "Provisions for Fire Fighting".

1. Building safety facilities such as central alarm and control facility, fire fighter's elevator, and stairwells equipped with standpipe connections shall be coordinated with the location of the firefighters' entrance.
2. Principle entrance is not within 15 m of the fire access route.
3. Building face is not within 3 to 15 m of the fire access route.
4. \* Fire protection, structural capacity, and accessibility of the existing building is required to be upgraded per Part 10 of the VBBL. This is considered to be a Major Horizontal Addition. Fire fighting access shall be upgraded to current code requirements.
5. The building is required to provide accessible routes for access to persons with disabilities to all common areas, storage, amenity, meeting rooms, etc.
6. \* Geotechnical Report will be required. This site is in an area identified as being subject to potential liquefaction. The Geotechnical Report should address this, and contain specific recommendations pertaining to the foundation design and subsurface drainage.

\*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. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.

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.

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