

November 15, 2021

APPLICANT:

IBI Group Architects,
700-1285 West Pender Street,
Vancouver, BC,
V6E 4B1

Dear Tony Wai,

**RE: 2538 BIRCH STREET (COMPLETE APPLICATION)
DP-2021-00628 – CD-1**

Your application was considered by the Development Permit Board at its meeting of November 15, 2021, and it was resolved THAT the Board APPROVE Development Application No. DP-2021-00628 – CD-1 submitted, the plans and information forming a part thereof, thereby permitting to develop this site with a 28 storey mixed-use building with retail (main floor- 2nd floor), general office (3rd floor), and secured market rental housing (4th floor – 28th floor) containing a total of 258 dwelling units (200 market rental units & 58 MIRHPP units), all over 5 levels of underground parking, providing a total of 174 parking spaces having vehicular access from lane, subject to the following conditions and enactment of the CD-1 By-law (708) amendment and approval of form of development by Council:

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 better reflect the residential scale and proportions through the design logic of the material and finish palette, which may be achieved by way of the following recommended design strategies:

- i. significant improvement of the material and colour palette presenting a more unified architectural concept that reads cohesively from multiple aspects; and

Note to Applicant: As a design strategy, stepped portions of the building can be further differentiated from the main massing by employing differing colours, textures and/or patterns of cladding.

- ii. consideration to rearrange the balconies at the north to better integrate with the proposed vertical elements.

Note to Applicant: The width of north facing balconies can be decreased from level 20 to the top. As the intent of the condition, this will provide more clarity to the design logic at all elevations.

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.

IMPORTANT!!! HOW TO SUBMIT YOUR REVISIONS

We are making improvements to the way we process responses to “prior-to” conditions so that we can serve you better. Our objective is to increase efficiency and to reduce process time. As a first step, we have changed our method of receiving “prior-to” responses. We will now meet with you when you submit your response. The purpose of our meeting will be to complete a preliminary review of your submission and to schedule the review process. As in the past, your submission must include your revised drawings and a written explanation describing how you have addressed each of the conditions. To arrange a meeting, please contact Project Facilitator, Niall Coffey at 604-829-9235 from 9:00 a.m. to 4:00 p.m., Monday to Friday. Please do not mail, drop off or courier your response because this will delay the processing of your application. Thank you for your cooperation in helping us help you.

This letter is based on the minutes of the Development Permit Board meeting of November 15, 2021, which have not yet been adopted by the Board. If any amendments to this approval are made by the Board at its next meeting, you will be advised immediately.

Yours truly,



Lizette Berdahl
Project Coordinator
Development Review Branch
Email: lizette.berdahl@vancouver.ca
Phone: 604-871-6706

cc:

H. Shayan, Urban Design & Development Planning
L. Berdahl, Development Services
C. Chant, Engineering Services
A. Maness, Landscape Planning
A. Clarke, Housing Review
N. Coffey, Development Services

PROPERTY OWNER:
1061511 B.C. LTD., INC. NO. 1061511
670 - 1665 WEST BROADWAY
VANCOUVER, BC
V6J 1X1

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 enactment of CD-1 By-Law (708) amendment and approval of the Form of Development;

Urban Design Conditions

A.1.2 design development to improve the interface between the building and the West Broadway public realm by way of the following design strategies:

- i. introducing landscaped recesses between discrete commercial retail units or elsewhere at the north side of the property; and
- ii. proposing various high quality and durable paving materials integral with the existing concrete paving.

A.1.3 design consideration to provide an additional common indoor amenity room contiguous with the existing outdoor amenity space for residents at lower levels;

Note to Applicant: The amenity room should be no less than 400 square feet with a wheelchair accessible washroom, storage closet, and kitchenette. Refer to "High Density Housing Guidelines for Families with Children". Some adjustments in unit's layout might be applicable.

A.1.4 confirmation that the livability of all units is maintained through future stages of design development with following specific areas of focus:

- i. all habitable rooms comply with HAD requirement which is indicated in CD-1;

Note to Applicant: Refer to Rezoning condition 2. This can be achieved by increasing the size of windows in the units particularly located at the north. Some massing modifications such as reducing the width of vertical elements might be applied;

- ii. all units have usable private open spaces;

Note to Applicant: The future mechanical components such as AC units should not negatively impact the functionality and livability of the balconies and appearance of the building. In addition, consideration of strategies to minimize the overlook and noise impacts of the balconies to adjacent neighbours are encouraged;

A.1.5 design development for all at-grade façades to maintain a high degree of architectural detail, variety, and quality, as proposed, through future stages of design development;

Note to Applicant: Particular attention should be given to ensuring that the building detailing presents as highly resolved when viewed from West Broadway and Birch Street public realms, and wherever pedestrians are in close proximity to the building face. Consideration should be given to the following recommendations from UDP:

- i. louvers at podium can be replaced by other durable materials;
- ii. paving materials to be integrated with the language of public art tiles; and
- iii. the blank brick wall to be minimized at the corner plaza.

A.1.6 confirmation that the amount of shadowing on the north side walkway at West Broadway will not exceed the amount approved in the rezoning application;

Note to Applicant: An updated shadow study should be provided in all stage of approval process.

- A.1.7 provision of an architectural lighting and signage strategy, with particular attention given to the illumination of the corner plaza, the retail frontages, and the residential entries;

Note to Applicant: Building lighting and signage must be designed to integrate sympathetically with the façade, and should provide for enhanced pedestrian experience of the public realm. Signage is a separate application and should be noted as “SHOWN FOR REFERENCE” in the drawings.

- A.1.8 indication on the architectural plans of the following supplemental information:

- i. confirmation that access to all common amenity areas is barrier free; and

Note to Applicant: Also refer to Housing condition A.4.3.

- ii. the intended location for commercial kitchen exhaust grilles.

Note to Applicant: To mitigate the effects of commercial kitchen odours on the adjacent public realm, building and neighbouring residents, kitchen exhaust grilles must be located away from sidewalks, private balconies, and adjacent residential developments.

- A.1.9 provision of built features intended to create a bird friendly design.

Note to Applicant: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable, and provide a design rationale for the features noted.

Development Review Branch Conditions

- A.1.10 provision of detailed FSR overlays indicating all spaces and uses included or excluded from FSR calculations, including the following;

- i. shared access and circulation areas, including elevator, exit corridor, stairs etc., on Level 1, Level 2 and Level 3 are to be proportionately rated and included in the computation of corresponding area of each use;

Note to Applicant: Revise FSR overlays to indicate colour hatching and labelling to correspond with the FSR statistics table.

- ii. include floor areas of access and circulation areas, including elevator, exit corridor, stairs etc., and mechanical room on roof-top; and

Note to Applicant: Confirm stairway access to roof. Stairs as shown on Level 28 plan appear to be accessible to roof.

- iii. compliance with Planning By-law Administration Bulletin entitled, Bulk Storage and In-Suite storage – Multiple Family Residential Developments.

Note to Applicant: Some of the bulk storage room are located on exterior walls and propose windows.

- A.1.11 provision of updated data summary table including a clear breakdown per building, per unit, per floor showing (1) gross area, (2) each type of excluded area and (3) net area;

Note to Applicant: Summary information shall reflect information from the FSR overlays.

- A.1.12 confirmation of compliance with Section 10.18.1 – Height – Building, of the Zoning and Development By-law;

Note to Applicant: In order for proposed mechanical screening and elevator overrun to be excluded from height calculations, they cannot in total cover more than 10% of the roof area on which they are located as viewed from directly above.

A.1.13 provision of notation/clarification of the uses of all rooms/spaces, noting proposed use of all rooms on all floors;

A.1.14 provision of the following dimensions and additional information on the drawings:

i. consistent and continuous dimension line hierarchy to be provided on the site plan, floor plans and overlays, in the following order:

- a. overall building width, depth, height;
- b. changes in building planes/projections;
- c. offset from gridlines; and
- d. any other specific building features, units, walls, etc., as needed.

ii. setback dimensions to locate building corners in relation to property line corners;

Note to Applicant: Setback dimensions and gross building measurements are to be to the exterior face of the cladding.

iii. dimensions for building floor heights, height envelop references and geodetic elevation references to top of parapet, guards, and roof deck accesses for all building and floors;

iv. existing and proposed grade elevations at major building corners added to the site plan, main floor plan and elevations;

v. section cut lines to ensure sections correspond correctly to floor plans; and

vi. drawing scale on each drawing page.

A.1.15 compliance with Section 4 – Off-street Parking Spaces Regulations, of the Parking By-law, by providing the following:

i. compliance with section 4.1.8 – Number of Small Car Spaces, of the Parking By-law;

Note to Applicant: The number of small car parking spaces on a site may not exceed 25% (42 spaces) of the total parking spaces required.

ii. compliance with Section 4.14 - Electric Vehicle Charging Infrastructure Requirements, of the Parking By-law:

a. All parking spaces provided for residential use, excluding visitor parking spaces, shall be provided with an energized outlet capable of providing Level 2 charging or higher to the parking space; and

b. For parking spaces dedicated to commercial use, a minimum of one parking space for every ten parking spaces, plus one space for any additional parking spaces that number less than ten, shall be provided with an energized outlet capable of providing Level 2 charging or higher to the parking space.

A.1.16 compliance with section 5 – Off Street Loading Space, of the Parking By-law;

Note to Applicant: Required to provide 1 Class B loading space for residential, 2 Class B loading spaces for retail, and 1 Class A and 1 Class B for office. Staff will support

provision of two Class A spaces in lieu of one Class B.

A.1.17 provision of details of bicycle rooms, in accordance with Section 6 of the Parking By-law, which demonstrates the following:

- i. provide a minimum of 5% oversized spaces as per 6.3.9;
- ii. provide a maximum of 30% vertical spaces as per 6.3.13; and
- iii. provide a minimum of 10 % of the spaces as lockers as per 6.3.13.A.

Note to Applicant: A breakdown of the types and sizes of bicycle spaces has not been provided. Provide the required 5% oversized bicycle spaces and 10% Class A bicycle lockers. It is estimated that a total of 463 Class A bicycle spaces are required, including 23 oversized bicycle spaces and 46 lockers.

A.1.18 compliance with Section 6.5 – End of Trip Facilities, of the Parking Bylaw;

Note to Applicant: Provide the required commercial bicycle clothing lockers. It is estimated that 34 clothing lockers are required.

Landscape Conditions

A.1.19 provision of a Tree Management Plan, full size as part of the landscape plans and coordinated with arborist report, showing trees to be removed and retained trees with dimensioned tree barriers;

A.1.20 provision of approval from the Park Board for the proposed removal of City owned Tree #C01;

A.1.21 coordination for the provision of new street trees with Engineering and the Park Board; and

Note to Applicant: We understand the trees locations was confirmed by Engineering. This still needs to be finalized for the tree species. New street trees to be shown and confirmed on the Development Permit plans and on the Plant List. Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

A.1.22 provision on the landscape drawings of landscape features intended to create a bird friendly design.

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

Crime Prevention Through Environmental Design (CPTED)

A.1.23 design development to incorporate CPTED measures including the following:

- i. ensure clear view lines and good lighting around building access points including elevator and entry entries and fire exits;

- ii. provide white walls in parking areas;
- iii. avoid deep alcoves and concealed spaces; and
- iv. reduce opportunities for graffiti around the building with graffiti deterrent paint, planting, murals or artworks on blank walls.

Note to Applicant: Measures should reflect the specific risks in the area.

A.2 Standard Engineering Conditions

A.2.1 provision of letter of credit as per offsite services agreement is required prior to issuance of the Development Permit;

A.2.2 provision of a Latecomer Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for and only if the following works constitute excess and/or extended services:

- i. provision of improvements at the intersection of Birch Street and West Broadway including: Upgrades to the existing pedestrian signal to a full traffic signal with Accessible Pedestrian Signal (APS) and associated enabling works to modify or relocate existing infrastructure;
- ii. provision of intersection lighting upgrades at West Broadway and Birch Streets to current City standards and IESNA recommendations; and
- iii. provision of new pad mounted service cabinet/kiosk to be located on Birch Street should the detailed Electrical Design require the addition of one.

A.2.3 provision of design elevations (DE's) interpolated between approved building grades are required along the property line at the following locations:

- i. middle of: entrances, stairs, pedestrian pathways, utility access; and
- ii. corners of: driveways, individual parking stalls, loading bays, plazas, retaining walls, planters, etc.

Note to Applicant: See building grade letter and attached PDF for more information.

A.2.4 provision of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for in the rezoning;

Note to Applicant: Where a design or detail is not available, make note of the improvement on the site and landscape plans. The updated plan is to note the following:

- i. all tree surrounds to be 4 piece exposed aggregate to match the new front boulevard treatment; and
- ii. add notes and callouts to the landscape plans stating that the required street improvements will be as per City issued geometric design. Update the plans to reflect the geometric design if available.

A.2.5 provision of improved access and design of bicycle parking and compliance with the Bicycle Parking Design Supplement, including provision of the following:

- i. provision of minimum 5% Class A bicycle spaces to be provided as oversized;

Note to Applicant: Reference Section 6.3.9 of the Parking Bylaw.

- ii. provision of Class A bicycle spaces to be provided in a separate bicycle room or as standard sized bicycle lockers;

Note to Applicant: Bicycle spaces 1-5 need to be relocated into a storage room or provided as horizontal lockers within the parkade.

- iii. provision of minimum Class A bicycle locker dimensions;

Note to Applicant: Vertical bicycle lockers are not supported. Reference Section 6.3.19 of the Parking Bylaw for additional information.

- iv. automatic door openers for all doors providing access to Class A bicycle storage;
- v. design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances; and

Note to Applicant: Racks must be usable for all ages and abilities.

- vi. provision of minimum 0.6 m (2 ft) x 1.8 m (6 ft) dimensions for Class B bicycle spaces.

Note to Applicant: Updated plans to dimension, number and label Class B spaces.

- A.2.6 provision of improved access and design of loading spaces and compliance with the Parking and Loading Design Supplement, including provision of the following:

- i. convenient, internal, stair-free loading access to/from all site uses; and

Note to Applicant: Identify the commercial loading access from the loading dock to the 'potential loading corridor'.

- ii. improved interface of the loading access and lane by ensuring the following:
 - a. relocation of the existing power pole restricting access.

Note to Applicant: Confirm if this pole will be relocated or undergrounded.

- A.2.7 provision of improved access and design of the parkade layout and compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including provision of the following:

- i. provision of minimum 4.0 m (13.1 ft) width for the first Class A passenger space and 2.9 m (9.5 ft) width each subsequent space; and

Note to Applicant: Update plans to provide minimum width for the first passenger space and widen the retail passenger space located on the P1 parking level adjacent the retail/office elevator.

- ii. improved interface of the parkade access and lane by ensuring the following:
 - a. relocation of the existing power pole restricting access to the parking ramp.

Note to Applicant: Confirm if this pole will be relocated or undergrounded.

- A.2.8 provision of the following information as part of the drawing submission to facilitate a complete Transportation review:

- i. a complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and end-of-trip facilities, passenger loading and the number of spaces being provided;

Note to Applicant: Include Class B bicycle spaces.

- ii. update plans to reflect the geometric design if available;
- iii. all types of loading spaces individually numbered, and labelled on the drawings;
- iv. dimensions for typical parking spaces;
- v. section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and raised security gates. These clearances must consider mechanical projections and built obstructions; and

Note to Applicant: Update Entrance Ramp Section A to dimension minimum clearance to the underside of a raised security gate and include an additional partial section to show minimum clearance to within the load court to the underside of a raised security gate.

- vi. update the site plan to include a note clarifying if power poles in the lane will be relocated or undergrounded.

Note to Applicant: The second power pole in the lane from Birch St is currently obstruction the main parking ramp and the third pole is obstructing loading access.

- A.2.9 provision and maintenance of parking, loading, passenger, bicycle and end-of-trip facilities in accordance with the requirements of the Vancouver Parking By-Law;

Note to Applicant: The Broadway Subway construction has begun and is expected to complete by end of 2025. During construction, street use in the vicinity of the Project (mostly along West Broadway, but may include intercepting north-south streets such as Hemlock Street) will be highly restricted in order to facilitate Broadway Subway construction and maintaining movement along the corridor. This will also include underground encroachment into City street right-of-way (e.g. soil anchors for shoring) and plans may be subject to review and approval by the Broadway Subway Project. We are providing advance notice to any future development to bare this in mind during planning for any construction activities within the area.

- A.2.10 provision of a canopy application for all new canopies that encroach onto City property is required;

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and elevation drawings of the proposed canopy for review.

- A.2.11 make arrangements to the satisfaction of the appropriate utility companies (Hydro, Telus etc) for the relocation of the wood pole and guy wires in the lane;

Note to Applicant: Confirmation that the wood pole and guy wires can be relocated is required.

- A.2.12 provision of a draft version of the final Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the following:

- i. General

- a. Provide a post-development site map detailing the different surface types and how rainwater will be directed or retained in each area. Include the following:
 - all routing of water throughout the site;
 - buildings, patios and walkway locations;

- underground parking extents;
- location of any proposed detention tank, water quality treatment and flow control system with connections to the sewer system;
- area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method.
- area measurements for all the different land use surface types within the site limits; and
- delineated catchments to demonstrate best management practices (detention tank(s), green infrastructure, etc.) are appropriately sized.

Note to Applicant: Claimed Hard Areas directed to landscaping within each catchment shall be supported with at least conceptual routing (flow arrows and/or hatching the claimed areas)

Note to Applicant: Configuration/arrangement of RWM system shall be shown as part of the Development Permit submission.

ii. Water Quality Target

- a. Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the Development Permit submission, the following should be included for review for all proprietary devices:
 - product Name and Manufacturer/Supplier;
 - total area and % Impervious being treated;
 - treatment flow rate;
 - supporting calculations to demonstrate adequate sizing system based on the contributing drainage area;
 - include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV; and
 - location of device in drawing or figure in the report.

Note to Applicant: Please clarify proposed water quality treatment unit discrepancy between report text and DWG IRMP-3 detail "Flow Control Arrangement". Online or Offline configuration shall be shown and be incorporated as part of the unit sizing consideration.

iii. Volume Reduction

- a. Prioritize methods of capture by Tier 1 and 2 with only Tier 3 as a last resort to meet the 24mm Volume Reduction requirement. Please elaborate on why green roof is only proposed for ~9% of the total roof area.

Note to Applicant: Previous comments included direction for green roofs on all available flat rooftops including commonly accessible and useable spaces yet the % of green roof coverage actually reduced compared to the preliminary design at RZ and capture from Passive irrigation is no longer considered. There appears to be

abundant opportunities for green roof substitution or inclusion on site (artificial turf, rubber surfacing play space, around open dining space).

Note to Applicant: Proposal of grading hardscapes into appropriately sized adjacent landscaping is encouraged and areas routed to landscaping are included in the total capture by the Tier 1 or 2 practice.

- b. Calculate the detention tank volume equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 & Tier 2 practices.

Note to Applicant: Best efforts shall be made to utilize most or all rainwater detention storage by restricting the proposed target release rate to be below the pre development peak flow rate if the detention tank volume is greater than the pre-development peak flow storage volume.

iv. Release Rate

- a. Use appropriate runoff coefficients for different surface types and ensure consistency in % imperviousness estimates for all relevant calculations.

Note to Applicant: Runoff coefficients for landscaping on slab should be increased to reflect the increased runoff potential for these areas compared to landscaping over native soil. Currently the runoff coefficient for post-development landscaped areas on slab is equal to landscaping over native soil.

- b. Provide detailed drawings of all proposed rainwater management systems including but not limited to, dimensions, inverts, stage-storage-discharge characteristics, design criteria and all assumptions.

Note to Applicant: While the details may not be available or finalized until the subsequent Building Permit Application, relevant information should be included in the RWMP for the mechanical design considerations such as maximum effective head above orifice invert, orifice size, expected footprint, etc. This may mitigate the need for a pumping system for rainwater management purposes which should be avoided with best efforts.

Note to Applicant: As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final RWMP will include all relevant details.

Please contact the City of Vancouver's Rainwater Management Review group for any questions or concerns related to the conditions or comments prior to resubmission with the Development Permit application. A meeting may be scheduled upon request by contacting rainwater@vancouver.ca.

- A.2.13 registration of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services prior to the issuance of the Development Permit;

Note to Applicant: The legal agreement restricts the issuance of a building permit until the final Rainwater Management Plan (RWMP) and Operations & Maintenance (O&M) Manual have been accepted by the City. The approved documents shall be attached to the Agreement as schedules and be registered on the property's title. The rainwater management system shall be inspected as necessary during and after construction. A Registered Professional is to inform the City by letter bearing their professional seal whether the system has been so constructed as per the accepted rainwater management plan and if not, sealed final design drawings showing the details of the modified system must be provided.

- A.2.14 provision of a final RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services and the City Engineer **prior to the issuance of any building permit;**
- A.2.15 provision of a final standalone Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services and the City Engineer **prior to the issuance of any building permit;**

Notes to Applicant: The O&M Maintenance Manual shall be a separate document and is not necessary prior to be provided and accepted prior to Development Permit issuance. Included Operation and Maintenance prepared by Creus Engineering Ltd dated June 29th, 2021 was not reviewed at this time. Comments may be provided for the O&M Manual in advance if requested and included in the subsequent submission at Development Permit application stage. The O&M Maintenance Manual shall include but not be limited to the following components:

- i. site plan showing proposed conditions from the Final Rainwater Management Plan;
 - ii. phasing considerations (i.e. early stage requirements immediately following construction, and on-going requirements once the site is established);
 - iii. a table or schedule that describes the level of effort and frequency of tasks required to maintain optimal performance for each individual component of the system and indicate which activities would require occupancy of the public right-of-way;
 - iv. contact information for any proprietary systems to be located on-site;
 - v. checklists to assist non-technical persons in assessing operation and maintenance performance and requirements (including pictures where appropriate); and
 - vi. description of how access to each of the proposed rainwater management features would be achieved with all necessary maintenance vehicles and equipment.
- A.2.16 provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary;
- A.2.17 provision of written confirmation that all required electrical plants will be provided within private property;

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features

Note to Applicant: Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:

- i. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- ii. All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

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

- A.3.1 submit a Site Disclosure Statement to Environmental Services;
- A.3.2 as required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter and Section 85.1(2)(g) of the Land Title Act, if applicable; and
- A.3.3 if required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this development, until a Certificate of Compliance for each of the on-site contamination and the dedicated lands, if any, have been issued by the Ministry of Environment and Climate Change Strategy and provided to the City;

A.4 Housing Conditions

- A.4.1 confirmation that at least 22% of the residential floor area, that is counted in the calculation of the dwelling unit area per the CD-1 By-law, is secured as moderate income units, subject to the conditions secured in the enacted Housing Agreement;
- A.4.2 confirmation that there is a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit, either in the unit or below-grade;

Note to Applicant: Include a summary of the storage area per unit including the below grade storage units.

- A.4.3 confirmation that the indoor amenity room washroom is accessible and the washroom is equipped with baby change table;
- A.4.4 confirmation that the unit mix continues to be not less than 35% family units (two or more bedrooms and be designed to be suitable for families with children) for each of the market rental units, and moderate income rental units;

Note to Applicant: The unit mix proposed at Development Permit application is acceptable. Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning, provided that the family unit mix for each of the market rental units and below-market units does not go lower than 35% and the family units are designed to be suitable for families with children.

- A.4.5 design development to the children's play area to include nearby outdoor seating for caregivers to be able to watch their children, as per the High Density Housing for Families with Children Guidelines;
- A.4.6 provision of a DCL waiver rent roll and unit size confirmation form indicating the agreed maximum average initial monthly rents for the units secured at moderate income rates, prior to Development Permit issuance, and again prior to issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability and the Director of Legal Services; and

Note to Applicant: Prior to Development Permit issuance, a DCL waiver form will be sent to you; this will need to be completed, including the rent roll, and the unit size confirmation form.

A.4.7 provision of a final rent roll for the moderate income units, to be appended to the housing agreement for monitoring purposes, prior to Development Permit issuance.

B.1 Standard Notes to Applicant

B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been responded to on or before **(May 15, 2022)**, this Development Application may be refused, unless extended by the Director of Planning.

B.1.2 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.1.3 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.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.1.5 An additional fee of \$24,420.00 is required for Developments Requiring Development Permit Board Approval.

Note to Applicant: The fee is also accessible and payable through the applicants external user account.

B.2 Conditions of Development Permit:

B.2.1 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (amended May 2, 2018), including all requirements for either Low Emissions or Near Zero Emissions Buildings. These requirements are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of the permit process. For more detail on what must be submitted at the building permit stage for Low Emissions Green Buildings, refer to section B.2) of the most recent bulletin titled *Green Buildings Policy for Rezoning – Process and Requirements* (amended June 14, 2019 or later).

B.2.2 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 Bylaw 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 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.2.4 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.2.5 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 12th 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.2.6 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- B.2.7 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.**