

July 24, 2023

Curtis Neeser
Beedie (Keefer Street) Holdings Ltd.
3030 Gilmore Divers
Burnaby BC.
V5G 3B4

**RE: 105 Keefer Street
Development Application Number DP-2017-00681**

Your application was considered by the Development Permit Board at its meetings on May 29, June 12 and June 26, 2023 and it was resolved THAT the Board APPROVE Development Application number DP-2017-00681 submitted, the plans and information forming a part thereof, thereby permitting the development of a new 9-storey mixed used building with one level Retail (1st floor), including a cultural amenity space, and 8 levels of residential (2nd to 9th floors) containing 111 dwelling units all over three levels of underground parking, having vehicular access from the lane.

1.0 Prior to the issuance of the Development Permit, revised digitally signed and sealed drawings (including FSR overlays) shall be submitted, to the satisfaction of the Director of Planning, clearly indicating;

1.1 design development to improve livability, as follows:

- a) expand and improve the common amenities, by converting Suite 9 on Level 8 and its contiguous rooftop terrace to common space. The proposed common rooftop patio at Level 10 should also be retained;
- b) delete internalized rooms and ensure that all bedrooms have sufficient natural light, ventilation and privacy (refer to Standard condition 0); and
- c) provide balconies or patios (minimum 4 ft. clear depth) for all dwelling units with 1 or more bedrooms, at Levels 3 through 9;

Note to Applicant: Given the reduced provision of private outdoor space, enhanced common amenities should be provided. A larger common amenity room is required and should comply with the High-Density Housing for Families with Children guidelines, including provision of a kitchenette, an accessible washroom with a baby change table, and a contiguous outdoor space with good solar access. Bedrooms in units 1 and 11 (Level 8), and units 1 and 7 (Level 9) have poor access to light and/or insufficient privacy from shared circulation corridors; further design development is required. The “den” in Unit 7 (Level 8) must be deleted. Balconies may be omitted at Level 2 to achieve a “mezzanine”

expression consistent with the Chinatown historic character, and, on Levels 3 to 8, Juliette balconies may be provided for studio units. The east courtyard should be accurately dimensioned on the floorplans. This condition will result in a reduction in floor area.

1.2 design development to improve the public realm and retail storefront, as follows:

- a) increase the building setback for the south portion of the Columbia Street frontage to 14 ft., for the full height of the building (refer to Engineering condition A.2.5;
- b) demonstrate how the double-fronting retail spaces will function, by providing floorplans with potential tenant layouts;
- c) refine the design of interior atrium space, and provide interior elevation drawings and/or 3-D model views; and
- d) consideration to increase the atrium ceiling height to 16 ft. (from 14 ft.), and to increase the width of the atrium around the circulation core.

Note to Applicant: The requested drawings should demonstrate a) how a successful interior public space will be achieved and the atrium, and b) how storage, shelving, washrooms, cashier stations, etc. in the retail units can be provided without obstructing either the street or atrium frontage. Further conditions may follow from the information provided. This condition will result in a reduction in floor area.

1.3 design development to improve the performance of the building massing as a backdrop to an important place in the city by way of the following:

- a) significantly reshaping the expression and massing of the corner of the building;

Note to Applicant: The corner of the building should read as a welcoming marker for the community. Consideration of a rounded corner, a visually impressive and contextually-considered architectural feature, or other similar design element.

- b) redesigning the corner retail unit to perform as the primary commercial space, including providing multiple points of entry, outdoor seating areas, large glazing, and an interior layout that generates a sense of welcoming and activity;
- c) redesigning at grade elements, including glazing units, entries, lighting features and canopies through the lens of contextual fit;

Note to Applicant: Rolling doors should be replaced with building elements in better keeping with the context, including large glazed walls, outdoor market stands and outdoor dining areas.

- d) provision of additional detail drawings, including sections, details and reflected ceiling plans of the mid-block passages to demonstrate the contribution of these spaces to the character of the Chinatown neighbourhood.

1.4 design development to improve the building elevations, as follows:

- a) increase the setback to Suite 04 on Level 9 to 12 ft. (3.7 m), to accentuate the sawtooth profile of the Keefer Street elevation;
- b) strengthen and simplify the “corner” element at the Keefer and Columbia Street to better anchor the building;
- c) provide a more consistent, refined expression for the glazed “bays” on both street elevations, with further consideration of solar orientation;
- d) improve and refine the architectural expression of the two-storey massing at the upper north-west corner (Levels 8 and 9), to be more consistent and integrated;
- e) provide a stronger parapet or cornice feature(s) for a more formal finish to the building roofline;
- f) provide retractable awnings as weather protection along both street frontages, with a minimum depth of 8 ft. (2.4 m) (except at the atrium entries, where a demountable canopy is noted);
- g) better reflecting the 25 ft. typical lot width in the treatment of all facades, including introducing pronounced material changes between façade elements to reinforce a strong, contextually sensitive composition;
- h) refine the cladding palette of all facades to better reflect the materiality of the community, including working closely with the Chinatown art, design and cultural community to identify appropriate materials and architectural elements.

Note to Applicant: It’s recommended that the number of architectural vocabularies on the elevations be reduced to create a stronger building expression overall. The corner element may be improved via more consistent fenestration and storefront design on both street elevations. While the common amenity room at Level 8 may be expressed as a stand-alone glass pavilion on the rooftop, the residential units at that level should be better integrated into the base building. Consider retaining a professional artist for the detailed development of the building’s ornamentation (decorative panels, fritting, railings and brickwork) and public art component of the project. For further requirements for the public realm and lane treatments. Refer to Engineering Condition A.2A.2.11.

- 1.5 design development to improve the relationship of the proposed building to the culturally significant places in its context, including the Chinatown Memorial Square and Sun Yat-Sen Park, as follows:
- a) provision of a surface right-of-way of at least 160 m² adjacent to the Square to the satisfaction of the Director of Planning and the General Manager of Engineering Services;
 - b) reduction in upper level massing facing Keefer Street to be no more than seven storeys as seen from the Square;
 - c) refining the design of the upper glass levels to reduce their potential visual impacts and prominence at all hours, including at night. A combination of material treatments, changes in massing and green roof elements should be explored.

Note to Applicant: Intent is to better comply with section 4.17 External Design of the district schedule, to provide more space for pedestrians and events around the Square, to improve views from and toward culturally significant places, and to respond to concerns expressed by the community. This condition will reduce the achievable floor area.

- 1.6 design development to reduce the visual impacts of the rooftop elevator overruns and mechanical penthouses by introducing additional screening, improved materiality and specifying elevator equipment with lower-profile machine rooms and overruns;
- 1.7 design development of the accessible rooftop above Level 9; as follows:
- a) relocate the roof hatches for units 903 and 905 away from the parapet and towards elevator core;
 - b) clarify access and exits for the common roof patio;
 - c) clearly illustrate roof hatches and exit stairs on the elevation and section drawings;
 - d) indicate (in plan and elevation) the location of any and all mechanical spaces and equipment, including future telecommunications infrastructure; and
 - e) provide either an extensively- or intensively-planted roof, per the 'Roof-Mounted Energy Technologies and Green Roofs' Bulletin.

Note to Applicant: A discretionary height relaxation is required to accommodate green roof infrastructure that exceeds the maximum 90 ft. height, including guardrails and access hatches. Refer to Condition A.1.3.

Cultural Services conditions:

- 1.8 make arrangements to the satisfaction of the Director of Legal Services and the Director of Cultural Services to enter into a 219 covenant to limit the use of the ground floor unit labelled "Cultural" on the drawings, as a cultural amenity, for a minimum of 10 years.

Note to Applicant: See Condition A.1.10 for clarification of use.

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, Jaime Lynn Borsa at 604.829.9782 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 meetings 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,



Peivand Sheikhabari,
Project Coordinator, Development Services

PS/jk

cc: D. Robinson, Urban Design & Development Planning
D. Lee, Engineering Services
JL. Borsa, Development Services

Appendix A

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

A.1 Urban Design Conditions

- A.1.1 design development and provision of more information on the architectural detailing, by providing large-scale details of the following:
- i. retail storefront (ie. garage door in “frames”, entry doors, lighting, etc.);
 - ii. retractable awnings and fixed canopies;
 - iii. window patterning (typical of each 25-foot “bay”);
 - iv. balcony railings (typical of each “bay”); and
 - v. decorative panels.
- A.1.2 identification on the architectural and landscape drawings of any 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. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Development Review Branch conditions:

- A.1.3 compliance with Section 4.3 - Height, of the HA-1A District Schedule of the Zoning and Development By-law;

Note to Applicant: Discretionary height increases required to achieve barrier-free access to this space will be considered as per the City of Vancouver bulletin on ‘Roof Mounted Energy Technologies and Green Roofs – Discretionary Height Increases’. See Condition 1.3.

provide overlays to confirm the percentage of extensive or intensive green roof for review.

- A.1.4 compliance with Section 4.5.1 – Side Yards and Setbacks, of the HA-1A District Schedule of the Zoning and Development By-law;
- A.1.5 compliance with Section 4.10 – Horizontal Angle of Daylight, of the HA-1A District Schedule of the Zoning and Development By-law;

Note to Applicant: There are internal habitable rooms on levels 4 to 9. All habitable rooms must meet the requirements of Horizontal Angle of Daylight.

- A.1.6 provision of updated FSR overlays and Floor Area Breakdown table to confirm the area of each use;

Note to Applicant: FSR tables must include total area per use, which includes the area of each proposed use separately. Shared/common areas will have to be prorated between uses having access to them and be included in the total area of each use proportionally. For this project the uses would be retail, residential and the proposed cultural use, which also will have to be identified as per condition 1.10.

- A.1.7 A.1.14 compliance with Sections 4.8.1 and 4.8.4 - Disability Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: A total of five spaces are required for the residential use and one space for the non-residential use.

- A.1.8 compliance with Section 6 - Bicycle parking in accordance with the Parking By-law;

Note to Applicant: A total of 12 Class B bicycle spaces are required.

- A.1.9 provision of details of bicycle rooms, in accordance with Section 6 of the Parking By-law, which demonstrates the following:

- a) a minimum of 20 percent of the bicycle spaces to be secured via lockers for each use;
- b) a maximum of 30 percent of the bicycle spaces to be vertical spaces for each use;
- c) provision of dimensions to confirm minimum required aisle width is provided for access to bicycle spaces as per Section 6.3.10 and 6.4.3 – Bicycle Space Access, of the Parking By-law;
- d) provision of one electrical receptacle per two bicycle spaces for the charging of electric bicycles; and
- e) notation on the plans that, “Construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law”.

- A.1.10 provision of a letter, to the satisfaction of the Director of Planning, outlining the intended use of the space labelled “Cultural” on the plans;

Note to Applicant: The Director of Planning may permit uses similar to those listed in the HA-1A District schedule under clause 3.2z.

- A.1.11 labelling of all rooms on the floor plans including the storage rooms;

A.1.12 provision of detailed floor and roof elevations for each floor and roof level in the building, as related to the existing grades on site;

Note to Applicant: Top of stairwells, guard rails, parapets, etc. are all to be shown clearly on the roof plan and all elevation/section plans.

A.1.13 provision of additional sections for review including the following;

i. section showing the glass hatch on roof;

Note to Applicant: Top of glass hatch is to be no greater than 3' – 11" from top of roof slab to top of hatch. If it is over the height then that area will be counted in floor area as well as overall height (is not a relaxation under Section 10.11).

ii. section through the area labelled as "Open to Below" at the roof level.

A.1.14 confirmation of compliance with the minimum required parking spaces for both the non-residential parking area and residential parking area as per Section 4, 5, 6 and 7 of the Parking By-law;

Note to Applicant: Proposal to meet the minimum required parking space for residential and non-residential use. These numbers are to be clearly labelled and noted as either non- residential or residential.

A.1.15 provision of a minimum of 5.7 m³ (200 cu. ft.) useable storage space for each dwelling unit for the storage of bulky items such as 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 in suite; however, laundry facilities should not be located inside such storage areas. Refer to Bulk Storage – Residential Development bulletin for more information. Windows are not permitted in a storage room.

A.1.16 deletion of all references to the proposed signage, or notation on plans confirming that: "All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner assumes responsibility to achieve compliance with the Sign By-law and to obtain the required sign permits.";

Note to Applicant: The Sign By-law Coordinator should be contacted at sign.permits@vancouver.ca for further information.

A.1.17 written confirmation that notification sign on the site has been removed;

Landscape Conditions

A.1.18 design development to integrate elements of the memorial plaza, such as paving pattern, into the ground level common outdoor space;

Note to Applicant: This is intended to acknowledge and preserve the memorial plaza as a significant community element.

- A.1.19 design development to expand programming to include urban agriculture plots in common outside areas;

Note to Applicant: This should follow the City's Urban Agriculture Guidelines for the Private Realm and include infrastructure required, such as potting benches, hose bibs, etc. Garden plots should be wheelchair accessible.

- A.1.20 provision of improved sustainability by the provision of additional edible plants, in addition to urban agriculture plots;

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design. Shared gardening areas should reference and be designed to adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and provided with amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting.

- A.1.21 design development to expand programming to include Children's Play Areas, including benches for parent supervision;

Note to Applicant: This should be located in proximity of an indoor amenity room, where visual access for adult supervision of children can take place.

- A.1.22 provision of section details at a minimum scale of 1/2"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features;

Note to Applicant: Planter section details must confirm depth of proposed planting on structures exceeds BCSLA Landscape Standard, in order to be deep enough to accommodate rootballs of proposed trees and shrubs well into the future.

- A.1.23 provision of typical sections (1/4"=1') illustrating the building to public realm interface facing the street, confirming a delineated private to public transition of spaces;

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters, through to the memorial plaza. The location of the underground parking slab should be included in the section.

- A.1.24 design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm;

- A.1.25 deletion of standard tree protection barriers for street trees planted in concrete grates;

Note to Applicant: Coordinate with parks and Engineering Services for appropriate tree protection measures.

A.1.26 provision of a high-efficiency automatic irrigation system to be provided for all planters on parkade slab;

A.1.27 provision of a Landscape Lighting Plan to be provided for security purposes;

Note to Applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

A.1.28 provision of coordinated plans to a proper scale, with correct scale on Title Block;

A.1.29 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

“Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board”.

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection.

A.2 Engineering Services Conditions

A.2.1 provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called “the services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The following improvements are required to public property:

- i. provision of geometric changes adjacent the site to allow for removal of the service road to the satisfaction of the General Manager of Engineering Services. Changes will include but are not limited to the following:
 - a) removal of the service road and related curb, sidewalk and pavement and reconstruction of the sidewalks and curb to meet adjacent sidewalk and pavement treatments and/or Chinatown sidewalk patterns;
 - b) removal of the existing concrete bollards on both sides of the service road; and
 - c) provision of improved lighting.

Note to Applicant: Confirmation must be provided that the service road is not required for firefighting access. Changes to the slip lane may require coordination with a future redesign of Memorial Plaza.

- ii. provision of new sidewalks consistent with the Chinatown sidewalk patterns adjacent the site;
 - iii. provision of a standard concrete lane crossing, new curb returns and curb ramps on the east side of Columbia St. at the lane south of Pender St. Please ensure that the modified curb returns at the lane accommodates SU9 trucks;
 - iv. provision of street trees adjacent the site where space permits;
 - v. provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required;
 - vi. upgrading of approximately 80m of the existing 200mm sanitary sewer on L/N Keefer St to a 375mm sewer to accommodate the flows from the site at 100% the developer's expense. Should the applicant wish to connect their storm and sanitary connections to the separated sewers on Columbia St, no sewer upgrades will be required. Confirmation from the applicant's mechanical engineer that they can achieve a connection to the Columbia St. sewer is required. No upgrades are required for the storm sewers that will serve the site;
 - vii. for building fixtures, install Energy Star rated appliances (e.g. clothes washers) and meet the January 1, 2018 Vancouver building code plumbing fixture rates. See <http://council.vancouver.ca/20170412/documents/cfsc4.pdf>; and
 - viii. arrangements to the satisfaction of the General Manager of Engineering Services for the provision of laneway lighting.
- A.2.2 make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 1 and 2, Block A, DL 196 and 2037, Plan 736 to create a single parcel;
- A.2.3 provision of the required loading or make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services to enter into a shared use (loading) agreement;

Note to Applicant: label one Class B loading space as (shared) residential and one as (shared) commercial with a note 'refer to shared use agreement'

- A.2.4 provision of costs for abandonment of the City sewer in right-of-way 62003M;

Note to applicant: Arrangements are to be secured prior to development permit issuance, with release to occur prior to issuance of an Occupancy Permit for the site. Provision of a letter of commitment will satisfactorily address this condition. Prior to building occupancy the applicant is to supply a written request to the City, a fresh title search and a copy of the documents along with executable discharge documents to affect the release.

- A.2.5 provision of a building setback and a surface SRW to achieve a distance of up to 4.3m (14ft.) from the back of the City curb to the building face on the 14.8m (48.6ft) southerly portion of the Columbia St. frontage;

Note to Applicant: A legal survey of the existing dimensions from the back of the City curb to the existing property line is required to determine the final setback/SRW dimension. Landscaping, door swings, stairs, structure, planters and walls are not to encroach into the final SRW area.

- A.2.6 confirmation from the City of Vancouver Sewers Design Engineer that right of way 62003M does not contain an active sewer or is necessary for other purposes and may be abandoned, if so release of Statutory Right-of-Way 62003M (for sewer and drainage purposes) prior to building occupancy is required;

- A.2.7 city building grades are to be shown on the site plan. Design elevations are required on both sides of all new entrances. Ensure that all design elevations are located on property line adjacent to all entrances;

Note to Applicant: One building grade is missing on Columbia Street (3.76 m). See BG130103.

- A.2.8 a canopy application for all new canopies and awnings that encroach onto City property is required;

Note to Applicant: Note that 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. Existing street lamp is shown conflicting with the proposed awning along Keefer Street.

- A.2.9 provision of separate rooms for residential and commercial garbage is required. Clarify garbage pick-up operations. Confirmation that a waste hauler can access and pick up from the location shown is required;

Note to Applicant: Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- A.2.10 delete the small projection which encroaches over Keefer Street above the 2nd level (A3.02 & A3.04);

- A.2.11 provision of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements is required. Please submit a copy of the landscape plan directly to Engineering for review;
- A.2.12 confirmation that the existing wood pole in conflict with the parking access can be relocated to avoid access conflicts or confirm no conflict with the parkade entry. Please provide written confirmation from effected utility companies that the pole and related services can be relocated;

Note to Applicant: Please show new pole location on the development permit plans.

- A.2.13 provision of automatic door openers on the doors providing access to the bicycle room(s) and note on plans;
- A.2.14 provision of drawings A2.02, A2.03, A2.04, and A2.05 at 1/8 scale with gridlines;
- A.2.15 provision of an improved plan showing 12 Class B bicycle spaces on private property;

Note to Applicant: Locate the bike rack in close proximity to the lobby and commercial entrances with 'stairs free' access. Ensure that bicycles locked to the rack do not encroach over the property line.

- A.2.16 modification to the access of the Class A bicycle parking to provide an alcove for the bike room access off the parking ramp and maneuvering aisle;
- A.2.17 provision of individual Class A bicycle lockers;
- A.2.18 improve visibility around corners of the parkade by providing a convex mirrors, including across the maneuvering aisle from the bicycle access to improve visibility of vehicles on the ramp;
- A.2.19 design development to provide internal loading access to all CRUs;
- A.2.20 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- i. provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, and within the parking area;

Note to Applicant: This is required to calculate the slope and crossfall.

- ii. provision of numbering, labelling and dimensions of all parking and loading spaces;
- iii. provision of dimensions on ramps and maneuvering aisle widths;
- iv. provision of additional dimension for all types of columns that encroach into parking stalls (width, length and setback);

Note to Applicant: The disability stalls require 4m of stall width.

- v. modification of the parking ramp design to address the following:
 - a) the slope must not exceed 10% for the first 20' from the property line. The slope must not exceed 12.5% after the first 20' from the property line. Using the design elevations of 12.67' at the top of the ramp and 2.92' at P1, the ramp slope calculates to 12.8% with a 10% slope for the first 20' of the ramp. Slopes up to 15% may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4m in length; and
 - b) provision of a 22' ramp width and the required transitions for the card reader on the ramp.
- vi. provision of reflective paint markings on the outbound corner of the main transformer room on P1 as it encroaches into the maneuvering aisle;
- vii. provision of loading access and loading spaces, clear of column encroachments;

Note to Applicant: Columns are shown encroaching into the westerly Class B loading space. Provide a 20' width from the loading spaces to the property line for both spaces.

- viii. provision of a section drawing showing elevations, vertical clearances, and security gates for the main ramp and through the loading bay;

Note to Applicant: 2.3m of vertical clearance is required for access and maneuvering to all disability spaces and 3.8m of vertical clearance is required for Class B loading spaces and maneuvering.

- ix. provision of column placement to comply with the requirements of the Engineering Parking and Loading Design Supplement as follows:
 - a) a column 2' in length must be set back 2' from either the opening to or the end of the parking space;
 - b) a column 3' long may be set back 1';
 - c) provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4' from the end of the stall; and
 - d) provide a minimum 0.3 m (1') setback from the drive aisle for all columns.

Note to Applicant: Dimension the car-share stalls to confirm the required width is being provided.

- x. dimension the width of the O/H gate on P1;

Note to Applicant: A 20' width is required.

- xi. provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

Please contact Dave Kim of the Parking Management Branch at 604-871-6279 for more information or refer to the Parking and Loading Design Guidelines at the following link: (<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>)

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

A.3.1 The property owner shall:

- i. Submit a Site Disclosure Statement to Environmental Services.
- ii. 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.
- iii. 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 provided to the City.

A.3.2 In the event, contamination of any environmental media are encountered, a Notice of Commencement of Independent Remediation must be submitted to the Ministry of Environment and a copy to the City of Vancouver.

- Upon completion of remediation, a Notification of Completion of Independent Remediation must be submitted to the Ministry of Environment and a copy to the City of Vancouver.
- Dewatering activities during remediation may require a Waste Discharge Permit.

- Submit a copy of the completion of remediation report with supporting data signed by an Approved Professional confirming the lands have been remediated to the applicable land use prior to occupancy permit issuance.
 - Must comply with all relevant provincial Acts and Regulations (e.g. Environmental Management Act, Contaminated Sites Regulation, Hazardous Waste Regulation) and municipal Bylaws (e.g. Fire Bylaw, Sewer and Watercourse Bylaw)
- A.3.3 Require written confirmation from an Approved Profession to verify the conditions outlined in the risk assessment of the Certificate of Compliance (November 5, 2012) will not be changed or impacted by the new development
- A.3.4 Must comply with all relevant provincial Acts and Regulations (e.g. Environmental Management Act, Contaminated Sites Regulation, Hazardous Waste Regulation) and municipal Bylaws (e.g. Fire Bylaw, Sewer and Watercourse Bylaw)
- A.3.5 Erosion Sediment Control Plan is required at the Building application stage for Environmental Protection's review and acceptance.

B.1 Standard Notes to Applicant:

- B.1.1 It should be noted that your Development Permit will be issued when you have complied with all the above conditions. However, if these conditions have not been complied with on, or before January 15, 2024, this Development Application may stand refused.
- B.1.2 A new Development Application will be required for any significant changes. This approval is subject to any change in the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- B.1.3 If this application necessitates the demolition of existing residential rental, per Section 10.8.2 and except as set out in section 10.8.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued. No development permit shall be issued for the demolition unless and until a development permit for the new development has been issued.

Note to Applicant: The development permit for the new development shall not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable.

- B.1.4 If this Development Application included a written notification of neighbouring property owners or other interested parties, a copy of this letter will be sent to all respondents advising them of the decision.
- B.1.5 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows, and ventilation openings. All

structures must have a horizontal distance of at least 3.0 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors, and ventilation openings must be located at least 6.0 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows, or ventilation openings.

- a. If the building design cannot meet these requirements, modifications must be made. If you wish to discuss design options, please contact Electrical Inspections Plan Reviewer at 604.871.6401.

B.1.6 This application may be eligible for Development Cost Levy (DCL) Waiver.

B.1.7 Additional fees, conditions and processing time may be required should a Development Cost Levy DCL Waiver be pursued. More information is available at: <https://vancouver.ca/files/cov/development-cost-levies-bulletin.pdf>

B.1.8 Submission of most Building Permit applications now requires an appointment. When your Building Permit application is ready, please phone 604.873.7611 to book an appointment for an application intake with the Project Coordinator who will manage your application. Only full and complete applications will be accepted. For additional information on obtaining a Building Permit for this proposal please visit vancouver.ca/building-permit. If you need advice in preparing your application, you may book an enquiry appointment (604.873.7611), or submit questions to <https://vancouver.ca/home-property-development/contact-development-buildings-or-licensing.aspx>

B2. Conditions of the 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 and any Transportation Demand Management Agreement **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.

In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit [amount to be determined by the City] as a guarantee for completion of the work by an agreed upon date.

B.2.3 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of site trees is permitted only as indicated on the approved Development Permit drawings. All trees are to be planted prior to issuance of any

required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.

All other 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 This Development Permit is valid for a period of 12 months from the date of issuance - unless otherwise validated by a Building Permit.
- B.2.5 Provision of a final signed and sealed RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services **prior to the issuance of any building permit.**
- B.2.6 Provision of a final signed and sealed standalone rainwater Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services **prior to the issuance of any building permit.**
- B.2.7 A Key Plan shall be submitted by the applicant, and approved by the City prior to any third party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:
- i. the Key Plan shall follow the specifications in the City of Vancouver Key Plan Process and Requirements Bulletin <https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>; and
 - ii. all third party service lines to the development are 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 the Utilities Management Branch at umb@vancouver.ca.

- B.2.8 No exposed ductwork shall be permitted on the roof or on the exterior face of the building without first receiving approval of the Director of Planning.

- B.2.9 If the development is phased and construction is interrupted, the project will require an amendment, to the satisfaction of the Director of Planning, to address how the incomplete portions of the development will be treated.
- B.2.10 This site may be affected by a Development Cost Levy By-law. Levies will be required to be paid prior to the issuance of Building Permits.
- B.2.11 Common residential storage spaces excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion.
- B.2.12 All services, including telephone, television cables and electricity, shall be completely underground.
- B.2.13 All approved street trees shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.14 Please note that additional addresses may be required prior to issuance of the Building Permit. Unit numbers to be assigned for example 1st storey (100 series), 2nd storey (200 series) etc. Floor layout plan including addressing and unit numbers to be submitted prior to Building Permit issuance and shown on drawings submitted with Building Permit application.
- B.2.15 If Tree protection is required, no work may be done within the critical root zone of any protected tree unless an ISA Certified Arborist is in attendance to supervise. Work includes demolition, excavation, construction and landscaping. All site work supervised by the arborist shall be documented in a post-construction arborist report and submitted to the Director of Planning in a timely manner.
- B.2.16 Applicant shall ensure outdoor lighting is designed and installed to minimize impacts on ecology and neighbours, in compliance with the Vancouver Building Bylaw and Standards of Maintenance Bylaw.
- B.2.17 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.
- B.2.18 All work on the site must be conducted in compliance with British Columbia's Environmental Management Act and Contaminated Sites Regulation.
- B.2.19 In the event that contamination of any environmental media is encountered, a Groundwater Quality Declaration or Waste Discharge Permit Application must be submitted prior to commencing dewatering activities.

The following information should be included at Building Permit Application Stage:

Processing Centre - Building Review Comments

The following comments are based on the architectural drawings dated July 26, 2017 that have been submitted for Development Application DP-2017-00681. This is a cursory review in order to identify issues which do not comply with the 2014 Vancouver Building By-law #10908 (VBBL).

The above development drawings were reviewed with respect to the flood construction level (FCL) of this building as it is situated within the boundary of a designated flood plain. Additionally, comments were provided regarding compliance with the Building Bylaw as it appears to be significantly deficient, especially on the main floor level where the residential and commercial major occupancy shares this floor area. This floor level may require a full redesign.

The current FCL is 4.6 m (GVRD Datum) and is approximately .80m (2.6ft) above your current finished floor elevation of 3.80m (12.5 ft). The building design shall account for this requirement as it is situated within the designated flood plain. Vulnerable and below grade areas shall be designed in a manner that protects areas and services that are located below this prescribed elevation.

Additionally other consideration would include, but not limited to:

- Structural capacity to resist water pressures on the exterior wall of the buildings on the site.
- Sealing of service connections where located below the FCL.
- Fixed equipment, electrical panels/switchgear, service meters and building penetrations (eg: vents) to be located above the FCL.
- Any electrical systems or equipment located below the FCL shall be permitted if they are designed to be submersible or appropriate disconnection.
- Installation of flood barriers on the building or within the property, where appropriate.
- Raise all supply or exhaust air grilles that serves below grade levels.
- Plugs or backflow preventers for drainage systems.
- Protection of critical services such as emergency generators, and other life-safety systems.

The reference Flood Plain Standards and Requirements provides general guidance on the intent and application of constructing in the City's designated flood plain.

The following are appears to be significantly non-conforming with respect to the Vancouver Building Bylaw and may require reconfiguration of the floor plans. Items marked with asterisk indicate significant code issues.

1. Level 1 Plan:

- a) Clarify if the internal corridor/passageway of the main floor serves as a residential or commercial corridor or both?
- b) The residential occupancy (Group C) shall be separated from the commercial occupancy (Group E) by a 2 hour fire separation.
- c) Clarify what is the major occupancy for the “cultural” tenant. Is it an assembly, commercial or industrial use. Please note that there is a general prohibition of industrial use in conjunction with residential occupancies.
- d) The residential exit does not meet the requirements of Exits through Lobbies (3.4.4.2.).
- e) The two central exit stairs cannot exit through the same area, which in essence creates a single exit condition. This may also have a detrimental affect on the high rise measures.
- f) The two central exit stairs do not meet the Security for Storage Garage provisions (3.3.7.7.); where the exit stairs from the below grade level must terminate and exit directly to exterior.
- g) An ASHRAE entry vestibule is required for the building.
- h) Retail #7 & #8 will not be provided with an address that orientates to the rear lane.
- i) Area of unprotected openings may be exceeded to retail #7 & #8 as the limiting distance is measured to the centerline of the lane.

2. Below grade levels:

- a) If P3 and P2 are each considered a floor area, then P1 only have access to one exit and this one exit is could be cut off if smoke envelopes the P1 elevator lobby. This also eliminates access to all other exits on this level.

Document END.