

500-650 West 57th Avenue (Pearson Dogwood)
PROPOSED CONDITIONS OF APPROVAL

Note: Recommend approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for Public Hearing.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the prepared form of development be approved by Council in principle, generally prepared by IBI Group Architects, received February 10, 2017 along with a design addendum received on April 17, 2017, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.

- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard for the following:

Note: With regard to Parcel or Phasing numbers refer to Figure 4: Proposed Development Phasing and with regard to Streets refer to Figure 7: Transportation Network in the policy report titled “CD-1 Rezoning: 500-650 West 57th Avenue (Pearson Dogwood)”.

Urban Design

1. Design development to ensure an appropriate massing transition to the single-family neighborhoods at the site edges by providing minimum upper level step backs of 10 ft. for residential buildings.

Note to Applicant: This applies to buildings located along 59th Avenue and Heather Street, as well as along the west portion of 57th Avenue across from Langara Gardens.

2. Design development to provide further articulation of the form of residential buildings located at the site edges to ensure compatibility with surrounding single-family neighbourhoods.

Note to Applicant: Buildings should be designed to express a smaller incremental scale and avoid a long monolithic appearance. Particular attention should be paid to buildings exceeding 150 feet in frontage. Modulation of the form is anticipated, noting that shallow articulation of surface elements is generally ineffective in achieving adequate variation.

3. Design development to ensure views to the courtyards and central open spaces are maintained along the diagonal pedestrian passage ways;

Urban Design

- IBI 1. We comply.

- IBI 2. Design incorporates significant terracing of building forms that face W59th Ave.

- IBI 3. Continuous line of site through pedestrian passage ways maintained with a minimum 41'-5 1/2" clearance maintained through out.

Note to Applicant: The spacing between buildings should ensure visual porosity into the site at the pedestrian level, as well as maintaining visual interest through the compression and expansion of the path width. It is recommended to provide a clear dimension of approximately 30 feet at the ‘compression points’ at the residential quadrants (northwest and southwest) and 40 feet at the higher density, mixed-use quadrants (northeast and southeast).

4. Design development to the 16-storey building at the northwest corner of the Park to ensure the tower reads a ‘focal point’ within the overall design.

Note to Applicant: A high standard of architectural design is expected, and a distinct form and character relative to the overall context.

5. Design development to the ground floor elevations along 57th Avenue and Cambie Street to contribute to the street character and provide an engaging interface for pedestrians.

Note to Applicant: Architectural quality and variety is expected in the design of ground floor facades, including further articulation. Long, unrelieved storefronts should be avoided.

6. Design development to provide a minimum 6 ft. setback adjacent at-grade retail uses along 57th Avenue.

Note to Applicant: This is consistent with drawings and analysis of the setbacks at 57th Avenue provided in response to advice from the Urban Design Panel.

7. Provide common roof deck access and green roofs at low and mid-rise roof tops and podiums to meet the expectations of the Pearson Policy Statement with regards to ‘Visible Greenery’.

Note to Applicant: Green roofs should meet the expectations of the Planning Administration Bulletin *Roof-mounted Energy Technologies and Green Roofs: Discretionary Height Increases*. An amenity room should be provided to support common roof decks. Amenity rooms should be modest in size and setback from the roof perimeter to reduce their visual prominence.

8. Design development to strengthen the commercial use at the northwest corner of Pearson Plaza to improve the pedestrian connection leading to 57th Avenue;

Note to Applicant: This can be accomplished by wrapping the storefront glazing and plaza paving treatment around the corner at the entry to the pedestrian link (High Street Commons) which leads to retail and clinical uses at 57th Avenue. This is in reference to the corner commercial unit, noting that a commercial use along the full length of the pedestrian connection is not anticipated.

4. Not Applicable to Parcel A

5. Not Applicable to Parcel A

6. Not Applicable to Parcel A

IBI

7. Common Market Residential roof deck accessible at L8, incorporating roof top garden, elements of urban agriculture. Design also incorporates significant terracing of upper levels of podium. Common Affordable terrace on L2 above retail in north east corner of building A2.

8. Not Applicable to Parcel A

9. Design development to ensure public pathways and sidewalks are designed to meet Universal Design Standards, and to embody the principles of a 'Wellness Walkway' comfortable for persons of all ages and abilities.

IBI 9. Accessible path provided. See Landscape drawings.

Note to Applicant: The network of pedestrian pathways and sidewalks located throughout the site and secured as public right-of-ways are to be designed to contribute to community health in general and, in particular, to respond to the special needs of those with challenges posed by illness, disability or age. There will be four primary user-groups in the Pearson Dogwood site: patients and residents in the health care facilities, residents, employees and volunteers in the health care facilities, and employees and patrons of the commercial units. The site design should promote equitable access for all user groups. Some of the elements of the Wellness Walkway may include shade trees for sun-sensitive patients, consistent curb letdowns, very smooth wide sidewalks for wheelchairs, regularly-spaced seating, way finding, and points of beauty.

Landscape

10. Design development to improve the residential interface along Heather Street and at the corner of Cambie Street and 59th Avenue (the southeast corner of the site) by providing additional parkade-free growth zones, with more substantial tree buffers.

ENNS 10. Tree buffer areas have been increased at the corner of Cambie and 59th Ave. Tree quantities have been increased, and placed in raised planters to allow for 3-4' depth for root growth, which is adequate for trees to flourish.

Note to Applicant: This will mitigate the neighbourhood loss of the Poplar rows, currently providing a green buffer edge.

GAUTHIER 11. Commercial street edges and pedestrian mews have been designed as activated and multi-use spaces, provided with opportunities for seating, gathering, communal gardening, relaxing etc. Visual and physical corridors have been maintained to allow for easy wayfinding and circulation.

11. Design development to the commercial street edges and pedestrian mews to activate and promote pedestrian movement, providing opportunities for smaller, finer grain retail, merchant displays, seating, etc. and ensuring interesting visual connections into internal outdoor public spaces.

12. Design development to ensure that all open spaces (including public/private courtyards, plazas, Park, walkways, mews) generally follow the natural grade, with minimum need for walls, ramps or stairs, with walls having a 2 ft. height maximum.

GAUTHIER 12. Generally, surface grading has followed the natural slope of the site. Walls, stairs and ramps have been added to create depth for trees and shrubs, to create flat surfaces for distinct outdoor spaces, to activate the edges of these spaces with seat walls, and to ensure the public spaces are fully accessible with the inclusion of ramps.

Note to Applicant: This will allow for visual and functional continuity of the open spaces.

ENNS 13. This has not been addressed in this (Parcel A) DP application

13. Design development to extend Pearson Plaza design vocabulary and nodal functionality around the corner to High Street Commons.

Note to Applicant: The intent is to create a transition zone from the Plaza to the more passive pedestrian mews and 57th Avenue.

ENNS 14. Design development has ensured a variety of rooftop spaces that are programmed to fit adjacent building uses, as well as planted with additional trees to support "Urban Design Condition #7" above. We are proposing a total of 32 new trees for the rooftop terraces.

14. Design development to provide additional usable spaces (extensive green roofs) on additional rooftop terraces, planted with additional trees (see Urban Design condition 7).

Note to Applicant: The intent is to provide spaces for resident interaction, as well as increase the Urban Forest, by providing a minimum of one tree per four residents, as a general rule.

ENNS
GAUTHIER

15. Where parkade slab height allows, planters have been inset to be flush with surrounding grade (see Upper Plaza adjacent to 58th Ave). In all other areas, planters have been raised to achieve adequate soil depth for tree/shrub growth; these walls have been incorporated into seating / lighting / agriculture boxes where possible.

15. Design development to ensure the public plazas and courtyards have maximum functionality and enhanced community experience. Dedicated planter beds should be flush with grade. Raised beds may be considered if integrated with public realm elements such as seating and urban agriculture

ENNS

16. Existing specimen trees identified for relocation have been moved to more applicable locations on the overall Cambie Gardens site (ie. Pearson Plaza).

GAUTHIER

Note to Applicant: This will require the parkades to be deeper to allow for head room. The effect can be achieved by sinking the planters deeper into the parkade, while still allowing adequate depth of soil.

ENNS

17. Stormwater strategies discussed for the overall Cambie Garden site have been proposed for Parcel A:

GAUTHIER

16. Design development to ensure that existing relocated trees are coordinated with parkade-free-growth zones.

17. Design development to further detail, define and develop the Stormwater Management Strategies applicable to the landscape plans, determining specific strategies that will be met for each parcel.

- Increase tree canopy coverage to maximize rain water interception, both at ground level and on the rooftop terraces;

- Increase planter area to maximize permeable surfaces, both at ground level and on the rooftop terraces;

- Inclusion of rain garden at south edge of site to receive, filter and absorb rain water from the site;

- Include permeable surfaces in communal areas (ie. crushed gravels in place of pavers).

ENNS

18. Provision of maximized tree growing medium and planting depths for tree and shrub planters over parkades, to exceed BCSLA standard and to ensure long term viability of the landscape.

GAUTHIER

18. Planters over parkade structures will ensure 3-4' depth for trees, which exceeds BCSLA standards for tree root growth.

ENNS

Note to Applicant: Underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes.

GAUTHIER

19. Planting beds have been inset into the ground where parkade slab depth allows. In some cases, planters at the base of planter/retaining walls are not feasible due to pathway circulation issues as well as lighting requirements to illuminate stairs and primary circulation routes (ie. wall inset lights).

ENNS

20. Consideration to incorporate the principles of the City of Vancouver, Bird Friendly Design Guidelines for the protection, enhancement and creation of bird habitat and to reduce potential threats to birds in the City.

GAUTHIER

20. Consideration has been given to incorporate Bird Friendly Design Guidelines, and will be noted on drawings. For example:

- The inclusion of native fruit-bearing shrubs will provide bird habitat;
- Diversity of plant species, tree and shrub and heights and foliage leaf type will provide a diversified bird habitat;

- The inclusion of bird houses adjacent to planting beds provides bird habitat.

Note to Applicant: Refer to the following documents:

- a) Bird Friendly Design Guidelines - Explanatory Note
- b) Bird Friendly Landscape Operational Guidelines

ENNS

21. 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.

GAUTHIER

21. We will ensure parking vents and utility meters/boxes will be adequately screened and incorporated into the landscape design.

ENNS

22. New proposed street trees should be coordinated and noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street

GAUTHIER

22. Note will be added to landscape drawings.

tree spacing and quantity. Contact Cabot Lyford (604-257-8587) of Park Board regarding tree species.

23. At the time of development permit application, provide:

23.

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

a) - Agree to everything, but the Landscape Plans will be 1/16" = 1'0". All plans are legible at this scale at both 11x17 and 24x36 (full size) sheets. 1/8" scale would quadruple our number of sheets and would mean all drawings are unnecessarily large on a full size sheet.

b) Section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features.

ENNS
GAUTHIER b) - Ok

Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.

ENNS
GAUTHIER c) Sections will be 1/8" = 1'0". These will be legible on both 11x17 and 24x36 sheet size. Section/details will be a larger scale as required.

c) Sections (1/4"=1' or 1:50) illustrating the buildings 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. The location of the underground parking slab should be included in the section.

ENNS
GAUTHIER d) - Ok

d) Confirmation of a high-efficiency automatic irrigation system to be provided for all planters on parkade slab and minimum of hose bibs to be provided for landscape on grade.

e) A Landscape Lighting Plan to be provided for security purposes.

ENNS
GAUTHIER e) - Ok.

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

Social Policy

Social Policy

24. Design development to ensure that the 69-space childcare is licensable by

24. Not Applicable to Parcel A

Community Care Facilities Licensing and meets the intent of the City's Childcare Design Guidelines and Childcare Technical Guidelines. A minimum gross indoor area of 765 sq. m (8235 sq. ft.) and not less than (745 sq. m) 8,020 sq. ft. of outdoor area, with adequate space for each program, is required.

Housing

Social Housing

- 25. Ensure no less than 50% of the social housing units are suitable for Families with Children as per the City's Guidelines for High Density Housing for Families with Children.

IBI

25. We comply. See Stats.

Social Housing

Housing

Note to Applicant: Applicant to work with City staff to agree the final unit mix as part of each development permit application and to determine if the inclusion of family childcare units within the development is feasible.

- 26. Design and construct the social housing in line with the City's Housing, Design and Technical Guidelines, including the requirement to deliver a minimum of 5% of units within each social housing building or parcel as wheelchair accessible.

IBI

26. We Comply. See stats

Note to Applicant: Applicant to work with City staff to agree the location and unit type for the accessible units. Applicant to work with City staff and the Persons With Disabilities Advisory Committee (PWDAC) to explore potential and design requirements to achieve 50% of the social housing as accessible.

Market Housing

Market Housing

- 27. Ensure that no less than 68% of the market housing units are suitable for families with children, as per the City's Guidelines for High Density Housing for Families with Children, with no less than 10% of all market units being three bedroom units, unless otherwise agreed to by the Director of Planning.

IBI

27. Noted. Will be tracked on a project wide basis as we move forward.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

Note to Applicant: The City's Guidelines for High Density Housing for Families with Children is currently under review. Future development permit applications will be expected to respond to the latest version of the Guidelines at that time.

- 28. Ensure no less than 5% of the market housing units in each phase are designed to be wheelchair accessible.

IBI

28. We Comply. See stats

Note to Applicant: Applicant to work with City staff and PWDAC to explore potential and design requirements for 50% of the accessible social housing

Pearson Replacement Units

Pearson Replacement Units

- 29. Provide an updated resident relocation, phasing and demolition plan prior to consideration of the Development Permit by Development Permit Board or

IBI

29. Provision of updated resident relocation, phasing and demolition plan for the future Noted by IBI

Director of Planning as applicable for each phase, which demonstrates and documents that:

- (i) The Pearson residents (or their representative) and the Pearson Redevelopment Committee have been actively engaged on the development proposals for the Pearson replacement units, including both the proposed replacement unit types within that phase and the models of care;
- (ii) The Pearson residents (or their representative) have indicated their preferred unit type and that the development application for each phase responds to those preferences;
- (iii) Relocated Pearson residents will be provided with the necessary support to facilitate moving at no cost to the residents;
- (iv) The current Pearson residents will be prioritised for relocation into the replacement units and where a unit is offered to a non-Pearson resident, evidence will be provided to demonstrate that the needs of existing Pearson tenants have been met; and
- (v) Where required, appropriate interim accommodation has been identified and agreed to by the resident (or their representative).

Note to Applicant: The above noted requirements which relate to engagement with the Pearson residents must be documented with a notarized declaration including copies of all communication to residents.

30. Prior to issuance of occupancy permit, provide a final resident relocation report that confirms the outcome of the resident relocation plan and includes confirmation that individualised support plans have been prepared and agreed to by each of the residents (or their representative) moving in to that phase of the development;

31. Prior to issuance of a Demolition Permit for all, or part of, the existing George Pearson Centre, provide confirmation that residents located within the area requiring demolition have been appropriately relocated into alternate accommodation that has been agreed to by the resident (or their representative) .

Parks

32. The design, construction and programming of the park is to be determined through a separate, Park Board led process.

Note to Applicant: The Park Board led process will confirm the amenities to be included in the park. Elements such as a public bike share (PBS) station and retention pond, shown in the rezoning package, are not supported. Refer to the engineering conditions for specific direction on the locations of PBS stations.

ONNI 29. Onni has requested a meeting with Susan Haid to discuss everything to do with the Pearson Replacement Units. We have the below information for the 44 units that pertain to Parcel A.

VCH 29. for all of 29 please refer to letter from VCH

Parks

32-37 - Section not applicable to Parcel A

33. Park Board does not support the draining of private stormwater on to park land, *unless* it has no effect on service level, ecological and arboricultural objectives that the park needs to meet. In the case of this site, Park Board does not see stormwater retention as workable given the mature tree inventory and service levels that Park Board will need to provide. Temporary detention in peak events might be possible, contingent on final Park Board park design.
34. Design development of the site to ensure a public pathway on a 3 m statutory right-of-way (SRW) adjacent to the west edge of the park, and on a 6 m statutory right-of-way (SRW) on the east edge of the park site.
- Note to Applicant: Existing mature trees will be considered in the alignment of the pathways.
35. Park Board arborist approval required for tree protection plan for all trees within the farm, park, and street trees. Plans to be submitted for Park Board approval at each phase of development.
36. Park Board arborist approval required for any impacts on, or planned removal of, existing street trees.
37. Park Board arborist review of tree health and retention within the park and farm sites will be required.

Sustainability

38. The development shall meet the Greenhouse Gas Intensity (GHGI) performance limits by building type of the *Green Buildings Policy for Rezoning*s (amended February 7, 2017), to the satisfaction of the General Manager of Engineering Services and Director of Sustainability.

Sustainability

- ONNI 38. Noted. We are still working through a Feasibility study to determine the most appropriate DE system.

Performance Limits (i.e. shall not exceed)	
Building Type	GHGI (kgCO2/sq. m)
Residential Low-Rise (< 7 Storeys)	5
Residential High-Rise (7+ Storeys)	6
Office	3
Retail	3
Hotel	8
All Other Buildings	EUI 35% below 90.1-2010

39. All buildings in the development shall meet the requirements of the *Green Buildings Policy for Rezoning*s (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

- IBI 39. Noted

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 permit. Because this is a large phased development it is expected that the individual development permits will meet the intent of the current Green Buildings Policy. For more detail on the above requirements and what must be submitted at each stage, refer to the bulletin *Green Buildings Policy for Rezoning - Process and Requirements* (amended April 28, 2017 or later).

ONNI

40. Scorecard will be included in submission

40. For buildings in development Phases 1 and 2, in lieu of the requirements in Condition (b) 39, the applicant may choose to meet the requirements of the preceding *Green Buildings Policy for Rezoning* (as amended up to January 14, 2016), including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist, must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration of the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

Engineering

Engineering

ONNI

41. This will be done prior to construction

41. 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 a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

ONNI

42. Please refer to P1

42. Provision of garbage storage and pick-up space in the parking level of buildings, no more than one storey below grade. Please show containers and totters on plans for recycling and garbage needs and refer to the Engineering garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins.

Note to Applicant: Pick up operations should not rely on bins being stored on the street or lane for pick up bins are to be returned to storage areas immediately after emptying.

43. Provision of a detailed Solid Waste Diversion Strategy that addresses waste diversion in all solid waste generating activities within the complex.

ONNI

43. This strategy will be included in our DP submission

Note to Applicant: The Strategy must include an implementation plan identifying the space, infrastructure and an operational approach to divert organics and recyclables from the waste stream, and minimize the vehicle trips required for collection, to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services. The City encourages the Pearson Dogwood team to provide a report on the plan within 18 months of occupancy to track diversion at the site.

44. Provision of a Green Mobility and Clean Vehicles Strategy that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes including walking, cycling, public transit, and provisions for low carbon vehicles (e.g., electric vehicles), completed to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any legal agreements required by this Strategy on terms and conditions acceptable to the City.

ONNI 44. This strategy will be included in our Traffic Report from CTS

Note to Applicant: The Strategy must include details on how the development will prioritize walking, cycling, and public transit, and support low carbon vehicles.

45. Provision of an Integrated Rainwater Management Plan that utilizes sustainable strategies to allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site, to the satisfaction of the Chief Building Official, the General Manager of Engineering Services and the Director of Planning.

ONNI 45. Through the use of rain gardens, green roofs, permeable surfaces and storage tanks, we will ensure this condition is met. We do want to request a meeting with Engineering to discuss this requirement as we were told at rezoning that this requirement would be looked at from a site wide basis and not parcel by parcel.

Note to Applicant: The development's Integrated Rainwater Management Plan must address the City's Integrated Rainwater Management Plan. Post-development flows cannot exceed the site's pre-development flows. Updates to the Integrated Rainwater Management Plan (IRMP) shall be resubmitted at each project phase to confirm that rate and volume targets have been achieved.

46. All planting on street right-of-way are to be maintained by the adjacent property owner and note on landscape plan.

ONNI 46 – 48. Noted

47. All plant material within the same continuous planting area which is located on street right-of-way within 10 m, measured from the corner, of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas where sightlines need to be maintained for safety reasons, shall not exceed a mature height of 0.6 m, measured from the sidewalk.

48. All plant material within the street right-of-way which are located outside of the areas described in condition 47 shall not exceed 1 m in height, measured from the sidewalk. Exceptions will be approved on a case-by-case basis by the City of Vancouver's Street Activities Branch.

49. Provision of a CIP light broom finish concrete sidewalk with saw cut joints for all COV SRW sidewalks and walking paths.

ONNI 49. Noted

50. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

ONNI 50. We have included these in our drawings

Note to Applicant: The following items are required to meet the provisions of the parking by-law and the Parking and Loading and Design Guidelines. Please contact Dave Kim of the Neighbourhood Parking and Transportation Branch at 604-873-6279 for more information or refer to the following link:

(<http://former.vancouver.ca/engsvcs/parking/admin/developers.htm>)

(i) Provision of Class B loading spaces to the satisfaction of the General Manager of Engineering Services. Any loading relaxations to be dealt with on a site by site basis.

(ii) Design development to achieve convenient on-site 'stairs free' loading access to all uses from the loading spaces.

(iii) Design development to achieve convenient access from Class A bicycle parking to the provided end of trip facilities for all non-residential uses.

(iv) All Class A bicycle spaces must be located on the P1 parking level or at grade.

(v) All Class B bicycle spaces to be located on private property in close proximity to the lobby or building entrance with 'stairs free' access and weather protection.

(vi) Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.

(vii) Dimension all stall widths, column encroachments, and maneuvering aisle widths.

Note to Applicant: Ensure column sizing and placements comply with the Parking and Loading Design Supplement. A column 2' in length must be set back 2' from either the opening to or the end of the parking space. A column 3' long may be set back 1'.

(viii) The slope and crossfall within the parking and loading areas shall not exceed 5%.

(ix) Provision of on-site maneuvering for all Class B and C loading spaces. Provide improved plans showing the loading spaces with the required loading throats and maneuvering in 3 movements or less.

(x) Provision minimum vertical clearance for the main ramp, security gates, and loading bays.

Note to Applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces. A minimum of 3.8 m of vertical clearance is required for Class B loading spaces and maneuvering.

- (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.

- (xii) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, within the parking areas and at all entrances.

Note to Applicant: Ensure the various ramp designs meet the following requirements:

- a. The slope must not exceed 10% for the first 20' from the property line.
- b. The slope must not exceed 12.5% after the first 20' from the property line. 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4 m in length.
- c. Ramps which have a 15% slope and are exposed to the weather must be heated.
- d. Provision of two-way traffic flow in the main ramp (Section I.B) - 9'x9' corner cut through the inside radius at the bottom of the main parking ramp to enable two vehicles to pass each other unobstructed.
- e. Corner cuts are required at the top and bottom of ramps to provide adequate radii for continuous two-way traffic flow where 200 or more vehicles are being served.
- f. Parking ramps must be designed to position vehicles perpendicular to the street to facilitate ease of vehicle ingress and egress from either direction of travel in the lane.

Low Carbon Energy

51. All buildings in the development connected to a City-Recognized Low Carbon Energy System shall adhere to the following conditions:

Low Carbon Energy

- ONNI 51. Onni is currently completing the Feasibility study which will be provided to the City for further discussion

- (i) The proposed approach to site heating and cooling, developed in collaboration with the City, shall be provided in detail prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
- (ii) Detailed design of the Low Carbon Energy System(s), including but not limited to building HVAC, mechanical heating system and domestic hot water system must be submitted and approved by the General Manager of Engineering Services prior to issuance of building permit.
- (iii) The energy system for the development shall be designed in such a way as to enable energy metering and the monitoring of performance metrics during system operation for the purpose of optimizing system performance and preparing system performance reports. The applicant shall refer to the *Performance Monitoring and Reporting Requirements for Low Carbon Energy Systems* (updated February 2014 or later) for a summary of minimum requirements. The applicant will be required to demonstrate compliance with these requirements prior to issuance of building permit.
- (iv) Final detailed design of the Low Carbon Energy System(s) must be to the satisfaction of the General Manager of Engineering Services.

CONDITIONS OF BY-LAW ENACTMENT

- c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning, Urban Design and Sustainability, the General Manager of Parks and Recreation, the General Manager of Community Services, the General Manager of Engineering Services, and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Note: With regard to Parcel or Phasing numbers refer to Figure 4: Proposed Development Phasing and with regard to Streets refer to Figure 7: Transportation Network in the policy report titled “CD-1 Rezoning: 500-650 West 57th Avenue (Pearson Dogwood)”.

Engineering

- 1. Arrangements to the satisfaction of the General Manager of Engineering Services, the Approving Officer, and the Director of Legal Services for the following.
 - (i) Subdivision of Lots 2 to 5, Block 1004, DL 526, Plan 20607 to create Phase 1 parcels A, B, C and E and the dedication of those portions of Internal Street 2 and 58th Avenue not encumbered by Dogwood Facility buildings.