
7433 Cambie Street (COMPLETE APPLICATION)
DP-2017-01150 - CD-1 Pending

ML/VK/LK

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
N. Peacock, Engineering Services
D. Naundorf, Housing Policy and Projects

Also Present:

M.Linehan, Urban Design & Development Planning
L. King, Development Services
V.Kopy, Development Services
C. Chant, Engineering Services

APPLICANT:

Jamie Vaughan
Onni Group
300-550 Robson Street
Vancouver, BC
V6B 2B7

PROPERTY OWNER:

Onni Pearson Dogwood Holdings Corp
300- 500 Robson Street
Vancouver, BC
V6B 2B7

EXECUTIVE SUMMARY

- **Proposal:** To develop the site with a 22 storey mixed-use building and a 26 storey mixed-use building with 307 market dwelling units, 138 social housing dwelling units, 44 Pearson supportive units and retail use on the ground floors all over 4 levels of underground parking accessed from a new internal street. This is Parcel A of Phase 1 of the Pearson Dogwood redevelopment.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Building Review Branch comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F Response to Rezoning Conditions

● **Issues:**

1. Amenity space
2. Accessibility
3. Design refinements

- **Urban Design Panel: Support with Recommendations**
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2017-01150 submitted, the plans and information forming a part thereof, thereby permitting the development of the site with a 22 storey mixed-use building and a 26 storey mixed-use building with 307 market dwelling units, 138 social housing dwelling units, 44 Pearson supportive units and retail use on the ground floors all over 4 levels of underground parking accessed from a new internal street, subject to the following conditions and Council's enactment of the CD-1 bylaw and approval of the Form of Development:

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 provide improvements to the amenity spaces, as follows:

- a. provide additional outdoor amenity space with improved solar access for the social housing units;

Note to Applicant: The proposed amenity space for the social housing units at Level 2 at Tower A2 may be maintained, and explore the potential to provide additional common outdoor amenity space for the social housing by sharing the use of the roof deck at Level 8 at Tower A2, currently proposed for market housing use only. This would require extending the social housing elevator to the roof deck. Provide additional children's play space at the Level 8 roof deck, noting it will benefit from the southern orientation (See Standard Condition A.1.29).

- b. provide amenity rooms in both buildings A1 and A2 at the Level 8 roof decks for the market housing units;

Note to Applicant: Amenity rooms are required on the site in conjunction with the outdoor amenity space. Amenity rooms may be provided at Level 8 in the towers adjacent the common roof decks for both buildings. Alternately, the amenity rooms may be located in free-standing pavilions at the roof level (See Standard Condition A.1.28).

1.2 design development to ensure that not less than 5% of the market and social housing units are designed to be wheelchair accessible, with 50% of the accessible units designed to be suitable for power wheelchair users;

Note to Applicant: The proposed number of 8 accessible social housing units and 17 accessible market housing units is compliant with the condition of rezoning. Within that total, 4 accessible social housing units and 8 accessible market units are required to be suitable for power wheelchair users. For both social and market accessible units, layouts and a list of accessible features should be provided to demonstrate compliance with City of Vancouver's Housing Design and Technical Guidelines, Section 10, and, as possible, additional recommendations of the Persons with Disabilities Advisory Committee (PwDAC). A private balcony or deck that is a portion of an accessible dwelling unit is required to be accessible, at the same elevation as the floor of the unit with door width, threshold design, and turning radius so as to be functional for persons in wheelchairs. Section details are required for the threshold design, noting a dropped slab may be required.

1.3 design development to provide improved diversity in the location and unit mix for the accessible dwelling units;

Note to Applicant: Accessible units are not required to be clustered and should be interspersed within the market and social housing units. In particular, some market accessible units should be located on higher floors in the towers and accessible market units located above the parkade entry are not supported. Improvements to the unit mix will require redesign as follows: one bedroom (with den) and two bedroom options should be provided for the power wheelchair accessible units in the social housing, noting only studio units are proposed. One bedroom (with den) and two bedroom options should be provided for the market wheelchair accessible units, noting only studio and one bedroom options are proposed. Three bedroom options for accessible units are encouraged.

- 1.4 design development to provide improved accessibility for the common and circulation spaces within the buildings and throughout the site, as follows:
- a. provide a more integrated ramp and step design at the entry to the courtyard, including a more direct route to the entry to the social housing;

Note to Applicant: The site design should promote equitable access for all user groups. The ramp design should be well integrated with the steps at the courtyard entry at the southwest corner of the site, noting its prominence as a gateway to the site. The ramp location may be mirrored to provide more direct access to the social housing entry, for example.

- b. provide an accessible path of travel from the street and underground parking spaces to the accessible unit entrances;

Note to Applicant: An accessible elevator should be provided with elevator cab size, load capacity and controls to facilitate use by persons in wheelchairs, including power wheelchairs. The elevator lobbies at each level should be sized in consideration of wheelchair users with a minimum 2.25 m clearance in front of the elevator recommended. The corridors should accommodate a 1.5 m turning radius at regular intervals, including provision of an inset in front of accessible unit entries.

- c. common amenity rooms and outdoor amenity spaces are required to be accessible by persons in wheelchairs, with outdoor space at the same elevation as the adjacent amenity room, and door width, threshold design, turning radius, and equipment suitable for use by persons in wheelchairs;
- 1.5 design development to the public realm at Cambie Street to coordinate with the expectations of the Cambie Corridor Public Realm Plan;
- 1.6 design development to provide refinements to the architectural expression, as follows:

- a. provide architectural identification of the primary building entrances;

Note to Applicant: The lobby and entry to the social housing should be relocated forward and not inset under the overhang to the degree shown. This will also allow for a more generous lobby space with seating.

- b. the architectural expression of the towers should respond to solar orientation;

Note to Applicant: The extent of glazing at the south elevation may be reduced to address heat gain and incorporation of passive shading elements should be considered.

- c. consider colour to strengthen the relationship of the tower elements to the base and to provide further differentiation in the expression of the two towers;

Note to Applicant: The towers may continue to read as background to the more highly articulated base while detail colours may provide a visual link. The differentiation between the two towers may be subtle.

- d. provide a materials legend on the elevations, include courtyard elevations, and provide large scale architectural details for canopies, soffit overhangs, roof parapets, guardrails, and trellis elements, illustrating high quality and durable materials throughout;

Note to Applicant: Guardrail details at roof decks of midrise elements should read as consistent extensions of the façade, as shown in the perspective views.

- 1.7 design development to provide a continuous canopy for weather protection;

Note to Applicant: The intent is to provide coverage for pedestrians in Vancouver's winter climate and make this street 'rain friendly' as noted in the Transportation 2040 Plan. The horizontal depth of the canopy should be a minimum of 70% of its height above the sidewalk. For example, a canopy that is 10 feet above grade should provide 7 feet of cover.

- 1.8 provision of a detailed Public Art Plan to the satisfaction of the Director of Planning and the Public Art Program Manager prior to issuance of the Development Permit; and

Note to applicant: A site wide strategy for Public Art should be developed and be updated at each project phase. The Public Art Plan should take into consideration the site history and the Musqueam people on whose traditional territory the site sits.

- 1.9 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, and prior to Development Permit issuance provision of a Letter of Credit and the completion of any legal agreements required by this Strategy on terms and conditions acceptable to the City.

Note to Applicant: The development's Integrated Rainwater Management Plan must address the City's Integrated Rainwater Management Plan. A site-wide strategy for Pearson Dogwood should be developed which includes rain gardens, green roofs, permeable surfaces, storage tanks and an infiltration gallery below Pearson Plaza. 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.

- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• **Technical Analysis:**

		Technical review for:				500 West 57th Ave - "Parcel A"					
		Permitted/Required:				Proposed:					
¹ Site Size						Irregular					
¹ Site Area		81,142.00 ft ²				81,142.00 ft ²					
Use		Multiple Dwelling/ Retail / Pearson units				Multiple Dwelling / Retail / Pearson units					
FSR		per sub area				5.77					
² Floor Area	Sub Area A - floor area	1,006,889.1	ft ²	Total		467,974.00	ft ²				
	Max. Dwelling / all areas	2,696,340.10	ft ²	Dwelling Area		419,970.00	ft ²				
	Min. Instit. /all areas	213,509.14	ft ²	Institutional area		34,589.00	ft ²				
	Sub Area A - remaining Floor Area	538,915.10	ft ²	Retail		13,415.00	ft ²				
	Max. open balcony	120,826.69	ft ²	Open balcony		60,580.00	ft ²				
	Market Amenity	-	ft ²	Market Amenity		-	ft ²				
	Social Housing Amenity	8,105.50	ft ²	Social Housing Amenity		2,107.00	ft ²				
³ Height	Sub Area 1	285.43	ft	Sub Area 1		285.50	ft				
	Sub Area 2	242.78	ft	Sub Area 2		240.94	ft				
	# of Storeys Sub Area 1	26		# of Storeys Sub Area 1		27					
	# of Storeys Sub Area 2	22		# of Storeys Sub Area 2		23					
⁴ Parking	Market: Min.	292		Market:	Standard	368					
	Disability	11			Disability	3					
	Max. Small car (25%)	73			Small	37					
	Visitor 7.5% of units	23			Visitor	24					
	Required	315		Sub total	432						
	Social Housing: Min.	46		Social Housing:	Standard	29					
	Disability	5			Disability	2					
	Max. Small car (25%)	12			Small	15					
	Visitor 7.5% of units	10			Visitor	11					
	Required	56		Sub total	57						
	Pearson units:			Pearson units:	Standard	0					
	1 space / 4 beds	11			Disability	11					
	Required	11			Sub total	11					
	Retail: Min.	22		Retail:	Standard	20					
	Disability	1			Disability	1					
	Max. Small car (25%)	5			Small	4					
	Required	22			Sub total	25					
Car-share:	0		Car-Share:	Standard	3						
Total:		404		Total:	528						
⁵ Bicycle	Class	B	A		Tot.	⁶ Loading		Required	Proposed		
			Min. Hor.	Max. Vert.	Min. Locker	Class	B	C	B	C	
Required	Market:	6	336	201	134	671	Market / Social	2	0	2	0
	Soc. Hs:	6	130	78	52	259	Pearson	1	0	1	0
	Retail:	6	2	1	1	4	Retail	2	0	2	0
	Pearson:	0	0	0	0	0	Total	5	0	5	0
	Total:	18				934	⁷ Unit Type	Social	Market		
Proposed	Market:	8	374	138	177	689	Studio	34	25%	15	5%
	Soc. Hs:	8	127	58	76	261	1 bedroom	35	25%	115	37%
	Retail:	8	5	0	0	5	2 bedroom	41	30%	163	53%
	Pearson:	0	1			1	2+ bedroom	28	20%	14	5%
	Total:	24				956	Total:	138		307	

Notes:

¹ **Note on Site Size and Site Area:** This irregular site, also referred to as “Parcel A”, is located at the South East corner of the Pearson Dogwood site and makes up a portion of “Sub Area A”, one of 6 sub areas of the Pearson Dogwood site. The site fronts Cambie Street to the East and West 59th Avenue to the South.

² **Note on FSR and Floor Area:** The combined floor area permitted for “Sub Area A” is 1,006,889 ft². This being the first Parcel proposed for “Sub Area A”, the floor area, as expected, is well below the permitted. There is a maximum floor area for Dwelling uses in all Sub Areas of 2,696,340 ft² and a minimum floor area for Institutional uses in all Sub Areas of 213,509 ft². The proposed floor area appears to have omitted floor area at the roof level above level 27 of Tower A2 and level 23 of Tower A1. Standard Condition A.1.3(i) requires provision of more detailed drawings at these levels. Exclusion of amenity space is permitted up to 8,106 ft² in any Sub Area for Social Housing units.

³ **Note on Height:** The CD-1 has divided the Pearson Dogwood site into 20 sub areas for the purpose of regulating height and number of storeys. “Parcel A” contains “Sub Area 1” and “Sub area 2”. Building grades have not been submitted at this point; however, the building height will be taken from base surface using existing surveyed grades nearest to the 4 corners of “Parcel A” until building grades have been established. The proposed estimated height for “Sub area 1” is slightly over the permitted height of 285.43 ft. “Sub Area 2” is approximately 1.84 ft. below the permitted height of 242.8 ft. Standard Condition A.1.5 requires submission of the Official Building Grades and Standard Condition A.1.6 requires submission of revised height calculation using City building grades. The number of storeys for both towers is to include the level 1 mezzanine as a storey; thus, the number of storeys exceeds the permitted by 1 storey for each tower. Standard Condition A.1.4 requires that the number of storeys be reduced.

⁴ **Note on Parking:** Parking is within the minimum requirements for this site as per the Parking By-law. Calculations provided for Market Dwelling units will be required to be updated as the area for dwelling units greater than 50 m² is not correct on the submitted drawings. Standard Condition A.1.8 requires correction of the parking calculation. On level P2, 8 disability spaces are dedicated to Pearson Supportive units; however, these disability spaces are required for Market Dwelling units. Standard Condition A.1.9 requires re-allocation of parking spaces to meet the parking by-law. Refer to Schedule C of the CD-1 District Parking Requirements for required Visitor Parking.

⁵ **Note on Bicycles:** Bicycle parking is calculated per Schedule C of the CD-1 District Parking Requirements. Bicycle parking has been met.

⁶ **Note on Loading:** This development requires 2 Class B loading spaces for Retail uses, 1 Class B for Pearson supportive units and 2 Class B for Residential uses. 5 Class B loading spaces have been provided and no class C loading spaces have been provided. Based on the Parking By-law, Class C spaces are required for hospitals or similar uses; thus, it is reasonable to say that Pearson Supportive units would not demand the loading requirements of a hospital and the need for a Class C loading space is not required. Refer to Schedule C of the CD-1 District Parking Requirements for loading bay height clearances.

⁷ **Note on Unit Type:** 138 dwelling units are designated for Social Housing and 50% of dwelling units are suitable for Families with Children (2 bedrooms or more), as required by the CD-1 By-law. 307 Market Dwelling units are provided and 58% of the units are suitable for Families with Children. Housing Condition A.(b).27 of the Rezoning requires that 68% of Market Dwelling units are suitable for Families with Children; thus, the difference will need to be made up in other Parcels. These units must meet the “High Density Housing for Families with Children Guidelines”. 44 replacement Pearson supportive Housing units of the 114 required are being proposed in “Parcel A”. 5 Commercial Retail units are being proposed.

• **Legal Description**

Lot: 5 and Portions of Lots 2 & 4
 Block: All of Block 1004
 District Lot: 526
 Plan: 20607

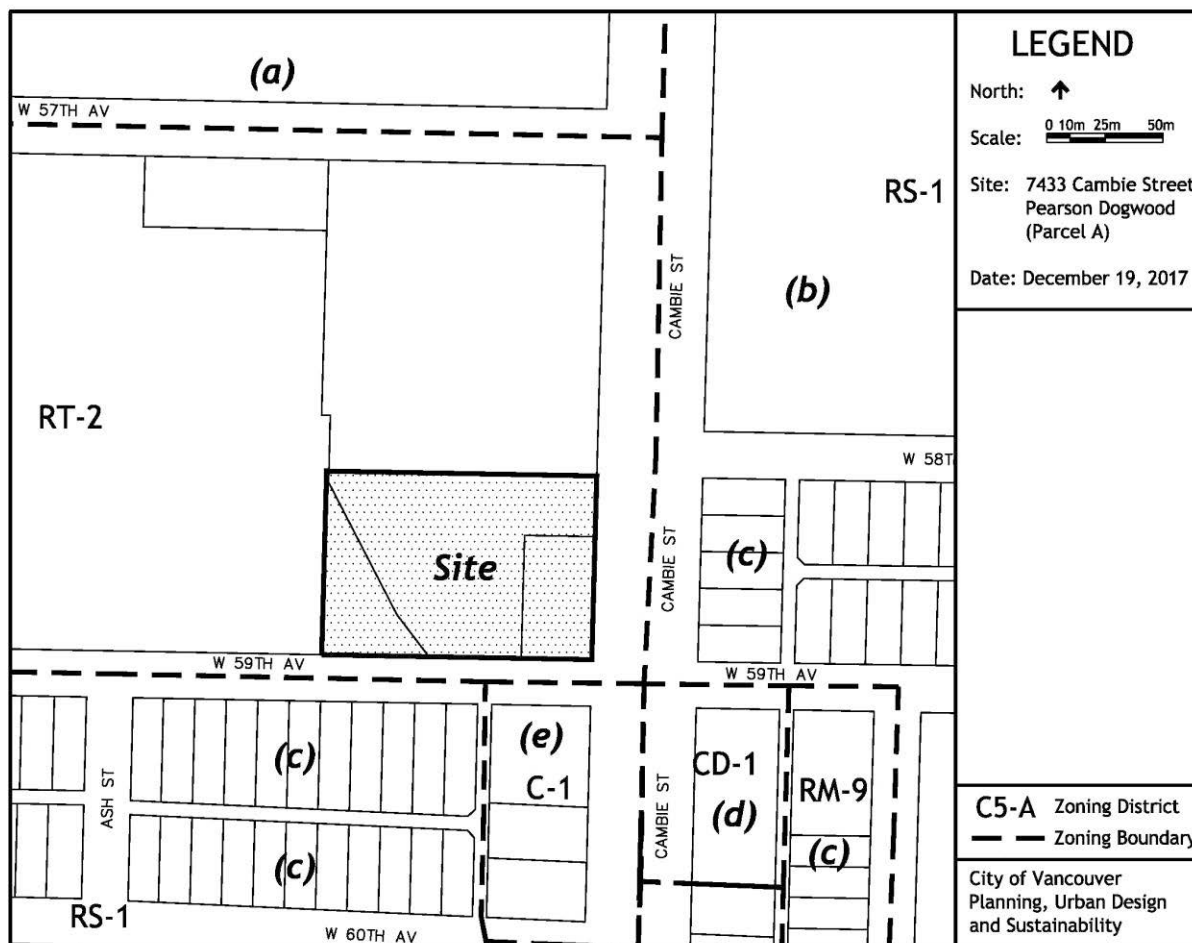
• **History of Application:**

17 11 09 Complete DE submitted
 18 02 07 Urban Design Panel
 18 03 14 Development Permit Staff Committee

• **Site:** Pearson Dogwood is 25-acre site located in Marpole between Cambie and Heather Streets and West 57th and 59th Avenues. Currently located on the site are the George Pearson Centre and the Dogwood Lodge. Both are residential care facilities: the George Pearson Centre supports adults with physical disabilities and the Dogwood Lodge supports seniors requiring complex care.

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

- (a) Langara Gardens, 7051 Ash Crescent, mixed-use development consisting of four 18-storey residential apartment buildings, garden apartments and townhouses;
- (b) Langara Golf Course, 6706 Alberta Street, 48 hectares of golf course;
- (c) 1 to 2-storey detached single family houses;
- (d) 7510 Cambie Street, proposed mixed-used development consisting of two 6-storey multiple dwelling buildings;
- (e) 7525 Cambie Street, split island gas station.

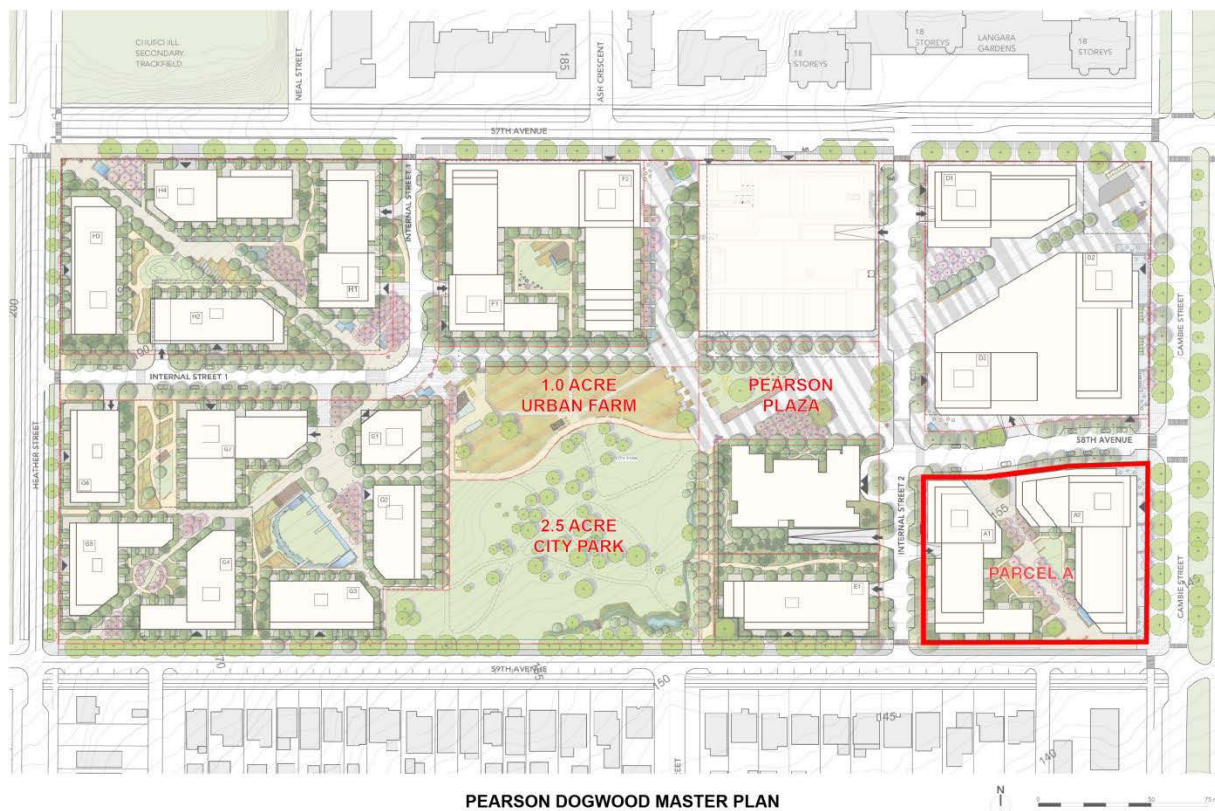


● **Background:**

In April 2009, City Council endorsed a planning program to consider redevelopment options for the future of the Pearson Dogwood site. With the history of long-term health care on the property, the planning process envisioned a new health-focused mixed use community. The comprehensive planning program began in early 2013, and resulted in the Pearson Dogwood Policy Statement (2014) which guided the rezoning application for the site.

The Pearson Dogwood rezoning application was approved by Council on July 25, 2017. The rezoning application approved the use, density (2.83 FSR) and the form of development for the overall site, as follows.

The master plan for the Pearson Dogwood site is organized around a large central open space consisting of a 2.5-acre city park, a 1-acre urban farm and a multi-use plaza (Pearson Plaza). The park is located to protect an existing grove of mature trees and to provide a frontage along 59th Avenue which will facilitate public access and a sense of ownership by the larger neighbourhood. The urban farm will function as a traditional farm with food production, but will also allow for public interaction and education on food systems.



The master plan emphasizes pedestrian movement through the site with diagonal pathways extending from the four corners of the site into the central open space. The primary gateway to the site is located at the corner of 57th Avenue and Cambie Street, noting this is the potential location for a future transit station. The centre of the site is car-free, with internal streets at the east and west precincts to service the development blocks but not extending through the site.

The site is divided into two main precincts distinguished by use, as well as building height, scale and public realm treatment, with the central open space facilitating a transition between the two precincts. The western precinct is primarily residential with lower buildings and a finer grain. The eastern precinct is mixed-use with tall towers and robust podiums consistent with the Cambie corridor adjacency. The building heights vary from 3 to 28-storeys with the tallest located in the northeast parcel in proximity to the potential transit station. The building height decreases to the west and south to create a transition to the adjacent single-family residential neighbourhoods.

There will be 2,700 residential units provided overall, including 540 secured social housing units. 114 Pearson replacement supportive housing units will be located throughout the site and interspersed with the market and social housing units within each of the phases. 5% of the residential units for both market and social housing components are required to be accessible units, and half of those units should further consider design features to accommodate power wheelchair use. Public spaces throughout the site are intended to contribute to community health in general and to respond to the special needs of those with challenges posed by disability or age, in particular. Plazas, courtyards, pathways and sidewalks are to meet Universal Design Standards, and to embody Wellness Walkway principles.

Two health care buildings operated by Vancouver Coastal Health will be located central to the site: a Complex Residential Care facility for seniors (to replace the Dogwood Lodge) on the south side of Pearson Plaza and a regional Community Health Centre on the north side of Pearson Plaza.

Parcel A is located at the south east corner of the site. The development permit application for Parcel A is the first development permit application following rezoning. It was reviewed and supported by the Urban Design Panel on February 7, 2018. The Persons with Disabilities Advisory Committee Housing Sub-Committee reviewed the accessible market and social housing units on January 18, 2018. Their comments were considered by staff as part of the application review and development of conditions of approval.

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

Relevant Council Policies for this site include:

1. *CD-1 By-law and overall form of development (approved July 25, 2017)*

This by-law establishes the permitted uses, height, and density for the site; to be considered with the overall form of development approved in principle by Council.

2. *Pearson Dogwood Policy Statement (2014)*

The Pearson Dogwood Policy Statement established planning principles to guide redevelopment for the Pearson Dogwood lands. It provided policy direction regarding: land use, density, building forms, heights, and character, public benefits, parks and open space, transportation and circulation and sustainability. Created through a comprehensive planning process, including consultation with the surrounding community, existing residents, Vancouver Coastal Health and other stakeholders, the Policy Statement provided clarity on the future of the site and was the basis on which rezoning was evaluated.

3. *Pearson Design Guidelines (draft approved by Council July 25, 2017)*

The Pearson Dogwood Design Guidelines provide further direction regarding the anticipated form of development and public realm treatment. The guidelines include an illustrative form of development for each parcel and a written statement outlining the urban design role and characteristics of each parcel.

4. *High Density Housing for Families with Children Guidelines (1992)*

The intent of the guidelines is to address the key issues of site, building and unit design which relate to residential livability for families with children. Although quantitative standards are given in some cases, these are provided to assist applicant in their design as well as guide City staff in their evaluation.

5. *City of Vancouver Housing Design and Technical Guidelines (last amended January 2018)*

The purpose of these Guidelines is to guide the housing partner through the project development process on the design and construction of social housing projects secured by the City. They outline the minimum standards required by the City of Vancouver for materials, finishes and technical specifications.

6. *Urban Agriculture Guidelines for the Private Realm (2009)*

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The Guidelines encourage edible landscaping and shared gardening opportunities in private developments.

7. *Green Building Policy for Rezonings (2010, last amended 2017)*

The Green Buildings Policy for Rezonings (amended by Council on April 28, 2017) requires that rezoning applications satisfy either the near-zero emission buildings or low emissions green buildings conditions within the policy. For buildings in development Phases 1 and 2, the applicant may choose to meet the requirements of the preceding Green Buildings Policy for Rezonings (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.

8. *Sustainable Large Site Rezoning Policy (2010, last amended 2014)*

This policy requires defined plans or studies on eight different areas to demonstrate how the proposal will achieve the City's sustainability goals. These areas include sustainable site design, access to nature, sustainable food systems, green mobility, rainwater management, zero waste planning, affordable housing and low carbon energy supply.

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

It is the assessment of staff that the relevant policies and guidelines have been addressed in this development permit application, except as noted below and in the recommended conditions of approval.

● **Response to Applicable Rezoning Conditions:**

Rezoning Condition A.(b).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 to provide 'Visible Greenery'. Note to Applicant: Green roofs should meet the expectations of the Planning Administration Bulletin <i>Roof-mounted Energy Technologies and Green Roofs: Discretionary Height Increases</i> . An amenity room
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	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.
Applicant Response:	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.
Staff Assessment:	Staff are satisfied this condition has been met with regards to the provision of 'Visible Greenery'. Recommended Condition 1.1 and Standard Condition A.1.28 further require provision of indoor amenity rooms associated with the roof decks.

Rezoning Condition A.(b).9:	<p>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.</p> <p>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.</p>
Applicant Response:	Accessible path provided. See Landscape drawings.
Staff Assessment:	Staff are satisfied this condition has been generally met. Recommended Condition 1.4 further requires improvements to the accessible entry to the courtyard and social housing at the southwest corner of the site.

Rezoning Condition A.(b).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
Applicant Response:	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.
Staff Assessment:	Staff are satisfied this condition has generally been met. Recommended Condition 1.5 requires coordination of the public realm treatment at Cambie Street with the expectations of the Cambie Corridor Public Realm Plan.

<p>Rezoning Condition A.(b).26:</p>	<p>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.</p> <p>Note to Applicant: Applicant to work with City staff to agree the location and unit type for the accessible units. Applicant to work with the City and the Persons With Disabilities Advisory Committee (PwDAC) to explore potential and design requirements for 50% of the accessible market units to be suitable for power wheelchairs.</p>																																																																																
<p>Applicant Response:</p>	<p>We comply.</p> <table border="1" data-bbox="586 600 1430 856"> <thead> <tr> <th colspan="5">Wheelchair Accessible Unit Summary</th> </tr> <tr> <th></th> <th>Studio</th> <th>1 Bed</th> <th>2 Bed</th> <th>3 Bed</th> </tr> </thead> <tbody> <tr> <td>L2</td> <td></td> <td></td> <td>2</td> <td></td> </tr> <tr> <td>L3</td> <td></td> <td></td> <td>2</td> <td></td> </tr> <tr> <td>L4</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>L5</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Subtotal</td> <td></td> <td></td> <td>4</td> <td></td> </tr> <tr> <td>Total</td> <td>4</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <table border="1" data-bbox="586 890 1430 1146"> <thead> <tr> <th colspan="5">Power Wheelchair Accessible Unit Summary</th> </tr> <tr> <th></th> <th>Studio</th> <th>1 Bed</th> <th>2 Bed</th> <th>3 Bed</th> </tr> </thead> <tbody> <tr> <td>L2</td> <td>1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>L3</td> <td>1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>L4</td> <td>1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>L5</td> <td>1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Subtotal</td> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>4</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>* As presented to the PWDAC Housing Sub-Committee</p>	Wheelchair Accessible Unit Summary						Studio	1 Bed	2 Bed	3 Bed	L2			2		L3			2		L4					L5					Subtotal			4		Total	4				Power Wheelchair Accessible Unit Summary						Studio	1 Bed	2 Bed	3 Bed	L2	1				L3	1				L4	1				L5	1				Subtotal	4				Total	4			
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Subtotal	4																																																																																
Total	4																																																																																
<p>Staff Assessment:</p>	<p>There are 8 social housing units that are wheelchair accessible which comprise 6% of all social housing units. At the PWDAC Housing Sub-Committee meeting the applicant committed to providing 4 power wheelchair accessible units. Recommended Conditions 1.2 and 1.3 provide further direction on the location, unit mix and design of the accessible units.</p>																																																																																
<p>Rezoning Condition A.(b).28:</p>	<p>Ensure no less than 5% of the market housing units in each phase are designed to be wheelchair accessible.</p> <p>Note to Applicant: Applicant to work with the City and the Persons With Disabilities Advisory Committee (PwDAC) to explore potential and design requirements for 50% of the accessible market units to be suitable for power wheelchairs.</p>																																																																																

Applicant Response:	We Comply: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5">Wheelchair Accessible Unit Summary</th> </tr> <tr> <th></th> <th>Studio</th> <th>1 Bed</th> <th>2 Bed</th> <th>3 Bed</th> </tr> </thead> <tbody> <tr> <td>Mezz</td> <td>1</td> <td>2</td> <td></td> <td></td> </tr> <tr> <td>L2</td> <td>1</td> <td>2</td> <td></td> <td></td> </tr> <tr> <td>L3</td> <td>1</td> <td>2</td> <td></td> <td></td> </tr> <tr> <td>L4</td> <td>2</td> <td>2</td> <td></td> <td></td> </tr> <tr> <td>L5</td> <td>2</td> <td>2</td> <td></td> <td></td> </tr> <tr> <td>Subtotal</td> <td>7</td> <td>10</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total</td> <td>17</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>* As presented to the PWDAC Housing Sub-Committee</p>	Wheelchair Accessible Unit Summary						Studio	1 Bed	2 Bed	3 Bed	Mezz	1	2			L2	1	2			L3	1	2			L4	2	2			L5	2	2			Subtotal	7	10	0	0	Total	17			
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Staff Assessment:	There are 17 accessible units. Recommended Condition 1.2 requires that 50% of the market accessible units be suitable for power wheelchair uses (8 units). Recommended Conditions 1.2 and 1.3 provide further direction on the location, unit mix and design of the accessible units.																																													

Rezoning Condition A.(b).38:	The development shall meet the Greenhouse Gas Intensity (GHGI) performance limits by building type of the Green Buildings Policy for Rezoning (amended February 7, 2017), to the satisfaction of the General Manager of Engineering Services and Director of Sustainability.																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Performance Limits (i.e. shall not exceed)</th> </tr> <tr> <th>Building Type</th> <th>GHGI (kgCO2/sq. m)</th> </tr> </thead> <tbody> <tr> <td>Residential Low-Rise (< 7 Storeys)</td> <td>5</td> </tr> <tr> <td>Residential High-Rise (7+ Storeys)</td> <td>6</td> </tr> <tr> <td>Office</td> <td>3</td> </tr> <tr> <td>Retail</td> <td>3</td> </tr> <tr> <td>Hotels</td> <td>8</td> </tr> <tr> <td>Other Buildings</td> <td>EUI 35% below 90.1-2010</td> </tr> </tbody> </table>	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	Hotels	8	Other Buildings	EUI 35% below 90.1-2010
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Applicant Response:	Noted. We are still working through a Feasibility study to determine the most appropriate DE system.																
Staff Assessment:	Onni is currently undertaking analysis to meeting the GHG performance requirements for Parcel A. Staff received a presentation and a preliminary technology screening report in line with the feasibility study requirements, and anticipate a final presentation and feasibility study in the coming weeks.																

Rezoning Condition A.(b).39:	All buildings in the development shall meet the requirements of the Green Buildings Policy for Rezoning (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 .
	<p>Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at</p>

	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).
Applicant Response:	Noted.
Staff Assessment:	This is acceptable, as due to condition A.(b).40 buildings in Phases 1 and 2 are not required to meet this condition.

Rezoning Condition A.(b).40:	<p>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.</p> <p>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.</p>
Applicant Response:	Scorecard will be included in submission
Staff Assessment:	Staff have reviewed the submitted LEED scorecard and find it generally acceptable. We ask that he applicant please submit a brief sustainable design strategy from a LEED AP, together with proof of registration, at earliest opportunity for review by Sustainability. See Standard Condition A.1.18.

Rezoning Condition A.(b).45:	<p>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.</p> <p>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.</p>
Applicant Response:	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.
Staff Assessment:	Staff have reviewed the applicant’s proposal. The proposal is in line with the City’s Rainwater Management policies to develop a site-wide strategy which includes rain gardens, green roofs, permeable surfaces, storage tanks and an infiltration gallery below Pearson Plaza. See Recommended Condition 1.9 which requires provision of an IRMP, letter of credit and completion of any legal agreements prior to Development Permit issuance.
Rezoning Condition A.(b).51:	<p>All buildings in the development connected to a City-Recognized Low Carbon Energy System shall adhere to the following conditions:</p> <ul style="list-style-type: none"> (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.
Applicant Response:	Onni is currently completing the Feasibility study which will be provided to the City for further discussion
Staff Assessment:	Onni is currently undertaking analysis to meeting the GHG performance requirements for Parcel A. Staff received a presentation and a preliminary technology screening report in line with the feasibility study requirements. Onni is now finalizing the study and will confirm the chosen low carbon energy system technology approach, or alternatively, a building-scale approach to meeting the low carbon requirements. Staff have been working closely with the developer and their energy consultants, and anticipate a final presentation and feasibility study in the coming weeks. See Standard Conditions A.2.21 to A.2.23.

● **Conclusion:** The application meets the intent of the design guidelines and conditions established at rezoning. Staff recommend support, subject to the conditions noted.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on February 7, 2018, and provided the following comments:

EVALUATION: Support with Recommendations

Introduction: Marie Linehan, Development Planner, introduced the project as a 25-acre site located between Cambie and Heather Streets and 57th and 59th Avenues. Currently located on the site are the George Pearson Centre and the Dogwood Lodge. Both are residential care facilities: the George Pearson Centre supports adults with physical disabilities and the Dogwood Lodge supports seniors requiring complex care.

The Pearson Dogwood site redevelopment is intended to be a comprehensive health-focused, mixed-use community. The rezoning application was approved by Council on July 25, 2017. The rezoning application approved the use, density and form of development for the overall site. The buildings on site range in height from 6 to 12-storey buildings in the western residential precinct and up to 28-storey towers in the eastern mixed-use precinct.

The site includes two new streets that will provide access from Heather Street, 57th Avenue and Cambie Street. The center of the site is a large open space with a 2.5 acre public park, 1 acre urban farm, and a public plaza, Pearson Plaza. The primary pedestrian entry to the site is located at the corner of 57th Avenue and Cambie Street with a retail thoroughfare, Cambie Walk, leading into Pearson Plaza and the primary east-west pedestrian connection. Diagonal pedestrian connections are provided through the parcels at the four corners of the site to link to the central open spaces.

There will be 2,700 residential units provided overall, including 540 secured social housing units. 114 Pearson replacement supportive housing units will be located throughout the site and interspersed within each of the phases. A new regional Community Health Centre and a Complex Residential Care facility (to replace Dogwood Lodge) will be located central to the site.

In the eastern precinct, where Parcel A is located at the southeast corner, the development blocks are more robust and the buildings are taller, consistent with the denser nature of the Cambie Corridor. Commercial uses are provided at grade at the street frontages and Cambie Walk. The precinct is more urban in character with a primarily hardscape treatment at the ground plane. A distinctive paver treatment will be provided along Cambie Walk and Pearson Plaza to unify the public areas.

Parcel A is the first Development Permit application following rezoning. It consists of:

- A 22-storey and a 26-storey mixed-use tower;
- Commercial at grade along Cambie and 58th and wrapping the corner to the northern edge of the diagonal connection;
- 9-storey midrise extensions at the base of both towers;
- 3-storey townhouses along 59th Avenue;
- 307 market dwelling units;
- 138 secured social housing units in the 9-storey base at Cambie;
- 44 Pearson supportive units at Level 1- 3 and primarily oriented to the courtyard; and
- 4 levels of underground parking accessed from the new internal street.

Amenity spaces are provided at the corner of the northeast tower at Level 2 for the social housing and at the midrise roofs for the market units. A 15' setback is provided along Cambie for outdoor spaces associated with commercial uses. A 25' setback is provided along 59th Avenue for townhouse patio entries, landscape and a rain garden along the edge to meet the objectives of the Integrated Rainwater Management Policy. Main entries to the market housing towers are at Cambie and the internal street; the entry to the social housing is at 59th Avenue

In the immediate context across the street at the corner of 59th and Cambie, the Cambie Corridor Plan Phase 2 allows 6-storey buildings with commercial at grade. Single-family sites are located along West 59th but a portion of the street frontage opposite Parcel A is being considered for townhouses under Phase 3 of the Cambie Corridor Plan.

Conditions of rezoning set requirements for the spacing between the buildings at the diagonal connections to ensure strong visual and physical connections into the site at the pedestrian level. A minimum clear dimension of 40 feet at is required at the compression points along the path.

There was also a condition regarding the design of the network of pedestrian pathways which will be secured as public rights-of-way. The paths are to be designed to respond to the needs of those with challenges posed by disability or age, with ramps well integrated with other paths, and incorporating elements of Wellness Walkways such as areas of rest along the way.

Advice from the Panel on this application is sought on the following:

1. Comment on the design development to the diagonal connection in terms of meeting the objective to provide a high degree of visual porosity through the block at the pedestrian level, as well as accessibility.
 2. Comment on the amount and quality of the common outdoor amenity space for both market and social housing.
 3. Comment on detailed design development and architectural expression.
- The planning team then took questions from the panel.

Applicant's Introductory Comments: The applicant noted the square dimensions of the site as well as the diagonal path from corner to corner. The applicant designed the project with a 'grid' transposed to the site. The spaces created by the grid are intended to create pockets of landscape, as well as to direct views south and avoid direct views from residential units at one building to the other across the path. The proposed affordable housing unit entry is located beneath a distinctive overhang of the upper massing of the 9-storey building. The overhang is supported from above with structure 'hung' from a thick slab at the top. The Pearson units are designed with connections to outdoor patio spaces along the central path. The podium is designed with the affordable housing units and the tower with market units. The commercial units along Cambie and 58th Ave are designed with outdoor areas that could be used for street level patios. There are three trellises proposed that mark the podium and would be lit at night. Materials include: brick and glazing at the base, and metal panels within a window wall on the tower, with the remainder glazed. The window system is designed with less framing for energy efficiency.

Proposed landscape includes large specimen trees at the plaza entry and through the right of way. There is some terracing as well as a generous ramp integrated with the path. More programming is planned on the east side. The east side has elements of a wellness walkway, fruit trees, and planter boxes as well as locations for public art in the design. Space for patios and seating are located along the retail frontages at 58th and Cambie. There is also a planter median proposed along Cambie at the outer edge of the commercial patios. At 59th and Cambie there is rain water collection. Social spaces for the residential units are proposed on the northeast corner and on the podium rooftops. The amenity space for the social housing units incorporates a kid's play area. On the east roof deck, the market amenity spaces are designed with a focus on urban agriculture and social spaces. On west roof deck, for the market amenity, there are primarily social spaces with canopies and a vegetative cover. The applicant team then took questions from the panel.

Panel Consensus:

Having reviewed the project it was moved by Ms. Avini Besharat and seconded by Mr. Sharma and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project with the following recommendations to be reviewed by City Staff:

- Design development to the towers to respond to solar orientation.
- Design development to provide subtle differentiation in the architectural expression of the two towers and to consider colour.
- Design development to the outdoor amenity space for the social housing units, which is seen to be inadequate in size and solar orientation.
- Design development to better announce the social housing entrance and make it more visible because it appears too understated.
- Design development to the social housing entrance to be more directly accessible.
- Design development to the central courtyard to further activate the space and encourage use by residents.

Related Commentary: Overall, the project was well received by the panel, noting it is a competent and well resolved design that would set a precedent in the neighbourhood. It was noted that the residential uses are seamlessly integrated. The major design move of the diagonal path required through the rezoning was well handled with the introduction of the grid. It was noted that the diagonal path also serves as a courtyard, not simply a passageway, and there were comments to further develop the courtyard spaces to be better used. The courtyard could incorporate more ‘pockets’ of activity.

It was noted that the two tower expressions seem to provide a background to the more highly articulated base, and they could be further developed and differentiated. A panel member suggested revisiting the colour palette. It was noted that the extent of glazing shown at the south facade needs to be further considered due to heat gain. There will likely be a reduction in the amount of glazing which affects the expression. Incorporation of passive elements should be considered. The trellis details at the podium were appreciated as adding visual interest and ‘sparkle’.

It was noted that the social housing amenity needs additional outdoor space, and the solar orientation of the outdoor space requires consideration. The outdoor amenity spaces for the market housing at the rooftops are well handled, but the social housing space seems inadequate.

It was also suggested to consider adding a bike elevator for ease of access to bikes in the parkade, rather than the long path. It was recommended to clarify the fuel source as will affect the energy targets.

Applicant’s Response: The applicant team thanked the panel for their comments and mentioned they would explore making the two towers more distinctive and accentuating the colours. The applicant also noted the diagonal passageway was originally intended as a place for moving pedestrians. The urban agriculture was noted as a component of the healthy community vision for the site dating back to the Pearson policy statement.

PERSONS WITH DISABILITIES ADVISORY COMMITTEE HOUSING SUB-COMMITTEE

The PWDAC Housing Sub-Committee reviewed this application on January 18, 2018, and provided the following comments:

Market Units:

1. Add 2 bedroom units to the accessible market unit mix.
Power wheelchair users may have care workers, as well as children. 2 bedroom units or a 1 bedroom unit with pull out couch would accommodate a range of needs The committees recommends a mix of accessible housing including studio, 1 bedroom, 2 bedroom and 3 bedroom.

2. Include some electric wheelchair accessible units in the design for market housing. As this will require adequate turning radius, this needs to be incorporated into the initial design (it will not be easy to add later).
3. Market units should be dispersed, including some on higher floors. We prefer units not to be clustered, providing more choice for buyers.
4. Onni to send the PwDAC marketing materials for the accessible units when ready. It is anticipated there will be demand for these units, and PwDAC can use their networks to ensure that people who need accessible housing are aware of them.

Social Housing Units:

5. Design 2 bedroom units to accommodate power wheel wheelchairs.
6. The 4 studios should be revised to be 4, 1 bedroom units - electric wheelchair accessible.
7. Include aging in place features in the accessible units, including:
 - a. 17 inch toilets
 - b. Levered door handles
 - c. Easy to reach plugs
8. Provide accessible balconies.
9. Provide sound proofing for units on lower levels.
There is concern regarding accessible units located over parkade entry, or in undesirable locations in terms of traffic noise.
10. Locate accessible units higher in the towers for improved diversity.

Elevators:

The proposed 2,500 and 3,500 lb weight restrictions on elevators should be sufficient for power wheelchair use.

11. Elevators to be large enough for power wheelchairs to turn around or have a second set of doors on opposite side of cab.
12. Elevator to have the following features:
 - a. Lowered buttons
 - b. Braille on buttons
 - c. Talking numbers
 - d. Emergency telephone
13. All Elevators and entryways in the Project should be accessible to allow residents of accessible units to visit other residents in the development.

Lobby:

14. Waiting area to have a couch and large windows so persons waiting to be picked up can be seen from the outside.
15. Mailbox heights to be at a level that is reachable from a wheelchair.

Parking:

16. Accommodate over height vehicles. Onni confirmed the underground parking has 8 ft clearance.
17. Include HandyDART drop off/pick up at lay-by as proposed. Not underground.

Retail:

18. Include a grocery store with a pharmacy providing deliveries.

Outdoor Areas/Public Realm:

19. Separate bikes from wheelchair users and pedestrians. Preference is for a separated bike lane.
20. Confirm slope of ramp will not exceed 5%. Onni confirmed all sidewalks, and open areas are 5% or less.

ENGINEERING SERVICES

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

HOUSING POLICY & PROJECTS

In November 2017, Council approved the Housing Vancouver Strategy (2018-2027) and 3-Year Action Plan (2018-2020). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining the diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50 percent of the new units will serve households earning less than \$80,000 per year, and 40 percent will be family-size units. This application will contribute 138 units towards the targets for social housing units, half of which must be suitable for families with children.

Progress Towards 10 Year Housing Vancouver City Wide Targets for Non-Market Housing as of December 31, 2017

Housing Type	10-YEAR TARGETS	CURRENT PROJECTS
		Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	1,702

(current project total does not include units proposed with this application which will add 138 units to the total)

Pearson Dogwood Rezoning Housing Conditions

A condition of rezoning enactment is that the applicant make arrangements to construct and deliver a minimum of 138 social housing units in no less than 117,201 sq. ft. of buildable area, designed, constructed and equipped in accordance with the City’s Housing Design and Technical Guidelines in Parcel A of Phase 1 along with required parking, storage and amenity space. Another condition of rezoning enactment is the construction and delivery of a minimum of 50 of the 114 Pearson supportive housing replacement units within Phase 1. Subject to the rezoning of the site, this Development Permit application will provide 138 social housing units and 44 of the 50 Pearson supportive replacement units in the first development application of Phase 1 of development on the site.

Family Unit Provision The proposal includes 177 market units with two or more bedrooms (58% of total) comprised of 163 2-bedroom units (53%) and 14 3-bedroom units (5%), which may be suitable for families with children. While the rezoning stipulates that the composition of family units be 68%, it is anticipated that subsequent development applications will meet the overall unit mix zoning requirements. Consistent with the City of Vancouver’s Housing Design and Technical Guidelines, the proposed social housing includes 69 family units (50% of total) comprised of 41 2-bedroom (30%) and 28 3-bedroom units (20% of the total) which may be suitable for families with Children.

High Density Housing for Families with Children Guidelines The intent of the guidelines is to address the key issues of site, building and unit design which relate to residential livability for families with

children. The guidelines provide both quantitative measures and qualitative guidance on designing family-friendly housing touching on outdoor and indoor amenity and play areas, safety and supervision of children, and provision of storage space appropriate for families.

Plans for this site include common indoor and outdoor amenity areas on level 2 for the social housing. Consistent with the guidelines, level 2 of the social housing provides an indoor multipurpose amenity room with kitchenette, storage closet and accessible washroom, as well as an outdoor children's play area which provides a range of motor skills developing and creative play opportunities. Design development is needed to the proposed common amenity areas for the market housing on level 8 in each building to include an indoor common amenity area (with kitchenette, storage closet and accessible washroom) and to provide a secure area suitable for children's play activity in each of these common outdoor amenity areas (see Recommended Condition 1.1 and Standard Conditions A.1.28 and A.1.29).

Urban Agriculture Guidelines for the Private Realm

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The Guidelines encourage edible landscaping and shared gardening opportunities in private developments. Plans show planters which would be suitable for urban agricultural activity by residents on levels 2 and 8 of the eastern building (Tower A2). On level 8 of this building, plans include the necessary supporting infrastructure to support such activity by residents. Design development is needed to the level 2 outdoor common amenity area to provide supporting infrastructure for gardening / urban agriculture activity by residents by adding a waste composter and a potting bench / tool storage chest, and to ensure the planters have an irrigation system, or that a hosebib is provided. Alternatively, access to the level 8 outdoor amenity in Tower A2 needs to be secured through an easement agreement for the residents of the social housing. Similarly design development is needed to the level 8 outdoor amenity area of the western market building (Tower A1) to include planters for edible landscaping and or urban agricultural activity by residents, or alternatively access needs to be secured for residents of the units of the western market building (Tower A1) with an easement agreement to level 8 of Tower A2 (see Standard Condition A.1.30).

PARK BOARD

The Park Board has noted that drainage on Parcel A should not rely on a scheme to drain stormwater onto the future park land (including urban farm), per rezoning condition A.(b).33. Recommended Condition 1.9 requires the provision of an Integrated Rainwater Management Plan that provides a site-wide strategy.

BUILDING REVIEW BRANCH

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Building Review Branch staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire fighting access and energy utilization requirements.

Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.

NOTIFICATION

Two site signs were placed on site on February 5, 2018 facing Cambie Street and West 57th Avenue. On February 5, 2018, 740 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the City's website. The postcard and the development application materials were posted online at vancouver.ca/devapps. A total of 19 comments were received expressing concerns summarized below:

CD-1 enactment

- Concern there is a development permit application and the CD-1 zone for the site has not yet been enacted.

Staff Response: The applicant is currently working towards satisfying the conditions of rezoning approval to enact the CD-1 zone. Enactment of the CD-1 zone is required before the Development Permit for Parcel A of the Pearson Dogwood development (DP-2017-01150) can be issued. See Standard Condition A.1.1.

Social Housing

- Concerns regarding social housing tenants and impacts to neighbourhood safety.
- Questions whether residents in the temporary modular housing on site will be moved into the social housing units.

Staff Response: The social housing units in Parcel A will be operated by a Non Market Housing provider that will be selected by the City. An operator has not been selected at this time and tenants for the social housing units in Parcel A have not been determined. The social housing units will be rented at a range of household income levels including shelter rates, BC Income Limits (HILs), and affordable market rates for moderate-income households.

Pearson Supportive Units:

- Questioned why a total of 114 Pearson supportive units are not being delivered in this application.

Staff Response: The rezoning requires a total of 114 Pearson supportive units be provided for the entire Pearson Dogwood development. 44 Pearson supportive units are proposed in Parcel A. A separate development permit will be required for each Parcel of the Pearson Dogwood development as the site redevelops. The provision of the 114 Pearson supportive units will be spread out throughout the development of the site.

School Capacity

- Concern that Laurier Elementary school and Churchill Secondary school are already at or over capacity and the proposal will add more students.

Staff Response: In terms of school capacity, the City works with the Vancouver School Board (VSB) staff to provide population projections and information regarding planned development to inform VSB facilities and capital planning. VSB is monitoring population growth and school enrollment to determine any future changes to school facilities.

Community Amenities:

- Concern more community amenities such as a community centre are needed for the increasing population in Marpole.

Since the Marpole Community Plan was adopted in 2014, there has been progress made on securing funds for public amenities. This includes:

- two childcare facilities, a new facility for the Marpole Oakridge Family Place, and renewal of Marpole Place for community use;
- City purchase of the Joy Kogawa House in order to retain this heritage building and ensure that the Society can continue to provide programs from the facility; and
- process to begin renewal of the Marpole Oakridge Community Centre.

Transit Station:

- Request for the transit station to be built.

Staff Response: An 8,000 sq. ft. parcel and \$20,000,000 cash contribution for a future potential transit station has been secured through the rezoning. The future potential transit station parcel is adjacent to Parcel D as part of Phase 2 of the site development. Delivery of the station is dependent upon further discussions with TransLink.

Traffic:

- Concern the proposal will increase traffic on Oak Street and will decrease safety for residents who reside on Oak Street.

Staff Response: The applicant is responsible for traffic signal improvements and geometric changes at Oak Street and 57th Avenue as well as Oak Street and 59th Avenue as a condition of rezoning enactment. It is expected that a fulsome Transportation Assessment report be completed during the development permitting process that will address any traffic and safety related concerns on Oak Street. See Standard Condition A.2.24.

Utilities:

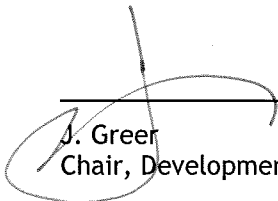
- Concerns that utilities are not being upgraded to handle the increase in population in the Marpole area.

Staff Response: As a condition of rezoning the site is required to deliver the necessary utility upgrades to support the development and increase in population.

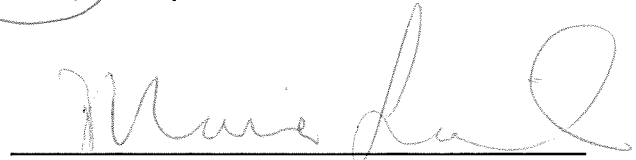
DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by both the Development Permit Board and the Director of Planning subject to Council's enactment of the CD-1 bylaw and approval of the Form of Development.

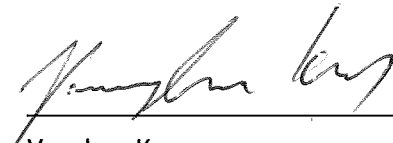
With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.



J. Greer
Chair, Development Permit Staff Committee



Marie Linehan
Development Planner



Vaughan Kopy
Project Coordinator

Project Facilitator: L. King

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 the pending CD-1 By-law can and does become enacted by City Council, and the proposed form of development can and does become approved by City Council;

A.1.2 provision of more detailed roof plans above level 22 of Tower A1 and level 26 of Tower A2 including:

- i. enclosures required for circulation;
- ii. mechanical and service rooms;
- iii. top of parapet geodetic elevations including feature walls;
- iv. guardrails;
- v. mechanical screen walls;

A.1.3 provision of additional information regarding floor area calculations as follows:

- i. FSR overlays for roof plans above level 22 of Tower A1 and level 26 of Tower A2 noted in Standard Condition A.1.2;

Note to Applicant: Mechanical and service rooms, circulation and other common space are to be included in floor area.

- ii. clarification of shared circulation floor area on level 1 between Pearson supportive units and Market Dwelling units in Tower A1;

Note to Applicant: All circulation area for Level 1 is allocated to Market Dwelling use where levels above have shared this area.

- iii. clarification of floor area on page A0.01 & A7.00 for Social Housing on Level P1 MEZZ;

Note to Applicant: The area noted on these pages is not consistent with the FSR overlays or with areas on levels above. Gross area should include the bulk storage.

A.1.4 reduction of the number of storeys to comply with the CD-1 By-law, as follows:

- i. Sub Area 1 from 27 to 26 storeys;
- ii. Sub area 2 from 23 to 22 storeys;

Note to Applicant: Level 1 mezzanine counts as a storey, thus putting the number of storeys over the permitted per the CD-1 By-law. Alternatively, an application may be made for a text amendment to the CD-1 By-law to allow for the additional storey.

A.1.5 provision of City building grades on site plan, elevations and sections;

A.1.6 provision of a revised height calculation taken from base surface using building grades;

A.1.7 provision of minimum unit areas, in compliance with Section 10.21.2 of the Zoning a Development By-law, for Market Dwelling units;

Note to Applicant: There are 4 studio units below the minimum unit size of 398 ft² on levels 2 to 5. All unit areas are to be calculated from the inside face of exterior walls and must not include bulk storage.

A.1.8 correction of parking calculation for Market Dwelling uses;

Note to Applicant: The area used to calculate 1 space/200m² is based on units greater than 50m² and less than 180m². It appears that the overall net floor area was used to calculate this.

A.1.9 provision of a minimum 11 disability spaces for Market Dwelling use in compliance with the Parking By-law;

Note to Applicant: Only 3 disability stalls on level P2 are dedicated to Market Dwelling use.

A.1.10 provision of 3 additional disability parking spaces for Social Housing units in compliance with the Parking By-law;

A.1.11 correction of information in tables on Page A0.02 as follows:

- i. level 8 for tower A2 should indicate 1 studio, 2 one bedrooms and 3 three bedrooms;
- ii. in the unit area tables, level 19-21 should read level 9-20;
- iii. in the unit area tables, level 9-25 should read 9-24;
- iv. in the unit area tables, level 22 should read 21-22, and data is to be completed;
- v. in the unit area tables, level 26 should read 25-26, and data is to be completed;

A.1.12 provision of the following information, in compliance with section 6.3 of the Parking By-law, on the floor plans:

- i. typical dimensioning of bicycle spaces;
- ii. electrical outlets at a rate of 1 per 2 bicycle spaces;

A.1.13 provision of the location of Class B bicycle spaces on the Site Plan and Landscape plan;

A.1.14 provision of kitchen exhaust venting in all commercial retail units for potential Restaurant tenants;

A.1.15 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

A.1.16 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

A.1.17 written confirmation shall be submitted by the applicant that:

- the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
 - adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
 - mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;
-

A.1.18 confirmation that the application is on track to meeting LEED™ Gold equivalency;

Note to Applicant: Provide an updated LEED® checklist and sustainable design strategy outlining how the proposed points will be achieved, a letter of confirmation from an accredited professional confirming that the building has been designed to meet these goals, and a receipt including registration number from the CaGBC. The checklist and strategy should be incorporated into the drawing set.

A.1.19 design consideration to identify 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>

Standard Landscape Conditions

A.1.20 design development to the central courtyard to further activate the space and encourage use by residents;

Note to Applicant: This could be achieved by expanding programming to include other engaging uses besides passive seating, such as interactive play elements or public art elements. The orchard or tree bosque could be expanded to integrate additional urban agriculture, such as grape vines supported on the trellis structures and other edible planting. The visual access sight line from the street to the Pearson Plaza, however, should be maintained.

A.1.21 provision of enlarged scale plan view details of typical nodes in the main courtyard, illustrating the different uses and enhanced spaces described in Standard Condition A.1.20;

A.1.22 provision of maximized tree growing medium and planting depths for tree and shrub planters over parkade to ensure long term viability of the landscape, by ensuring planting depth exceeds BCSLA standards, to be a minimum 3' for trees and 2' for shrubs (not including drainage layer);

Note to Applicant: Current plans do not exceed the standard planting depths and should be revised accordingly.

A.1.23 provision of 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.

Note to Applicant: Planter section details must confirm with dimensions the depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future, at a depth that exceeds BCSLA standard (Refer to Standard Condition A.1.22).

A.1.24 coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Eileen Curran at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper 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. New street trees to be confirmed prior to issuance of the building permit. Call Cabot Lyford at Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

Note to Applicant: Street trees should be confirmed and finalized and appear on the Plant List, complete with species, sizes and quantities.

A.1.25 provision of a high-efficiency automatic irrigation system for all planters;

A.1.26 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.1.27 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>.)

Housing Policy & Projects

A.1.28 design development to include a common indoor amenity room, with storage closet, kitchenette and accessible washroom adjacent to the outdoor amenity areas in each of the two market buildings on level 8 as per the “High Density Housing for Families with Children Guidelines (see Recommended Condition 1.1);

A.1.29 design development to include an area suitable for a range of children’s play activity in each of the two market buildings within the level 8 outdoor amenity areas as per “High Density Housing for Families with Children Guidelines” (see Recommended Condition 1.1);

Note to applicant: Play equipment is not required, but creative landscapes which invite imaginative play, and motor skills development such as a play hut, sandbox, and natural landscape features such as balancing logs and boulders etc. are encouraged as they provide a range of imaginative and motor skills developing play opportunities;

A.1.30 design development to the common outdoor amenity areas of level 2 of the social housing and level 8 of both market housing buildings to include planters with edible landscaping and or opportunities for urban agricultural activity by residents including the supporting infrastructure such as a yard waste composter and a potting bench / tool storage chest, and to ensure the planters have an irrigation system, or that a hosebib is provided, or alternatively to provide access to residents throughout Parcel A to the urban agriculture planned on level 8 of the eastern building (Tower A2) with access/easement agreements; and

A.1.31 design development to the social housing units to meet the intent of the City of Vancouver's Housing Design and Technical Guidelines to the satisfaction of the Director of Social Policy and Projects and Director of Facilities Planning and Management as follows;

- a. calculate the net unit areas as per the Housing Design and Technical Guidelines;
- b. provision of signage and wayfinding to help guide visitors to the social housing in Tower A2;

Note to Applicant: Clarify how visitors are meant to navigate to the social housing building as connection from the visitor parking spaces to the social housing is unclear.

- c. consideration to be given to each household having a private outdoor open space adjacent to its unit for its exclusive use;
- d. where consolidated common outdoor amenity space is provided, garden plots should be provided for 30% of the residential units that do not have access to private outdoor space of more than 100 square feet;

Note to Applicant: Applicant to work with City staff to come to a solution that meets the intent of the High-Density Housing for Families with Children Guidelines and Urban Agriculture Design Guidelines.

- e. provision of an area count for both the indoor and outdoor amenity space;
- f. provision of approximately 1.858 sq. m. (20 sq. ft.) of space for exterior landscaping supplies;
- g. provision of excess material storage space including provisions for storage of builder's/developer's warranty period materials. Room to be sized according to the anticipated amount of warranty materials expected for the particular project;

Note to Applicant: The Housing Design and Technical Guidelines require a space to store all of the builder's/developer's warranty materials as it needs to be kept on site for the reference of the operator. This space is preferred to be located in close proximity to the project office.

- h. relocate the social housing recycling so that it is part of the contiguous space of the air space parcel and adjacent to the social housing garbage space;
- i. consideration to be given to co-locating all bike storage for the social housing;
- j. provision of a layout for the Office space that follows the Housing Design and Technical Guidelines;
- k. 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.

Note to Applicant: Applicant to work with City staff to agree to 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.

- l. provision of a defined, primary entrance area to the suites and provision of a coat closet with minimum dimensions that meet the intent of the BC Housing Design Guidelines;
 - m. co-location of the social housing coin laundry with an indoor amenity space on the 2nd floor; and
-

- n. applicant to display a sign on the site, throughout construction, that acknowledges that social housing is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City.

A.2 Standard Engineering Conditions

- A.2.1 arrangements to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for subdivision to create Parcel A;
- A.2.2 provision of a Letter of Credit to secure the Owner's works as listed in the Services Agreement for Pearson Dogwood to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: This parcel triggers portions of the Owner's Works, which include, but are not limited to, the following:

- a. street improvements for the west side of Cambie Street, from West 58th Avenue to West 59th Avenue;
 - b. street improvements for the north side of West 59th Avenue, from Internal Street 2 to Cambie Street;
 - c. portions of Internal Street 2;
 - d. traffic signal improvements and geometric changes at Cambie Street and West 59th Avenue;
 - e. new or improved street lighting on West 59th Avenue and Cambie Street;
 - f. new pedestrian lighting on West 59th Avenue (North Arm Trail); and
 - g. provision of adequate water and sewer service to meet the demands of the project.
- A.2.3 provision of a lighting study for new or improved street lighting adjacent and through the development site to the satisfaction of the General Manager of Engineering Services;
 - A.2.4 provision of a building setback and arrangements to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a surface Statutory Right of Way on West 58th Avenue for public pedestrian use to achieve a 5.5 m (18 ft) distance measured from the back of the new City curb for sidewalk widening. The Statutory Right of Way will be free of any encumbrance such as structure, stairs, planter walls, door swing, benches, chairs and tables, and bicycle parking at grade and will accommodate the underground parking structure;

Note to Applicant: Additional sidewalk width is required for approximately 15 ft (47 m), from the west property line on drawing A1.06. The location of the curb will be confirmed with the approved geometric design. Dimension the 5.5 m width on the plans.
 - A.2.5 provision of a minimum of 4.5 m (14'9") from back of new curb of Internal Road 2 for public pedestrian use and dimension on plans. A Statutory Right of Way may be required once the design of the Internal Road 2 is complete and should be arranged if needed to achieve required width;
 - A.2.6 provision of truck maneuvering to Lot D and West 58th Avenue road improvements to the satisfaction of the General Manager of Engineering Services;
-

Note to Applicant: The truck maneuvering shown on A1.05 impacts six on-street parking stalls.

- A.2.7 deletion of the planters and concrete pavers within the corner cut Statutory Right of Way at the southwest corner of Cambie Street and West 58th Avenue. The Statutory Right of Way is required to provide protected bike lanes, sidewalks and travel lanes per the City geometric design. A legal survey of the existing dimension from the back of the City curb is required to determine the final setback / Statutory Right of Way;

Note to Applicant: Provide maneuvering diagrams for the largest truck required to access the site to determine the dimensions of the corner cut. The Statutory Right of Way will be free of any encumbrance such as structure, stairs, door swing, landscape and bicycle parking at grade but the encroaching building portions shown below grade and at the 3rd storey and above can be accommodated within the Statutory Right of Way agreement.

- A.2.8 provision of a 1.53 m (5 ft) exposed aggregate front boulevard, with light broom finish saw cut concrete sidewalk for the remainder of the Statutory Right of Way on West 58th Avenue, and deletion of “paving type 1 granite setts” from the Statutory Right of Way area;
- A.2.9 provision of 1.53 m (5 ft) front boulevard with trees, 2.44 m (8 ft) light broom finish saw cut concrete sidewalk, and landscaped back boulevard strip for remainder on Internal Street 2 frontage;
- A.2.10 deletion of all non-standard treatment shown on West 58th Ave, Internal Street 2, West 59th Avenue, and Cambie Street;

Note to Applicant: Inclusion of special treatment such as pavers and other non-standard materials require a separate application to the General Manager of Engineering Services and provision of a long term maintenance agreement to the satisfaction of the Director of Legal Services.

- A.2.11 relocation of the rain garden, trees, and retaining wall out of the 3 m Statutory Right of Way along the north side of West 59th Avenue;

Note to Applicant: Frontage improvements will be based on the final geometric design of West 59th Avenue and will be coordinated with the separate application to the General Manager of Engineering Services.

- A.2.12 provision of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements. Improvements include all street frontages, the completion of the road network between this development site, its directly adjacent obligations and the surrounding community, and in accordance with the definitions for works in the Services Agreement and to the satisfaction of the General Manager of Engineering Services. Please submit a copy of the civil, electrical, and landscape detailed design drawings directly to Engineering for review;

Note to Applicant: If non-standard materials are proposed they are subject to review and approval by the General Manager of Engineering Services and may require additional provisions for long-term maintenance to the satisfaction of the Director of Legal Services.

- A.2.13 provision of City building grades and corresponding design elevations at all entrances to the satisfaction of the General Manager of Engineering Services is required;

Note to Applicant: A building grade application has been received. See Standard Condition A.1.5.

A.2.14 design development to provide grading for surface water runoff from private property to be collected and discharged into City sewers or Green Infrastructure, draining away from City roads, sidewalks and adjacent property;

A.2.15 provision of a crossing design to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Please review the City's Street Restoration Manual and show typical commercial crossing design on the plans and indicate if any existing street furniture, poles street trees or underground utility is impacted by the crossing design and location. The final crossing design is to be clearly noted on the plans prior to development permit issuance.

A.2.16 enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of 3 Shared Vehicles and the provision and maintenance of 3 Shared Vehicle Parking Spaces for use exclusively by such Shared Vehicles, (with such parking spaces to be in addition to the minimum parking spaces required by the Parking Bylaw), on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:

- a. provide 3 Shared Vehicles to the development for a minimum period of 3 years;
- b. enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicles;
- c. provide and maintain the Shared Vehicle Parking Spaces for use exclusively by such shared vehicles;
- d. make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Spaces;
- e. provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle;
- f. registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions; and
- g. provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy.

Note to Applicant: The Shared Vehicle Space shown on P1 do not meet the Shared Vehicle Stall requirements. Shared vehicle spaces are required to be a minimum width of 2.9 m and length of 5.5 m.

A.2.17 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;

A.2.18 provision of a Letter of Commitment to implement TDM strategies as proposed in section 6.4.2 of the Transportation Assessment and Management Study as part of the Green Mobility Strategy;

A.2.19 clarification of the proposed canopies shown on drawings A0.07, A0.08 and A0.12 that do not appear on the Elevations;

A.2.20 submission of a canopy application;

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage system. Canopies are defined as a rigid roof like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56 mm in thickness. (Refer to VBBL section 1A.9.8)

A.2.21 provision of a completed *Low Carbon Energy Supply Feasibility Screening Study*, as required under the Rezoning Policy for Sustainable Large Developments and enter into legal agreements as determined necessary by the General Manager of Engineering Services, Director of Sustainability and Director of Legal Services;

A.2.22 provision of the proposed approach to site heating and cooling in detail prior to the issuance of development permit, to the satisfaction of the General Manager Engineering Services;

A.2.23 provision of energy modeling data, to the satisfaction of the General Manager of Engineering Services and Director of Sustainability, to demonstrate that development is on track to meeting required GHG performance limits prior to issuance of development permit;

A.2.24 provision of an updated traffic impact study that considers construction phasing of the new internal roads and the parcels;

Note to Applicant: Internal Street 2 (between West 57th Avenue to new West 58th Avenue) and new West 58th Ave will not be built until construction of Parcel A is completed. Provide an updated traffic analysis for limited road access from West 59th Avenue. This will provide the timing of the intersection improvements required, more specifically at Cambie & West 59th Avenue and Heather & West 57th Avenue.

A.2.25 provision of turning swaths and improved analysis for the Class B truck access into and out of the site as wider curb returns, driveway flares and ramp widths may be required. Ensure 2-way flow is being provided on Internal Street 2 for trucks and passenger vehicles to pass each other;

Note to Applicant: Improved maneuvering and additional throats for the Class B loading space along gridline L on drawing A1.03 is required as maneuvering through structure is shown. Clarify the loading numbers as tech table indicates 4 Class B spaces are required and 5 spaces are being provided.

A.2.26 provision of a wheel ramp for the stairs located at gridline L/13 on drawing A1.04;

Note to Applicant: The long ramp shown provides 'stairs free' access for the 4' difference in elevation between the bike room and the maneuvering aisle and the wheel ramp would be a secondary option.

A.2.27 provision of improved plans with clearly labelled setbacks, existing and future property lines, and public realm widths;

A.2.28 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- a. provision of 6.4 m length for the parallel Class A loading space on P2;
 - b. confirmation that no additional columns are required within the Class B loading area that would restrict the maneuvering shown on drawing A1.03;
-

- c. provision of section drawings showing elevations, vertical clearances, mechanical projections and security gates for the parkade ramp;

Note to Applicant: A minimum vertical clearance of 4.1 m for the commercial Class B loading is required and should be noted on the plans. Confirm 4.1 m of vertical clearance at the stairs overhanging the ramp at gridline E/5 on drawing A1.06. Provide signage at the top of the ramp noting 4.1 m of vertical clearance for the loading and note on plans.

- d. provision of an improved level 1 drawing A1.06 showing the bike path on the ramp;
- e. provision of a minimum 20 ft overhead gate width and dimension on plans as 19.5' is shown;

Note to Applicant: Wider overhead gates may be required at the call box locations. If a man door is required at the overhead gates, maintain 20 ft width for maneuvering into the adjacent parking stalls.

- f. provision of improved drawings with all columns dimensioned. Provide better labelling of social housing, market housing, Pearson supportive units, retail and car share parking and visitor parking spaces to easily identify the various stalls on the plans;

Note to Applicant: Provide additional parking stall width for stalls with columns set back more than 4 ft from the end of the stall. Portion of P2 is missing columns. Consider providing additional drawings of A1.00-A1.06 at 1/8 scale or enlarge the font being used.

- g. provision of design elevations on both sides of the parking ramp at all breakpoints, additional elevations within the parking levels, both sides of the loading bay, and at all entrances;
- h. provision of direct access to the bicycle path for the Class A bicycle spaces located at gridline H/5 on drawing A1.04;

Note to Applicant: Consider providing a direct access to the parking ramp at elevation 145.94' with an alcove.

- i. provision of a double door bicycle elevator for the Class A bicycle spaces located on P2;

Note to Applicant: The inside dimension shall accommodate 2 cyclists and bicycles and allow bicycles to enter and exit in a forward direction.

- j. provision of a 4 ft access aisle for all Class A bicycle spaces;

Note to Applicant: The Class A spaces shown within the private garages on P2 and the bike room at gridline L/18 on P2 is not supported.

- k. relocation of the call boxes to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The call box locations shown would limit the ability of drivers to stop parallel with the call box and is not supported. Provide turning swaths to confirm ingress and egress at the call box and if additional maneuvering aisle width or corner cuts are required.

- l. provision of automatic door openers on the doors providing access to the bicycle room(s) and note on plans;

Note to Applicant: This was a requirement of the rezoning.

- m. provision of an improved plan showing the access route from the Class A bicycle spaces on P2 to reach the outside;

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

- n. provision of directional signage for the parking and loading areas for the various uses within the building and note on plans;
- o. provision of an improved plan showing the 'stairs free' loading access routes for the various uses;

Note to Applicant: Confirm on-site access is being provided for the retail use. Consider providing an internal loading corridor.

- p. consider providing 0.91 m (3') spacing between the Class B bicycle spaces to double stack each rack;

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.2.29 the General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. The applicant is to provide confirmation that all required electrical plant is provided for on-site. There is to be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch; and

Note to Applicant: It is presumed with your consultation so far with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met. At this time there seems to be no allocation of such plant shown on the detailed Plans.

- A.2.30 provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.

Note to Applicant: A Development Permit Hold (No Development Section 219 Covenant) has been registered on title of the Pearson Dogwood development, to be discharged at such time upon the owner:

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

- A.3.1 The property owner shall, as required by the Manager of Environmental Protection 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.
 - A.3.2 Enter into a remediation agreement for the remediation of the site and any contaminants which have migrated offsite on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer 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 rezoning, until a Certificate of Compliances(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.
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B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Building Review Branch, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated March 14, 2018. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the “prior-to” response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **October 3, 2018** this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.4 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 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.2.5 Prior to issuance of building permit, the applicant must provide energy modeling data, to the satisfaction of the General Manager of Engineering Services and Director of Sustainability, to demonstrate that development is on track to meeting required GHG performance limits.
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B.2.6 If the development is connecting to a City-recognized Low Carbon Energy System, the applicant must provide the following for approval by the General Manager of Engineering Services, **prior to issuance of building permit:**

- a. Detailed Design of the Low Carbon Energy System(s) including but not limited to building HVAC, mechanical heating system and domestic hot water system;
- b. Demonstrated compliance with minimum design requirements outlined in the *Performance Monitoring & Reporting Requirements for Low Carbon Energy Systems* (updated February 2014 or later), 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; and

Note to Applicant: A proposed energy system *Performance Monitoring and Reporting Plan* shall be submitted at the time of building permit application for approval by the General Manager of Engineering Services prior to building permit issuance. The applicant shall refer to the City of Vancouver *Performance Monitoring and Reporting Requirements for Renewable Energy Systems* for further instructions on performance monitoring and reporting.

- c. Written verification by a qualified engineer, confirming that the energy system is designed to provide low carbon energy such that the development will meet the mandated GHG performance limits.

B.2.7 If the development is connecting to a City-recognized Low Carbon Energy System, the applicant must provide a letter of assurance signed by a qualified engineer stating that the building mechanical system is in compliance with the approved building permit application **prior to issuance of occupancy permit.**

Note to Applicant: Prior to occupancy, the applicant must make arrangements for delivery of the *Performance Monitoring Report* low carbon energy system, one (1) and three (3) years following issuance of the occupancy permit. The performance monitoring report must conform to the scope and requirements agreed to by the General Manager of Engineering Services at the time of building permit issuance.

B.2.8 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.2.9 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details".

B.2.10 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.

The following comments are based on the architectural drawings dated November 7, 2017 that have been submitted for Development Application DP-2017-01150. This is a cursory review in order to identify issues which do not comply with the 2014 Vancouver Building By-law #10908 (VBBL).

1. Parking Levels P4-P1: exiting/ egress from parking levels to be reviewed with respect to: travel distance (not more than 45 m), number of the required egress doors from storage rooms, potential dead-ended corridors and security requirements.
 2. Suites of residential or care occupancy are not permitted to have direct access to the exit lobby.
 3. The high building provisions of Subsection 3.2.6. are applicable (i.e. separation of below grade and above grade exit stairs).
 4. We discussed the proposed use of the facility with the design team and appropriateness of Group C major occupancy classification for the supportive suites included in the project. It shall be noted that if the supportive suites are classified as Group B-3 major occupancies, more stringent By-Law requirements might be applicable to the project.
 5. Addressing, floor level and suite numbering shell to comply to the requirements of Bulletin 2015-005-BU (revised October 20, 2015). A storey should not be identified as a mezzanine.
 6. Demonstration of compliance with ASHRAE 90.1-2010 will be required at the Building Permit stage.
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