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CITY OF VANCOUVER  
PLANNING & DEVELOPMENT SERVICES

DEVELOPMENT PERMIT STAFF COMMITTEE Meeting  
December 15, 2017  
January 11, 2018

FOR THE DEVELOPMENT PERMIT BOARD  
January 22, 2018

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88 PACIFIC BOULEVARD (COMPLETE APPLICATION)  
DP-2017-00918- ZONE BCPED

PSM/VK/KXI

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

J. Greer (Chair), Development Services  
C. Joseph, Engineering Services

**Also Present:**

P. St. Michel, Northeast False Creek Project Office  
C. Gomes, Northeast False Creek Project Office  
V. Kopy, Development Service  
K. Imani, Development Services  
A. Newman, Engineering Services  
T. Tenney, Development Services

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**APPLICANT:**

Frankl Architecture  
1684 West 2<sup>nd</sup> Avenue  
Vancouver, BC  
V6J1H4

**PROPERTY OWNER:**

Concord Pacific Group Inc.  
1095 W Pender Street  
Vancouver, BC  
V6E 2M6

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**EXECUTIVE SUMMARY**

● **Proposal:** To continue the use of three existing temporary Presentation Centre buildings on this site with associated surface parking previously permitted on expired and time limited Development Permit (DE409317), along with the provision of new temporary publicly accessible open space functioning as an interim park, until development of Sub-area 6C and the commencement of implementation of the permanent park and public open space in accordance with the Northeast False Creek (NEFC) Area Plan:

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Context and Site Plans and Conceptual Drawings of the Temporary Publicly Accessible Open Space

Appendix D Open House Comment Summary (prepared by applicant)

Appendix E Development Permit Staff Committee Report dated June 22, 2005 (original application for)

Appendix F Minutes from Development Permit Board meeting of July 18, 2005

Appendix G Development Permit Staff Committee Report dated April 26, 2011 (development permit extension for DE409317)

Appendix H Minutes from Development Permit Board meeting of May 16, 2011

● **Issues:**

1. Continued temporary use of the existing Presentation Centre buildings.
  2. Timing of the permanent park delivery in relation to soils remediation.
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**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DP-2017-00918 submitted, the plans and information forming a part thereof, thereby permitting the continued use of three existing temporary Presentation Centre buildings on this site with associated surface parking, previously permitted on expired and time limited Development Permit (DE409317), along with the provision of new temporary publicly accessible open space functioning as an interim park, until development of Sub-area 6C and the implementation of a permanent park and public open space, as part of the Northeast False Creek (NEFC) Area Plan and Park Design, and the accommodation of temporary road works related to the implementation of the NEFC street system, subject to the following conditions:

**1.0 Prior to the issuance of the development permit, provision of information, agreements, design and construction drawings to the satisfaction to the Director of Planning, clearly indicating:**

- 1.1 design development to the proposed temporary publicly accessible open space, generally in accordance with the sketch concept plan attached as Appendix C, to accommodate:
  - i. a minimum contiguous area of 3 acres, containing playful and attractive spaces with generous shade in the summer and clear views of False Creek with grassed areas for casual recreation and benches for public seating;  
  
**Note to Applicant:** The proposed temporary publicly accessible open space must be configured to accommodate the anticipated temporary road detour during implementation and construction of the NEFC street network without impacting open space improvements while excluding the existing TransLink Statutory Right of Way (SRW), located at the east corner of the site, to the satisfaction of the Director of Planning and the General Manager of Engineering Services.
  - ii. trees and planting beds;  
  
**Note to Applicant:** Consideration should be given to using trees that are transplantable and suitable for incorporating into the future NEFC street system or Creekside Park.
  - iii. pathways serving pedestrians and/or cyclists as appropriate;  
  
**Note to Applicant:** Pathways to be accessible and are not to exceed 5%. A cycling pathway should be provided along the eastern edge of the open space connecting the Seaside Greenway and Union/Adanac bikeway and provision of Class B bicycle parking spaces to be located in convenient locations - See Standard Engineering Condition A.2.1.
  - iv. open and welcoming edges and interfaces and entry points;  
  
**Note to Applicant:** It is anticipated that the publicly accessible open space area will be fully open and will not have perimeter fencing and gates.
  - v. signage and wayfinding;  
  
**Note to Applicant:** Signage and wayfinding to be provided at all key entry points to the proposed temporary publicly accessible open space, clearly

indicating the organization and contact person responsible for site maintenance and management.

- vi. lighting strategy to highlight and enhance key areas and pathways, and to provide security and safety;

**Note to Applicant:** The lighting strategy must meet Engineering standards and requirements.

- vii. furnishings and washrooms;

**Note to Applicant:** Garbage and recycling receptacles and temporary universally accessible washrooms are to be provided onsite. Transportation recommends that 50% of the public seating should be accessible seating evenly spread throughout proposed temporary publicly accessible open space and meet accessibility standards.

- 1.2 Design and Construction Documentation shall be in accordance with the provisions of the Vancouver Board of Parks and Recreation Parks Development Standards, to the satisfaction of the Director of Planning, in consultation with the General Manager of Parks and Recreation.

**Note to Applicant:** All paths must be designed to the satisfaction of the General Manager of Engineering Services.

- 1.3 arrangements to the satisfaction of the General Manager of Engineering Services, Director of Planning, and Director of Legal Services for:

- i. provision of a Statutory Right of Way (SRW) for public access over the temporary publicly accessible open space;

**Note to applicant:** Agreements will reserve the right for Concord to limit access to the open space for special events such as the Dragon Boat Festival for up to 30 days per calendar year. It is expected that Concord will communicate with events organizers about availability and suitability of the area for events with the proposed open space improvements. A legal survey is required.

- ii. provision of an Open Space and Services Agreement, for the delivery of the temporary publicly accessible open space, public pathways, lighting improvements and all other associated servicing requirements;

- (a) the proposed publicly accessible open space shall be complete and open to public use by the end of September 21, 2018. The proposed publicly accessible open space shall remain available for public use in accordance with the conditions in this report until commencement of the construction, installation or implementation of the ultimate permanent park, or when it can be demonstrated to the satisfaction of the Director of Planning and General Manager of Parks and Recreation, that partial or full closure of the temporary public open space is necessary to facilitate timely and effective delivery of the ultimate permanent park;

- (b) all implementation and construction to be at the cost of Concord Pacific Group Inc.; and

- (c) a site maintenance and management plan is to be provided. Ongoing maintenance and servicing of the publicly accessible open space to be the responsibility of Concord Pacific Group Inc.

**Note to applicant:** In providing this temporary publicly accessible open space, Concord Pacific accepts responsibility for all associated costs and acknowledges that costs incurred will not be a consideration in the future valuation and negotiation of Community Amenity Contributions (CAC's) for the rezoning and development of the NEFC Areas 6C and 9.

- 2.0 That the information and enhancements set out in 1.0 and approved by the Board shall be addressed by the applicant (Development Permit submittal level drawings and specifications) to the satisfaction of the Director of Planning on, or before April 20, 2018 and that the enhancements approved by the Board shall be completed and available for public use on, or before, September 21, 2018, otherwise this DP-2017-00918 shall be considered invalid.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

4.0

• **Technical Analysis:**

	PERMITTED/REQUIRED	EXISTING
Site Size	-	irregular
Site Area	-	412,114 sq. ft.
Use <sup>1</sup>	Park and Recreational uses and customarily ancillary uses	Presentation Centres
Floor Area <sup>2</sup>		Presentation/Annex 8,320 sq. ft. 2G Presentation Centre 3,714 sq. ft. 3G Presentation Centre 2,348 sq. ft. Total 14,382 sq. ft.
Parking	24 spaces	63 spaces
Bicycle Parking	12 Class B spaces	21 Class B spaces
Loading <sup>3</sup>	1 Class B space	1 Class B space
Temporary publicly accessible open space		142,006 sq. ft. approximately 3.26 acres (proposed)

<sup>1</sup>**Use:** The BC Place/Expo District (BCPED) zoning permits Park and Recreational uses and customarily ancillary uses, but does not contain an interim use clause. The Development Permit Board previously considered this temporary use under Section 3.2.4 of the Zoning and Development By-law (See Appendices D and E).

<sup>2</sup>**Note on Floor Area:** Original approval from the Development Permit Board was for two presentation centre buildings, and a third Presentation Centre building (3G Presentation Centre) was approved by the Director of Planning on in June 2007, as an amendment to the original approval.

<sup>3</sup>**Note on Loading:** The Development Permit Board previously accepted the provision of one Class B loading space based on the nature of this use.

• **Legal Description**

Lot: 340  
 District Lot: False Creek  
 Plan: BCP42676

• **History of Application:**

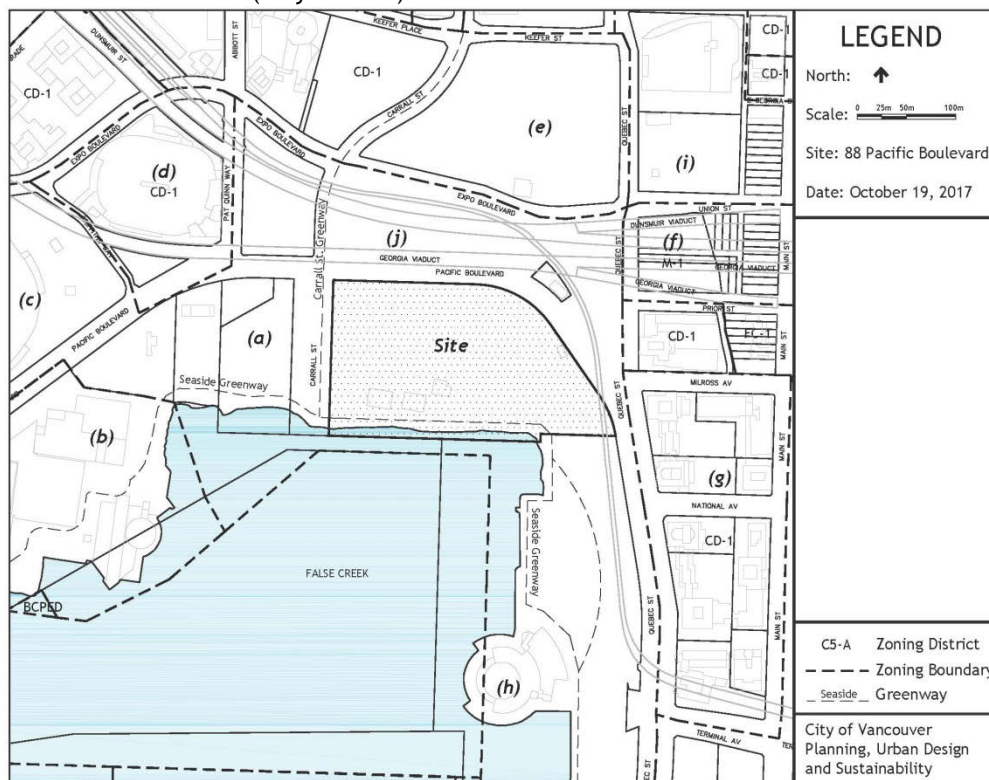
17 10 13 Complete DE submitted  
 17 12 15 Development Permit Staff Committee  
 18 01 11 Development Permit Staff Committee

• **Site:** The site is located in Area 9 of False Creek North (FCN) directly adjacent to the Seaside Greenway of False Creek, and is part of the NEFC Area Plan. Area 9 forms part of the future Creekside Park Expansion and future development area.

• **Context:** The site is bordered by Quebec Street and the Citygate neighbourhood to the east, the existing Pacific Boulevard and Georgia Street Viaduct to the north, the Carrall Street Greenway to the west, and the Seaside Greenway and False Creek to the south. With the removal of the viaducts and replacement with a new at grade street system, the context and configuration of the site will change. The Skytrain line runs along the eastern edge of the site and curves under and around the Viaducts to the north.

Area development includes:

- (a) Area 6C of False Creek North (FCN) Official Development Plan (ODP), future development site
- (b) Area 6B, Plaza of Nations, future redevelopment site
- (c) BC Place Stadium and future 10C development site
- (d) Rogers Arena
- (e) Andy Livingstone Park
- (f) Area 6D, Main Street west block, future development site currently occupied by viaduct on-ramp
- (g) “Citygate” (principally Residential use)
- (h) Science World and existing Creekside Park
- (i) BC Hydro Substation
- (j) Streets and Viaducts (City-owned)



• **Background:**

Presentation Centre Permit History

On July 19, 2005 the Development Permit Board approved DE409317 which permitted Presentation Centre buildings on this site for a period of three years from the date of occupancy (See Development Permit Staff Committee Report dated June 22, 2005, and Minutes of the Development Permit Board meeting of July 18, 2005 in Appendices E and F, respectively).

Subsequently, the Director of Planning approved amendments to DE409317 which included a revised placement of the Presentation Centres, reconfigured parking and landscaping, and the addition of a third Presentation Centre building on the site.

The temporary permit expired in March 2011, and Walter Francl Architects applied for an extension on behalf of Concord Pacific Group Inc. On May 16, 2011 the Development Permit Board approved an extension to the time limited Development Permit subject to the provision of public realm enhancements including a widened and separated Seaside Greenway with additional seating, trees and planting; improvements to the Carrall Street Greenway/Seaside Greenway connection; upgrades to fencing, trees and landscaping along the Pacific Boulevard edge; path configuration, surface and landscape improvements at the southeast corner of the site; and a site management plan (See Development Permit Staff Committee Report dated April 26, 2011 and minutes of the Development Permit Board meeting of May 16, 2011 in Appendices G and H, respectively).

The above conditions were met to the satisfaction of the Director of Planning, the General Manager of Engineering Services. A final extension to the permit time limitation was granted on July 24, 2014, which expired on July 24, 2017.

Prior to the expiry of the permit, Concord Pacific Group Inc. initiated discussion with the False Creek Residents Association (FCRA), City and Park Board staff about the Presentation Centre and the potential for the provision of a temporary publicly accessible open space to function as an interim park on a portion of Area 9. Subsequently, Concord Pacific Group and their landscape architects, PWL Partnership Landscape Architects Inc., met with the FCRA on November 14, November 29, and December 12, 2017 to explore the design of the temporary publicly accessible open space (See Appendix C for conceptual sketch plans reflecting the potential design and information presented at open houses hosted by Concord Pacific Group Inc. and the FCRA). Condition No. 1.1 outlines that the temporary open space be designed generally in accordance with the concept plan created in consultation with the FCRA, and describes key elements of the concept to be carried through in design development

The current application being considered is for a new Development Permit. Staff are recommending approval of the application with conditions to achieve public objectives regarding the provision of publicly accessible open space, and facilitating implementation of the new street network envisioned in the NEFC Area Plan. There are no additions/alterations proposed to the existing Presentation Centre buildings.

NEFC Area Plan

In 2015 Council chose to move forward with a plan to replace the Georgia and Dunsmuir Viaducts with a new complete street network, and directed staff to work with landowners, interested citizens, and the Vancouver Park Board in planning for a new mixed-use neighbourhood, waterfront parks and public open space.

The NEFC Planning process is a multi-phased process led by the Planning Department in conjunction with Engineering Services and the Vancouver Parks and Recreation Board. A draft area plan was shared with the public at a street party event attended by over 3500 people in June 2017, and a refined area plan was shared with the public at storefront open houses and a Chinatown roadshow attended by over

2000 people. Overall, the consultation process has included almost 100 events, and over 17,000 people have been engaged. The Plan is anticipated to be brought to Council for consideration in early 2018. Engagement during the process has included extensive consultation including input from a Council-approved Stewardship Group, and Park Board-approved Park Design Advisory Group, both comprised of citizens representing a variety of interests including area residents, businesses, recreational, environmental, and cultural groups.

Prior to the current NEFC planning program, several planning initiatives including the NEFC High Level Review (2007), the NEFC: Directions for the Future (2009), and Council approved eleven Guiding Principles (2013) for the Northeast False Creek Conceptual Plan were undertaken. Throughout these planning initiatives the provision of open space and in particular, the delivery of the Creekside Park Extension, has been a matter of significant interest to the community.

#### Soil Relocation and Timing of Creekside Park Expansion

The phasing of parks in False Creek North is linked to the management of contaminated soils in the area. Existing parks such as George Wainborn Park, Andy Livingstone Park and David Lam Park are located above properly sealed, contaminated soil, with a surface use agreement for the Park Board. Existing agreements between the City, Province, and Concord provide that contaminated soils from the excavation and development of Areas 6A and 6C can be relocated, integrated and effectively contained in the design and construction of the Creekside Park Extension. As such, a permanent and dedicated park cannot be created in advance of development of Area 6C.

#### Temporary Publicly Accessible Open Space

To enable the continued use of the Presentation Centre, and in response to ongoing community interest in achieving park space, Concord Pacific Group Inc. has proposed to provide a minimum 3 acre temporary publicly accessible open space on a portion of Area 9.

Condition 1.3 outlines that the temporary public open space will be complete and open to public use by the end of September 21, 2018. The proposed publicly accessible open space shall remain available for public use in accordance with the conditions in this report until commencement of the construction, installation or implementation of the ultimate permanent park, or when it can be demonstrated to the satisfaction of the Director of Planning and General Manager of Parks and Recreation, that partial or full closure of the temporary public open space is necessary to facilitate timely and effective delivery of the ultimate permanent park. Until a park design concept and implementation plans are further developed, it is not known how or whether the ultimate park will be phased and where soils from excavation may be temporarily or permanently located. Condition 1.3 gives flexibility to determine at that time as to whether partial or full closure of the temporary publicly accessible open space will facilitate timely and effective delivery of the ultimate permanent park. It is intended that any interlude between the closing of the temporary open space and the final park provision be minimized.

#### Consultation

Concord is consulting with the False Creek Residents Association (FCRA) on the design, and has met with them on several occasions to evolve the proposal in response to their input. A conceptual plan is attached as Appendix C, and it is anticipated that the final design will be based on this along with refinements reflecting a further review and open house with the FCRA and area residents on December 12, 2017.

As the publicly accessible open space is temporary, consultation has been focused with the FCRA recognizing their long standing advocacy for delivery of park in the area.

#### Access and Use

Public access and use will be secured with an open space agreement and a temporary Statutory Right of Way (SRW).



The temporary public open space will be reserved for special events for a maximum of 30 days in a calendar year to ensure availability for general public use and enjoyment.

It is anticipated that Concord Pacific will communicate with various event organizers that have utilized this area in the past with respect to their needs and the suitability of the proposed temporary public open space for their events. Staff note that there are several other areas in NEFC suitable for events in the interim.

Maintenance, Construction and Costs

Concord Pacific Group Inc. will assume all costs and responsibility for maintenance of the publicly accessible open space. A maintenance plan will be provided to the satisfaction of the Director of Planning and General Manager of Engineering Services.

Concord Pacific Group Inc. agrees to assume all costs and responsibility associated with the temporary publicly accessible open space including but not limited to design, consultation, construction, maintenance, operations, liability, legal agreements and arrangements, etc.

Condition No. 1.3 directs the completion of agreements relating to access and use, and ongoing maintenance and costs related to the operation of the open space.

Implementation of new street system and viaduct removal

Construction of the new NEFC street system and removal of the viaducts will require a phased approach to ensure appropriate circulation and access throughout the overall time frame of the Viaducts Replacement Project. A temporary 4-lane road (2 lanes in each direction) will be required to the south of the existing Pacific Boulevard. This temporary detour will occupy a portion of Area 6C and Area 9. The proposed temporary publicly accessible open space is configured and located such that this future detour will not impact improvements to the temporary open space.

The physical, financial and legal requirements and arrangements to enable the temporary detour road will be secured as part of the rezoning of Sub-Area 6C. Further explanation of the conditions is provided in the Engineering Services section.

Community Amenity Contributions CAC's

Condition No. 1.3 outlines that in providing this temporary publicly accessible open space, Concord Pacific Group Inc. accepts responsibility for all associated costs and acknowledges that costs incurred will not be a consideration in the future valuation and negotiation of Community Amenity Contributions (CAC's) for the rezoning and development of the NEFC Areas 6C and 9.

**ENGINEERING SERVICES**

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

**CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

The recommendations for CPTED measures are contained in the prior-to conditions noted in Appendix A attached to this report.

**PARK BOARD**

Park Board staff support the provision of a temporary publicly accessible open space and have and will continue to provide input on the design and maintenance of the proposed space. As the temporary

open space is not Park, the Director of Planning and the General Manager of Engineering Services are proposed as the approving authorities for the agreements and provisions outlined in the conditions.

## NOTIFICATION

Two site signs were placed at the site, one facing the sea wall on the southern line fencing, adjacent to the Presentation Centre, while the other site sign was installed along the fencing at the intersection of Pacific Blvd. and Quebec Street. On October 27, 2017, 3,664 notification postcards were sent to neighbouring property owners, along with email notifications to the associations which form the Park Design Advisory Group for Northeast False Creek Park, including the False Creek Neighbourhood Association, 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](http://vancouver.ca/devapps).

A total of three responses were received via email from the neighbourhood, two of which were in opposition, expressing concerns as outlined below:

**Timing of the anticipated NEFC Park:** There was concern that Concord is applying for another extension and delaying delivery of the permanent park which is anticipated on this site.

**Staff Response:** The timing of the delivery of the Creekside Park expansion is complex and cannot occur immediately. In summary, a permanent park cannot be constructed until the contaminated soil contained within Concord Pacific's Area 6C developments are deposited under the future park site. Although Concord Pacific has not initiated the first rezoning stage on Area 6C, there has been a significant planning progress made on the final design of the NEFC Park Extension. As a result, the proposed interim measure would allow conversion of the existing hardscape into more accessible and inviting environment, offering an immediate benefit to the local residents and the community, while the City awaits the anticipated development of adjacent contaminated lands. Therefore this approval would in no way contribute to a delay of the park delivery.

**Relocation of the existing Presentation Centre buildings:** One respondent questioned the need for three separate Presentation Centre buildings on a single site and suggested these buildings be relocated off-site to the adjacent lands east of Carrall Street. Further, the respondent also questioned why the Property Tax assessments reflect Park use when this site has been subject to commercial use in the past.

**Staff Response:** The authority and rationale for the Development Permit Board to consider a temporary use on this site was incorporated in the original approval by the Development Permit Board in 2005 (see Appendix D, page 6 to 8, and Appendix F) The use and building designs have not changed since the previous approval from the Development Permit Board, but staff are considering enhancements to the site in order to approve the current proposal. The adjacent land located east of Carrall Street is also under the same BCPED zoning limitations. It is not in the purview of the Board to make decision(s) related to property tax assessments.

**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

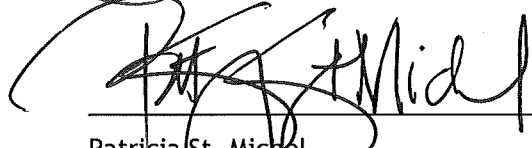
The Staff Committee believes consideration of this application using Section 3.2.4 of the Zoning and Development By-law is appropriate for the reasons set forth in this report.

The Committee supports this application with the conditions contained in the report.



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J. Greer  
Chair, Development Permit Staff Committee



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Patricia St. Michel  
Development Planner



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Vaughan Kopy  
Project Coordinator

Project Facilitator: K. Imani

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

### Standard Landscape Conditions

- A.1.1 incorporate the principles of the City of Vancouver, Bird-Friendly Design Guidelines for the protection, enhancement and creation of bird habitat, in addition, reduce potential threats to birds in the City;

**Note to Applicant:** refer to

<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>

<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

### Crime Prevention Through Environmental Design (CPTED)

- A.1.2 design development to respond to CPTED principles and concerns having particular concern for the following:
- a) mischief, vandalism, and graffiti; and
  - b) general safety for cyclists and pedestrians.

### A.2 Standard Engineering Conditions

- A.2.1 provision of an Integrated cycling path connecting the Seawall with traffic from Union Street Bikeway near the eastern edge of the new temporary publicly accessible open space, in coordination with the required Public Bike Share (PBS) station, and improved pedestrian access points from the seawall to the new temporary publicly accessible open space;

**Note to Applicant:** The temporary publicly accessible open space design to be sensitive to the number, size and locations of the access points connecting the open space to the existing transportation network. The accesses should be well defined to reduce potential conflicts between the users of the park and the adjacent Seaside Greenway. Engineering recommends two pedestrian access points that line up with the north-south paths within the park. Further design will be required to provide access at the intersections of the east west and north south cycle paths and integration of a cycling connection between Union Street bikeway and the Seaside route.

**Note to Applicant:** These obligations will form part of the Open Space and Servicing Agreements (Design Development Condition 1.3).

- A.2.2 provision of a Statutory Right of Way (SRW) for public access for the cycling path connection through the eastern edge of the site;
- A.2.3 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for a Right of Way for the provision of space to accommodate a PBS Station;
- a) Size: At a minimum a 19m x 4m sized station shall be accommodated. The full length of the space is to be continuous. The physical station with docked bicycles is 2m wide and has a required bicycle maneuvering zone of 2m for a total width of 4m.

- b) Location: The station must be fully located on private property while still clearly visible to the public with 24/7 public access. The preferred location is adjacent to the cycling facility (Seawall or other bikeway) to allow for easy access. Detailed location to be discussed.
  - c) Access: Consideration for placement of building elements (e.g. fire department connections, HVAC vents, etc.) and landscaping that require frequent access and maintenance directly adjacent to the PBS space. These elements shall not be in conflict or cause frequent disruption to the PBS station.
  - d) Surface treatment: A hard surface is required with no utility access points within the PBS station footprint (except as noted below). Any utility access point within 1m of the PBS space is to be identified and shown in a detailed drawing submitted. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.
  - e) Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.
  - f) Sun exposure: There must be a minimum of 5m vertical clearance above the PBS space in order to maximize sun exposure as station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day.
  - g) Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station.
- A.2.4 provision of additional information is required regarding the proposed temporary publicly accessible open space design including the following;
- a) loading and servicing access for events and maintenance;
  - b) the parking, loading and bicycle parking requirements for the new open space and what additional parking, loading and bicycle parking will be provided;
  - c) additional details on how the open space ties in to the existing transportation network;
- Note to Applicant:** Provision of minimum 18” sod strip or low growing plantings between any proposed plantings and City sidewalk or bike lane.
- A.2.5 provision of lighting plans to the satisfaction of the General Manager of Engineering Services;
- Note to Applicant:** Lighting plans will be submitted to Engineering for the pedestrian and cycling connections. These obligations will form part of the Open Space and Servicing Agreement (Design Development Condition 1.3).
- A.2.6 provision of modifications to the Carrall Street extension to improve safety for all road users; and
- Note to Applicant:** These obligations will form part of the Open Space and Servicing Agreement (Design Development Condition 1.3).
- A.2.7 provision of improvements to the Temporary Bike and Pedestrian Paths consisting of drainage spot-improvements to promote year-round, all-weather pedestrian and cyclist access.
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**Note to Applicant:** These obligations will form part of the Open Space and Servicing Agreement (Design Development Condition 1.3).

**B.1 Standard Notes to Applicant**

- B.1.1 It should be noted that if Conditions No's. 1.0 and 2.0 have not been complied with on or before **June 22, 2018**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.

**B.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 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.
-