

969 BURRARD STREET – REZONING PRIOR-TO-RESPONSES

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

(CONDITIONS OF BY-LAW ENACTMENT WILL BE ADDRESSED SEPARATELY)

SECTION	PRIOR-TO-CONDITIONS	RESPONSE	REFERENCE
Urban Design - 1	<p>Design development to provide a 6.6 m (21.5 ft.) setback from the west property line including a public passage and landscaping.</p> <p>Note to Applicant: Intent is to provide more space for residential units located along this interior property line, to provide a pedestrian passage for all users, and to help break up the scale of development facing toward Nelson Street and the lane, while still providing interior connections requested to serve the building program. The west elevation should be developed to a similar standard as the street facing sides in terms of architectural interest.</p>	<p>The project has increased the west setback to 21.5 ft., measured from the property line to the west face of the Rental building. It will include a fully landscaped pedestrian passage which will serve as a formal mid-block connection between Nelson St. and the lane. A 7 ft. wide above-grade S.R.W. will be provided for the walkway component of the passage. At such time the adjacent site to the west is developed, the intention is that it would also provide a similar setback, and further expand and enhance this mid-block connection.</p> <p>Along the mid-block passage is the rental building, arranged for the majority of its units to directly face onto the pedestrian passage. Since Rezoning, we have incorporated balconies on all sides of the rental building. These balconies improve comfort of living for the residents, while increasing opportunities for having ‘eyes on the street’ that can monitor ground level activity and encourage both a safer passage and better liveability for the residents. These alternating balconies are playfully arranged providing increased articulation and break down the scale of development.</p>	<ul style="list-style-type: none"> • Section 1.1e (Project Views) • Section 2.1 Arch: A109; A311; AR301; A401-A403; AR200; AR402 • Section 4.1 Landscape: L1.00 – L1.02; L2.02
Urban Design - 2	<p>Design development to improve the visual transparency and reduce the apparent scale of the podium element, seen by pedestrians on Nelson Street and along the lane.</p> <p>Note to Applicant: Intent is to reduce the visual mass of the podium, and to reflect the general intent of the West End Community Plan to improve the appeal of lanes as secondary walking routes. This can be accomplished by providing substantial openings at the lower levels that permit filtered views and the passage of natural light through the podium, in combination with a more varied approach to the massing and wall treatments of the lane side façade. Public passage is not required through the podium element.</p>	<p>Through considerable negotiations with the planning department, we have recomposed the church programs spaces and the podium façade to create a more varied and articulated treatment that breaks down the scale of development along the lane and Nelson Street.</p> <p>On the lane side, we have increased building relief through a series of alternating setbacks, ranging from 0 to 3.6m from the north property line. This façade arrangement breaks down the building mass while creating opportunities for enhanced green spaces at multiple levels of the podium. This approach intends to enhance pedestrian experience along the lane, while improving the residential outlooks for the lower levels units of the Patina building.</p>	<p>Lane:</p> <ul style="list-style-type: none"> • Section 1.1e (Project Views) • Section 2.1 Arch: A109; 2-5/AT800; A205FSR-A209FSR; AT200-AT205; A312; A313; A314; A403; AT402; • Section 4.1 Landscape: L1.00 – L1.01; L1.03; L1.21; L2.02 – L2.03;

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		<p>From Nelson Street, we have removed the terraced building arrangement, waterfall/ fountain, and the garden stairs leading from the podium to Nelson courtyard, that were proposed for the original Rezoning application.</p> <p>In addressing concerns from City staff, the reconfigured plaza will improve accessibility and functional use of the courtyard, while minimizing excessive energy demands from the waterfall and fountain features. Furthermore, the increased setback will enhance the movement of air and light through the courtyard.</p> <p>In response to the requests of the Development Planner, we have also improved the visual porosity through the podium, by implementing a high-transparency roller shutter at the loading bay entry, and a high-transparency metal screen on the south side of the loading dock facing the courtyard. This architectural treatment will effectively allow pedestrians walking along the lane to have filtered views onto the Nelson courtyard, while allowing light and air to pass through the podium.</p>	<p>Nelson Courtyard:</p> <ul style="list-style-type: none"> • Section 1.1e (Project Views) • Section 2.1 Arch: A109; A311; AT200-AT203; A314; AT400; AT402; AR401 • Section 4.1 Landscape: L1.00-L.101; L1.14-L1.20; L.201-L2.02 <p>Visual Porosity:</p> <ul style="list-style-type: none"> • Section 1.1e (Project Views – Visual porosity through Podium) • Section 2.1 Arch: AT200; 1&2/AT800; 3/AT401; 1/A314; A311
Urban Design - 3	Design development to provide a more varied massing and landscaped character for the wall of the new podium facing the lane, including a range of building setbacks with planting on grade, and with other green and landscaped elements.	Refer to above description.	<ul style="list-style-type: none"> • Refer to above sections indicated in Urban Design-2 • Refer to rendered view of lane which will be forthcoming
Urban Design - 4	<p>Design development to the residential mid-rise to reduce its height to no more than 18.3 m (60 ft.), as measured below.</p> <p>Note to Applicant: Intent is to provide more openness between buildings to improve access to natural light and other benefits. The required dimension may be taken from the southwest corner to the roof surface to allow development of the rooftop as an intensive green roof for common access by all residents of the mid-rise. The provision of 22.3 m (73.1 ft.) height limit in the CD-1 By-law is measured to the base surface, as is standard in the Zoning and Development By-law.</p>	<p>The height of the Residential mid-rise (Rental bldg.) has been reduced by 1 storey, to a height not exceeding 22.3m, measured from the Rental bldg’s base surface to its roof parapet. This height also measures 18.3m (60 ft.) measured from the SW corner of the site to the roof slab.</p> <p>As permitted in the amended CD-1 445, no structure above the Rental bldg. roof exceeds a height of 29.5m.</p> <p>By reducing the Rental building height by 1 storey and increasing the west setback by an additional 14.5 ft., we have created more openness between the buildings allowing for improved access to natural light, air and views. The entire site is well-landscaped, including the west passage, the lane, rental roof and Nelson plaza, which will benefit both the Rental residents as well as the adjacent properties on all sides of the development.</p>	<ul style="list-style-type: none"> • Section 2.1 Arch: 1/AR400; AR401 A300; A301; A310; A311

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Urban Design - 5	Design development as required to mitigate wind effects in the open tower corridors, on the podium rooftops, and at the pedestrian areas at grade, as recommended by registered professionals with relevant expertise.	<p>Wind analysis for pedestrian environmental comfort has been performed for ground level, podium roof and the tower breezeways.</p> <p>Mitigation strategies have been provided by way of wind screens on the north sides of all open breezeways through the tower. These porous glass wind screens, will mitigate impact of large wind pressures through the breezeways, while moderating the flow of natural air and breezes, with the intent to provide suitable comfort levels for sitting and casual gathering in these open courtyards.</p> <p>On the podium roof, the outdoor daycare area is naturally shielded by its immediate adjacencies to the tower, pool structure and rental building. On the more exposed south side of the outdoor daycare space, a tall, transparent glazing measuring up to 2,800mm above the roof will effectively serve as a wind-screening element.</p>	<p>• Section 6.3K (Wind Analysis Letter) – Updated for DP; Refer to Rezoning submission for full Wind Analysis reports.</p> <p>Breezeway: • Section 2.1 Arch: A301; AT321; AT206-AT215; • Section 1.2d and e (Green Innovations) • Section 1.1e (Project Views)</p> <p>Podium Roof/Daycare: • Section 2.1 Arch: A312; A313; AT401-AT403; AR401 • Section 5.1g Arch: Section @ Daycare outdoor</p>
Urban Design - 6	<p>Provide more substantial replacement trees to offset the removal of the conifers along Nelson Street.</p> <p>Note to Applicant: See also Landscape conditions.</p>	(17) Western red cedars (<i>Thuja plicata</i>) will be removed from the site. Current design proposes to add 43 trees (2.5 new trees for each tree removed). Given the tight conditions of the planting spaces and the desire to maximize the exposure of the buildings and landscape spaces to the sun and the light we have opted not to use large evergreens (such as the Western red cedars) and instead utilize more open, deciduous tree species.	<p>• Section 4.1 Landscape: L200-206</p> <p>• Section 6.3D (Arborist report)</p>
Urban Design - 7	Design development to maintain the family housing percentage in the tower substantially at 59% while allowing some flexibility to change at the Development Permit stage. Family units design in the tower and rental building shall meet the High-Density Housing for Families with Children Guidelines.	<p>The condo tower provides a unit mix of 59% family housing (2 bedrooms or more). All residential balconies in market condo and rental building, housing 2 bedrooms or more, exceed the dimensional area (1.8mX2.7m) required for family units. (Compliant balcony dimensions for Family housing are indicated on the enlarged plans of the Tower and Rental bldg.)</p> <p>In both the market tower and rental building, these larger residential units (2 Beds+) with their expansive semi-private and private outdoor areas, amenity spaces, on-site daycare facility, access to nature and nearby parks, comply with the intents of the guidelines in the High-density Housing for families with Children Guidelines.</p>	<p>Balcony dimensions compliant w/ Family units are indicated -</p> <p>Tower: • Section 2.1 Arch: AT206-AT219</p> <p>Rental Building: • Section 2.1 Arch: AR200-AR204; AR400's</p>

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Urban Design - 8	<p>Provide high quality and durable exterior finishes consistent with the rezoning application.</p> <p>Note to Applicant: Intent is to maintain the proposed quality in all aspects, including but not limited to appearance, durability, and performance, by retaining the use and extent of the specific finishes shown such as pre-cast and architecturally finished concrete panels. Material choices including visible areas such as wall returns and soffits should be noted on the elevation drawings.</p>	<p>The project is committed to providing high quality and durable finishes.</p> <p>For the tower, its features include a dynamic exterior assembly composed of high quality insulated precast panel system and high-performance curved glazing, forming an iconic expression which defines the tower’s architectural significance and its leadership towards sustainability.</p> <p>At the podium and Rental building, high performance glazing and metal cladding will be provided throughout.</p> <p>Landscaping will provide permanent exterior paving, and stone and precast furniture. All roof areas will be landscaped and be made accessible for private, common or public use.</p>	<p>Bldg Exterior Finishes:</p> <ul style="list-style-type: none"> • Section 1.1e (Project Views) • Section 1.1d (Project Policy Overview – Innovations in Energy Performance) • Section 1.2d (Green Innovations) • Section 1.2f, 1.2g, 1.2h (Building Envelope features) • Section 2.1 AT400-AT403; (Tower elevations) AR400-AR402; (Rental elevations) <p>Landscape:</p> <ul style="list-style-type: none"> • Section 4.1 L1.00-L1.25
Urban Design - 9	<p>Design development to mitigate privacy and overlook toward nearby residential units.</p> <p>Note to Applicant: This can be accomplished by further development of landscape drawings, enlarged sections, and other drawings that illustrate the specific built features proposed to balance the amenity of future and existing residents.</p>	<p>Tower: Although the tower is centrally positioned across from the Patina, the tower units and their balconies are arranged to have their primary directions be oriented away from the Patina. With regard to outlooks from neighboring Patina, we have introduced additional planters on the north side of each level of the breezeways along the tower, to provide a greener outlook from across the street. Furthermore, the trees on the south side of the breezeways maintain views of the gardens from neighboring buildings.</p> <p>Podium and Rental Bldg: We have reduced the height of the rental bldg. and increased the west setback to 21.5’. We have also broken down the mass of the podium by providing increased building relief allowing to provide a tiered landscape approach on every level of the podium. Regardless from which direction the neighboring buildings are viewing the project site, their outlooks will always be onto a lush and green outdoor space such as green roofs, courtyards, streetscapes, or gardens.</p> <p>Additional landscape sections and views have been added to provide a more complete vision of the proposed exterior landscape spaces.</p>	<p>Privacy/Outlooks-Siting:</p> <ul style="list-style-type: none"> • Section 1.4f (View Analysis Studies) <p>Tower:</p> <ul style="list-style-type: none"> • Section 1.1e (Project Views) • Section 2.1 Arch: A401 & A403 <p>Podium/Rental bldg.:</p> <ul style="list-style-type: none"> • Section 1.1e (Project Views) • Section 2.1 Arch: A400’s; AT400’s; AR400’s; AT800 <p>Landscape:</p> <ul style="list-style-type: none"> • Section 4.1 L1.0-L.208

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Urban Design - 10	<p>Design development to tree planters in the market residential building to provide optimized growing conditions.</p> <p>Note to Applicant: This can be accomplished by providing an overhead clearance of approximately 24 ft. and by relocating some planted area from the north side to create larger soil volumes for the south-facing planters located at every third floor from Level 4 and up.</p>	<p>The breezeway has been designed with careful considerations to maintaining a balance between suitable growing conditions and effective social spaces.</p> <p>On the south side of the building, located at every third level of the open breezeways, we have provided custom designed sculptural planters with integrated bench seating, providing an architectural expression that celebrates the unity of nature and humanity.</p> <p>For these tree planters, we are providing sufficient soil volumes for healthy growth, and a minimum of 24' overhead clearance in order for these south-facing trees to receive abundant light and air.</p>	<ul style="list-style-type: none"> • Section 1.1e (Project Views – Partial Tower & Nelson Podium views) • Section 1.2e (Green Innovations – Passive Environmental Design) • Section 2.1 Arch: 2/AT321; 2/A301; AT206-AT215; • Section 4.1 Landscape – L2.04, L2.08
Urban Design - 11	<p>Provide a preliminary design package indicating the commercial signage approach for any facilities on the site.</p> <p>Note to Applicant: Intent is to show the intended quality of materials and integration with the architectural approach in general. A separate permit application will be required under the Sign By-law.</p>	<p>The conceptual design intent and locations for commercial signage have been indicated. Commercial signage will be further developed for the Signage permit.</p>	<p>Commercial signage: Heritage (Volume 2)</p> <ul style="list-style-type: none"> • Section 3.1 AC915
Urban Design - 12	<p>Note on the drawings of the lighting and acoustic mitigation features or specifications that will be installed to mitigate the effect of equipment and lights to new and existing residences.</p> <p>Note to Applicant: Features should include full cut-off lights or shrouds to confine building light to the property, quieting measures on gates, and acoustic shrouds on equipment.</p>	<p>Site and façade lighting will be designed to minimize light pollution on new and existing residences. There will be no uplighting on the exterior landscapes. Where Architectural lighting is being provided for exterior enhancement, all luminaires will be generally directed inboard of the property line, illuminating the building surfaces. Where necessary, lenses will be provided to mitigate potential light pollution.</p> <p>For acoustic design, the residential building envelopes will be designed with specifications that adhere to the acoustic environmental noise criteria outlined in the acoustic report. Acoustic features such as duct lining and silencers will be provided on exterior mechanical equipment to mitigate noise impacts for new and existing residences.</p>	<p>General Notes provided on Drawing A100</p> <p>Site Lighting:</p> <ul style="list-style-type: none"> • Section 4.2 (Site Concept Lighting) <p>Façade Lighting:</p> <ul style="list-style-type: none"> • Section 2.2 (Arch Lighting) • Section 3.4 (Heritage Lighting) <p>Acoustics:</p> <ul style="list-style-type: none"> • Section 6.3c (Acoustic Letter and Report)

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<p>Urban Design - 13</p>	<p>Consider supplying a bird friendly strategy for the design of the building and landscape with the development permit application.</p> <p>Note to Applicant: Strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or to reduce these risks. For more information, see the guidelines at http://former.vancouver.ca/commsvcs/guidelines/B021.pdf.</p>	<p>Landscape The planting design includes a variety of tree and shrub species that provide plenty of food and nesting opportunities for local bird species throughout the project. Apart from the extensive landscaping provided on the ground level open spaces, the project is also providing green roofs on every level of the podium, rental building and tower. There will also be landscaped open garden courts (breezeways) through the tower.</p> <p>Many of the edible species selected are meant to provide food for both residents and bird species. Several native species are also integrated in the design, both at the ground level and at the roof top gardens, supporting the urban forest habitat for birds, mammals, and insects (see planting species indicated on sheet L2.02 and L2.03 and, in particular L2.04 and L2.05)</p> <p>Building To prevent building collision, the following architectural features are employed: a/ The tower provides a distinctive sculptural form that is visually pronounced in relation to its immediate setting. b/ The tower facade provides a moderate ratio of solid to glazing (approx. 50% - 50%), with a high contrast between the white precast panels, and the Low-E tinted glazing of the curved ribbon windows. c/ At the base of the tower, the glazing panels at the parabolic cut-outs have a fragmented geometric arrangement which break down large reflections. The cut-outs will also have a staggered arrangement of vision vs. spandrel units to create visual hierarchy. d/ The podium and rental building facades have a charcoal metal cladding with tinted glazing that are well recognizable. e/ There are no landscaping in fully enclosed spaces. f/ All open pipes to be capped or screened to prevent entrapping birds.</p>	<p>• Section 4.1 Landscape: L1.00-L2.08; L3.0-L3.05</p> <p>Planting Species: (L2.02-L2.05)</p> <p>Tower and Rental Façade: • Section 1.1e (Project Views)</p> <p>Cut-outs: • Section 2.1 AT840-AT402</p>

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Urban Design - 14	<p>Retain the unique architectural design and resulting low-efficiency floor layout for the proposed building.</p> <p>Note to Applicant: These were key factors in the pro forma analysis and resolution of the community benefits offering. As such, the City has acknowledged several premium cost components in the pro forma, including the significantly reduced floor layout efficiency rate at 69%.</p> <p>Furthermore, the reduced floor layout efficiency rate at 69% reduces the potential sellable area which has a relationship to the amount of Community Amenity Contribution that may be negotiated based on development economics of the site. Therefore, if the applicant chooses to make alterations to the building design, including exterior finishes (as proposed in the application), which result in the removal of such premium cost items or an increase in the sellable area, Council approval must be sought through an application to change the form of development under Schedule 1, Section 16 of the Zoning and Development Fee By-law. Any implications this would have for the Community Amenity Contribution would be reported to Council at that time.</p>	<p>The DP stage design is materially consistent with the original Rezoning in this sense, and maintains a low-efficiency floor layout.</p>	
Landscape - 15	<p>Design development to the grade oriented open space plan to increase pedestrian amenity through the provision of replacement tree canopy, permanent site furniture, wayfinding measures, creative hardscaping, artistic elements and/or public art (where applicable);</p> <p>Note to Applicant: Further work may be requested at the development permit stage.</p>	<p>Landscape: Current design provides many landscaped open spaces including the heritage courtyard, Nelson courtyard, landscape improvements along Nelson, mid-block passage on the west side of the property, and the lane. These areas provide additional tree canopies and greenscapes on multiple levels; custom design artistic furniture; a waterfeature and creative hardscaping throughout. (See the planters and the benches at the Nelson Plaza and the fountain and seating walls at the Church Courtyard, and paving design).</p> <p>Tower: Ranging from 6 storeys to 13 stories tall, the parabolic shaped cut-outs along the tower base provide an iconic expression and animate the public realm. The features of these cut-outs include unique glazing geometries that are enhanced through localized façade lighting. These cut-outs also present potential opportunity for the integration of public art display. (Note: The Public Art approach will be confirmed through the DP process.)</p>	<p>Landscape design: • Section 4.0 (Volume 3)</p> <p>Landscape – L1.0-L1.21; Tree Replacement/ design: Landscape L2.0-L2.08 Large Sustainable Sites diagrams: L3.0-L3.05</p> <p>Tower Cut-outs: • Section 2.1 Arch: AT400-AT403; AT840-AT842 Arch Lighting: LT002</p>

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		<p>Podium: Along the lane, the lower podium has been articulated with a long, pronounced volume above grade level. The podium has also been planned with active program areas, such as the gym, galleria, and main circulation corridor to have direct visual connection to the lane in order to activate and enhance the experience along the lane. At the upper level of the podium, the sculptural forms of the condo pool structure further animate the experience along the lane.</p>	<p>Podium Facade: • Section 1.1e (Project views – Lane & Burrard Street Views) • Section 2.1 Arch: AT402; A403; Arch Lighting: LT002</p>
<p>Landscape - 16</p>	<p>Design development to the sustainable site strategy and landscape plan for the private property to include the following:</p> <p>(i) an increase in the overall amount of pedestrian amenity space and tree canopy planting at the plaza level (Note: this will require a reduction or deletion of space dedicated to water features and stairs);</p> <p>(ii) a robust tree canopy replacement scheme at the plaza level and a row of trees at the northern edge (Note: new trees to be medium to large shade species with a medium to large leaf size);</p> <p>(iii) modifications to the slab to ensure that all trees are planted level with the plaza surface and with a minimum growing medium below slab containing soil volume targets of 16 cubic metres. For each tree, growing medium should be no less than 1 m deep and no less than 2 m radially, measured from the trunk. Soil cells, structural soils and contiguous planting troughs should be explored;</p> <p>(iv) provision of trees in the common outdoor hallways of the strata use building at a regularly spaced interval of about 1 tree per 3 floors and located in large planters with maximized soil volumes (as permitted in the CD-1 bylaw for the site) of no less than 6.25 square metres;</p> <p>(v) meet the requirement for 25% green roof area for the rental building as a combination of adequately sized urban agriculture planters and other intensive green roof features;</p> <p>(vi) improvement of the lane experience through additional greening and pedestrian safety measures (Note: except at point of access/egress, consider an evergreen hedge, such as Yew species, and climbing plants established on a</p>	<p>(i) Current design has eliminated the water features and the stairs at the Nelson Plaza and increased the overall surface of landscaped open space.</p> <p>(ii) Tree planting at the Nelson plaza has been maximized and a cluster of deciduous and evergreen trees has been proposed at the northern edge of the Nelson Plaza, consistent with the tree species of the rest of the plaza.</p> <p>(iii) All planting currently shown at the Nelson Plaza is in raised planters due to the proximity of the slab to the finished grade. Planters are 1m high. Width of the planted space for the trees varies from 1 m to 1.6 m, however it should be noted that: -The planters are very long and the roots will have room to expand along their length (between 6.5 and 8 m). -The tree species selected for this location (birches and dogwoods) are medium size trees that should respond fine to the tighter conditions. * A letter from Landscape Architect will be provided.</p> <p>(iv) Current proposed ratio is 1 tree per 3 floors for a total of 16 trees through the tower.</p> <p>(v) Current vegetable garden area for the Rental bldg occupies 206 sm (planters and circulation paths) of the 593sm of the roof surface (34%).</p>	<p>(i-iii) • Section 4.1 Nelson Plaza Landscape: Landscape – L1.0-L1.02; L1.03-L1.04; L1.14-L1.20; L.201-L2.02</p> <p>(iv) • Section 1.2d (Green Innovations) • Section 1.1e (Project Views – Partial Tower and Nelson Podium views) • Section 2.1 Arch: A301; AT321; AT206-AT215; • Section 4.1 Landscape – L2.04, L2.08</p> <p>(v) Rental Bldg Roof planters: • Section 4.1 Landscape: L1.23; S-S/ L1.24; L2.01; L2.04; L3.0's • Section 2.1 Arch: AR204; AR300-301</p>

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	<p>support structure to cover blank walls. Where space is limited, portions of the building may need to be further setback to satisfy the requirement).</p>	<p>Additional planters, potting bench area, and garden tool storage have been added adjacent to this area.</p> <p>(vi) By introducing high-transparency architectural screens and roller grates at the loading bay walls, we have effectively increased the visual porosity through the podium, allowing pedestrians and passerbys to have filtered views from the lane onto the greenscapes of Nelson courtyard. Refer to project views for visualization renderings.</p> <p>As described in Urban Design 2 &3, the project has increased its building relief along the lane to allow opportunities for hedging at grade level, and increased greenscapes on multiple levels along the lane.</p>	<p>(vi) Lane Experience & Visual porosity</p> <ul style="list-style-type: none"> • Section 1.1e (Project Views – See Visual Porosity thru Podium) • Section 2.1 Arch: A109; AT800; A205FSR-A209FSR; AT200-AT205; A312; A313; A314; A403; AT402; • Section 4.1 Landscape: L1.00 – L1.01; L1.03; L1.21; L2.02 – L2.03;
<p>Landscape - 17</p>	<p>Design development of the rainwater management strategy and related grey water/mechanical systems to be scaled and integrated with full infiltration from hard and soft surfaces within the site, to the greatest extent practicable;</p> <p>Note to Applicant: refer to Rezoning Policy for Sustainable Large Developments for applicable requirements. The applicant is also encouraged to reference the Integrated Rainwater Management Plan (IRMP), Volume II, Best Management Practices, supported by Council in April 2016. At the development permit stage, further design development may be requested.</p>	<p>Refer to Stormwater Management Plan and Report</p>	<p>Sustainability targets:</p> <ul style="list-style-type: none"> • Section 1.1e (Project Policy Overview – Water Management) • Section 1.2 (LEED: 1.2j, 1.2k, 1.2l) <p>Stormwater Design:</p> <ul style="list-style-type: none"> • Section 6.3n (Stormwater Management Report) & • Section 2.3 (Civil - Stormwater Services Plan)
<p>Landscape - 18</p>	<p>Site utilities and vents to be located on private property and integrated discreetly into the building, avoiding landscaped and common areas;</p>	<p>Site utilities will be provided on private property and will be discreetly integrated the building’s architecture and landscape designs. Such approaches include:</p> <p>a/ Ground level mechanical grates serving the parkade and below grade generator will be generally concealed behind landscaping elements on the west and north sides of the rental building</p> <p>b/ An architectural gate will provide service access to the on-site Low-profile transformer (LPT). The gate will be designed to visually conceal the utility unit while maintaining a material expression compatible with the building façade.</p>	<ul style="list-style-type: none"> • Section 2.1 and 3.1 a/Mechanical Grates concealment Arch: A109; AR400-AR401; Landscape: L1.00-L1.03 b/LPT gate Arch: AR400 Landscape L1.03 c/Rooftop mech. screen Arch: AT402

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		<p>c/ Rooftop mechanical units in the heritage bldg. will be concealed with louvered screens that are carefully considered into the façade treatment of the lane</p> <p>d/ Site lighting will be integrated with Architecture and landscape</p>	<p>d/Site lighting Refer to Site lighting drawings Section 2.2 and 4.2. Integrated lights in planters also shown in Landscape drawings</p>
Landscape - 19	<p>Design development to reduce potable water consumption in the irrigation systems by using drought tolerant species, rainwater harvesting methods and efficient irrigation technology for all planted areas;</p> <p>Note to Applicant: Potable water may be needed for urban agriculture areas and patios. Individual hose bibs to be provided for all patios of 100 sq. ft. or greater in size, to encourage patio gardening.</p>	<p>Two individual hose bibs have been provided at the roof garden (see notes L1.23). Hose bibs will be provided at the condo breezeways.</p> <p>Information on efficient irrigation technology will be provided in the DP process.</p>	<p>• Section 4.1 Landscape – L1.23</p>
Landscape - 20	<p>At time of development permit application, the following:</p> <p>(i) Provide a detailed Landscape Plan illustrating soft and hard landscape treatment;</p> <p>Note to Applicant: the Landscape Plan should include a planting plan listing common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. Illustrate and clarify all outdoor surface/paving materials, site furniture, bicycle racks, lighting, trash receptacles, hose bibs, signs, retaining wall treatment, parking vents, at-grade utilities, and public realm (building edge to the curb, street trees, lamp posts, fire hydrants, sidewalk treatment);</p> <p>(ii) Provide large scale sections [typical] through landscaped areas, including the ground oriented interface, the slab-patio-planter relationship, street trees, the lane interface, common areas and upper storey planters;</p> <p>Note to Applicant: the sections should include the planter materials, tree canopy, tree stem, outline of the root ball, voiding, built up membrane and dimensions.</p> <p>(iii) Provide spot elevations to all outdoor areas (including top/ bottom walls), including offsite context spot elevations in proximity (public sidewalks, inner boulevards and lanes);</p>	<p>(i) A detailed landscape plan has been added to the set of landscape drawings</p> <p>(ii) Large scale landscape sections have been added to the set of landscape drawings</p> <p>(iii) Spot elevation have been added to the landscape plans</p>	<p>(i) Section 4.1 Landscape: L1.0-L.208 Large Sustainable Sites: L3.0-L3.05</p> <p>(ii) Section 4.1 Landscape: L1.0-L.208</p> <p>(iii) Section 4.1 Landscape: L1.02; L1.06; L1.11; L1.14</p>

SECTION	PRIOR-TO-CONDITIONS	RESPONSE	REFERENCE
	<p>(iv) Provide adequate soil volumes and depths for planting on slabs and in planters;</p> <p>Note to Applicant: refer to the rezoning conditions. To ensure the long term viability of planting in non-continuous growing medium, soil depths must meet or exceed BCLNA planting standards. At the edges, new slabs should angle down to provide deeper soils. Within the site at the plaza level, the slab must be lowered below to avoid the necessity for above grade planter walls that would impede pedestrian flow.</p> <p>(v) Provide universal design principles in the outdoor spaces;</p> <p>Note to Applicant: special consideration should be given to the ground plane, including paving materials, grade changes, benches near entrances on site and at reasonable intervals for public use along shared circulation routes.</p> <p>(vi) Provide a “Tree Removal and Protection Plan” in coordination with arboricultural services, including the assessment of existing trees and retention feasibility;</p> <p>Note to Applicant: given the size and complexity of the site, provide a large scale tree plan that is separate from the landscape plan. The plan should clearly illustrate all trees to be removed and/or retained, where applicable, including any tree protection barriers and important construction management directives drawn out of the arborist report(s). Tree replacements are likely best located on the proposed phased landscape plans.</p> <p>(vii) Provide a partial irrigation plan to demonstrate efficient irrigation system for all common outdoor planters (existing and new) and individual hose bibs to be provided for all patios of 9.3 sq. m (100 sq. ft.) or greater in size.</p> <p>Note to Applicant: Specification notes and irrigation symbols to should be added to the drawing;</p> <p>(viii) Provide all necessary infrastructure to support urban agriculture, including hose bibs, tool storage, work tables and seating;</p>	<p>(iv) All trees on structure have been provided a minimum of 1m of soil depth (in planters). All other planting material (shrubs and groundcovers) on structure is located in planters of varying depth (minimum 500 mm, max 1m).</p> <p>(v) Stairs and ramps are provided at the heritage courtyard; Appropriate grading and paving has been provided for accessibility throughout the site; Site and pedestrian lighting will enhance the pedestrian experience at all landscaped areas; street lighting replacement will be provided as part of the off-site civil works plan that will be provided through the DP process.</p> <p>(vi) Tree management information can be found on the Arborist report and the Landscape drawings.</p> <p>(vii) Irrigation plan will be provided in the DP process.</p> <p>(viii) Hose bibs, tool storage, potting bench, and seating areas have been included in the design.</p>	<p>(v)</p> <ul style="list-style-type: none"> • Section 4.1 <p>Landscape: L1.0-L.208</p> <p>Heritage Stairs: L1.13</p> <p>Heritage courtyard: L1.06-L1.11</p> <p>Paving L1.04; L1.19</p> <p>Nelson Courtyard: L1.15-L1.19</p> <ul style="list-style-type: none"> • Section 4.2 <p>Site Lighting</p> <p>(vi)</p> <p>Tree Management Plan (Arborist):</p> <ul style="list-style-type: none"> • Section 6.3d <p>(Arborist Report)</p> <p>Trees retained vs. removed:</p> <ul style="list-style-type: none"> • Section 4.1 <p>Landscape: L2.00 – L2.07; L2.08</p> <p>Tree Barrier Protection:</p> <p>(viii)</p> <ul style="list-style-type: none"> • Section 4.1 <p>Landscape: L1.23; L2.04</p> <ul style="list-style-type: none"> • Section 4.2 <p>Site Lighting</p> <ul style="list-style-type: none"> • Section 2.1 <p>Arch: AR204</p>

SECTION	PRIOR-TO-CONDITIONS	RESPONSE	REFERENCE
Landscape - 21	<p>Incorporate the principles of the City of Vancouver, Bird-Friendly Design Guidelines for the protection, enhancement and creation of bird habitat and to reduce potential threats to birds in the City;</p> <p>Note to Applicant: This can be demonstrated on the landscape plan, plant list and a written rationale. Refer to: http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf</p>	See Responses to Urban Design - 13	See Responses to Urban Design - 13
Access to Nature - 22	<p>Include a dedicated and irrigated dog relief area, consisting of a pea gravel area and hose in order to accommodate the needs of building dog owners and their dogs. Approval of the dog relief area design and location are contingent upon approval from the General Manager of the Park Board.</p> <p>Note to Applicant: This measure is to mitigate negative impacts of dogs on public parks and public sidewalks.</p>	<p>A dedicated and irrigated dog relief area has been provided at the Parkade Mezzanine level with convenient access to the core.</p> <p>Plan of the Dog Relief area is provided on AP208</p>	<p>Dog Relief Area:</p> <ul style="list-style-type: none"> • Section 2.1 Arch: 2/ AP208
Sustainability - 23	<p>All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning, including a minimum of 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 from 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> <p>Note to Applicant: For conditions related to meeting the Low Carbon requirements of the Rezoning Policy for Sustainable Large Developments, refer to the Neighbourhood Energy Utility conditions below. For conditions related to meeting other requirements of the Rezoning Policy for Sustainable Large Developments, refer to Engineering, Landscape and Social Policy conditions.</p>	<p>The new buildings will meet the rezoning condition of 22% energy cost savings compared to ASHRAE 90.1-2010. The project is targeting independent certifications for LEED Gold including, at minimum, 1 point for water efficiency and stormwater management. Currently, the project is intending to exceed the minimum water management credits.</p> <p>A sustainability design strategy has been provided for the projects' LEED related strategies, along with the LEED checklists for both the Tower and Rental/Podium certifications.</p> <p>By demonstrating its leadership in innovative sustainable design, the project is intending to surpass its LEED Gold targets through features that further contribute to social well-being and improved human behaviour in high density living. A Green Innovations narrative has also been provided that will elaborate on these sustainable features.</p>	<ul style="list-style-type: none"> • Section 1.1d (Project Policy Overview) • Section 1.2 (LEED: 1.2j, 1.2k, 1.2l)

SECTION	PRIOR-TO-CONDITIONS	RESPONSE	REFERENCE
Sustainability - 24	<p>The applicant commits the proposed residential tower to demonstrate leadership in sustainable design as required by the General Policy for Higher Buildings, through the following measures:</p> <p>(i) Energy/GHG Savings: the proposed tower shall achieve the greenhouse gas reductions equivalent to a 45% reduction in energy use from ASHRAE-90.1 using Appendix G (68% GHG reduction compared to BAU), through measures such as energy efficient design and/or connection to a low-carbon energy system. For more on the definition and requirements of a low carbon energy system, refer to the NEU conditions below.</p> <p>(ii) High-Performance Envelope: provide a high-performance thermal envelope that meets or exceeds the performance level described in the rezoning application, which included:</p> <p>a. an effective R(IP)-value of 6 or better for the opaque enclosure when accounting for thermal bridging;</p> <p>b. high-performance double pane windows with thermal breaks at exterior wall conditions; and</p> <p>c. a moderate glazing ratio.</p> <p>(iii) Air-tightness Testing: testing the airtightness of at least 10% of suites under the LEED v2009 ETS protocol.</p> <p>(iv) Heat Recovery Ventilation: make use of ventilation heat recovery for ventilation air provided to all suites, and with direct ventilation provided to each space as interpreted by LEED.</p> <p>(v) Thermal Sub-Metering & Billing: provide suite-level thermal sub metering, such that the building’s total thermal energy use costs can be allocated to the suites based on their monitored usage in the strata bylaws.</p> <p>(vi) Smart Thermostats: provide smart thermostats in all suites, such as the Nest or similar.</p> <p>(vii) Master Cut-Out Switch: provide a single master cut-out switch for each suite, capable of turning off the majority of the lighting loads within the suite.</p>	<p>(i) Passive sustainable design features such as moderate GWR, highly insulated opaque walls, spandrels and precast concrete panels, high efficiency double glazing assembly as well as very efficient mechanical systems such as heat recovery ventilation, fan coils with EC motors, demand control ventilation in the amenity areas, high efficiency chillers with heat recovery to pre-heat domestic hot water are all the features that make the project achieve the greenhouse gas reductions equivalent to a 45% reduction in energy use from ASHRAE-90.1 using Appendix G.</p> <p>(ii) The tower will have a High-Performance Envelope which will meet or exceed an R(IP) value of 6 or better for opaque panels, when accounting for thermal bridging; high-performance double pane windows with thermal breaks at exterior walls; and a moderate window to wall ratio with min 50%: 50%</p> <p>(iii) This will be provided.</p> <p>(iv) This will be provided.</p> <p>(v) This will be provided.</p> <p>(vi) This will be provided</p> <p>(vii) This will be provided</p> <p>(viii) This will be provided</p>	<p>• Section 1.1d (Project Policy Overview)</p> <p>• Section 1.2 Sustainability: 1.2d&1.2e (Green Innovations);</p> <p>LEED: 1.2j-l</p> <p>Tower Envelope Features: 1.2f and 1.2g</p>

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	<p>(viii) Post-Occupancy Energy Model Update: the applicant commits to update the energy model for the building post-occupancy, using the actual building energy use, and use this to provide support for ongoing energy performance of the building.</p>		
<p>Crime Prevention Through Environmental Design (CPTED) - 25</p>	<p>Design development to respond to CPTED principles, having particular regards for:</p> <ul style="list-style-type: none"> (i) theft in the underground parking; (ii) residential break and enter; (iii) mail theft; and (iv) mischief in alcove and vandalism, such as graffiti. <p>Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings. Consultation with the social housing operators and Park Board staff with experience of the more specific CPTED risks in this area is recommended, and should be included the response to this condition.</p>	<p>(i) Theft in U/G Parkade The main entry gates to underground parkade will be closed after hours; There will be secured gates for each residential parking use; Access to church and residential core spaces, daycare facility, public car share, bike stalls and residential storage will be provided by secured fob systems and intercom</p> <p>(ii) Residential Break +enter 24 hour on-site concierge service; security cameras will be provided at each parkade level and within the elevator cab; Fob access only available to individual resident floors.</p> <p>(iii) Mail Theft The condo mailbox is situated in close proximity to the 24-hour concierge desk and also monitored by surveillance cameras.</p> <p>(iv) Mischief in alcove and vandalism Building arrangement allows for increased ‘eyes’ on the street’ from residential outlooks onto semi-public outdoor spaces; Surveillance cameras will be provided in strategic locations monitored by 24 hour concierge at the Condo Lobby; Any exposed concrete and metal surfaces will be treated with anti-graffiti coating</p>	<p>Notations provided on drawings: <ul style="list-style-type: none"> • Section 2.1 Arch: A100 General Notes; AP200-AP208; AT200-AT204</p>
<p>Heritage - 26</p>	<p>Design development to keep the existing entrance facing Nelson Street.</p> <p>Note to Applicant: Application proposed to re-orient existing entry steps from facing Nelson Street to face Burrard Street. It is recommended that this approach be reviewed as to retain the steps’ historic orientation to Nelson Street.</p>	<p>Reorientation of the Front Entry Steps & Exterior Courtyard Reconfiguration:</p> <p>The entry to Pinder Hall of the Heritage building is not accessible by current code and accessibility standards. By reorienting the front entry steps of the Church and rehabilitating the exterior courtyard, we are intending to provide a safe and accessible route through the courtyard to meet the basement level of Pinder Hall.</p> <p>By opening and transforming this courtyard, we are able to rehabilitate its function as a publicly accessible & functional outdoor space. This reconfigured courtyard forms an inviting connection to the public realm along Burrard Street, and becomes a new ceremonial entry into Pinder Hall and the new CRU space in the</p>	<p>Heritage Courtyard and Stair Drawings:</p> <p>Rationale: <ul style="list-style-type: none"> • Sections 6.3c (Letter – Heritage Stair R-orientation) • Sections 6.3a and b (Conservation and Heritage Rehabilitation Plans) </p>

SECTION	PRIOR-TO-CONDITIONS	RESPONSE	REFERENCE
		<p>basement. As part of the exterior rehabilitation, the front entry steps to the sanctuary is also proposed to be re-oriented towards Burrard Street, in order to better address the transformed courtyard, and the more prominent exposure to Burrard Street, which has evolved over time to become a much more prominent public thoroughfare.</p> <p>From an urban design perspective, the re-orientation of the stairs towards Burrard better reflects the orientation of the Andrew Wesleyan Church across the street. Together, the prominence of these two heritage exteriors, with their stairs oriented towards Burrard, will effectively form the gateway to the West End. The heritage value of the front entry will be respected by rehabilitating the steps in the similar material language and Architectural character of the heritage exterior.</p> <p>The re-orientation of these stairs is supported through the Conservation Plan.</p>	<p>Drawings: <ul style="list-style-type: none"> • Sections 4.1 (Landscape: L1.01 and L1.13) OR <ul style="list-style-type: none"> • Sections 3.1 (Heritage drawings: L1.01-L1.13) </p>
Heritage - 27	Provide fully updated, final version of the Conservation Plan prior to submitting Development Permit application. Include conservation strategies for implementation of proposed seismic upgrades.	Conservation plan has been provided	<ul style="list-style-type: none"> • Sections 6.2a and 6.2b (Conservation and Heritage Rehabilitation Plan) • Section 3.0 (Volume 2) (Heritage Drwg: Architectural, Structural Seismic, Landscape, Lighting)
Heritage - 28	Provide fully developed seismic upgrade plans prior to applying for the Development Permit.	Seismic Upgrade plans have been provided.	<p>Design Intent: <ul style="list-style-type: none"> • Section 6.2b (Heritage Rehabilitation Report) Seismic Drawings: <ul style="list-style-type: none"> • Section 3.2 (Structural Seismic Upgrade Drawings) </p>
Heritage - 29	Provide an Interpretive Plan to preserve the memory of the site and structures that stood on this location prior to redevelopment.	As agreed upon by Michael Naylor, Rezoning Planner at CoV, this information will be provided by 'Development Permit Issuance'.	

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	<p>Note to Applicant: As four other existing structures (some with heritage merit) are planned to be removed from the site, it is requested that an Interpretive Plan be developed to preserve the memory of the site and structures that stood on this location prior to redevelopment and to provide information about the conservation work on the heritage church. The Interpretive Plan content (panels, plaques, audio/video material) is to be appropriately incorporated within the architectural or landscaped areas where they should be made accessible to the public, preferably accessed from Nelson Street. The provision of the Interpretive Plan is required at submission of a Development Permit application.</p>		
Engineering - 30	Delete all bollards and other non-standard treatments shown on public property.	Bollards have been removed.	<ul style="list-style-type: none"> • Section 4.1 Landscape: L1.01
Engineering - 31	Delete proposed landscaping in the lane. Match or retain existing lane treatments.	Existing lane treatment will be matched or retained. Landscaping at north lane has been removed.	<ul style="list-style-type: none"> • Section 4.1 Landscape: L1.01, L1.04 and L1.25
Engineering - 32	<p>Show standard broom finished saw cut sidewalks and tree surrounds adjacent the site in keeping with the area treatments of broom finished saw cut sidewalks on Nelson Street and with the ceremonial treatments on Burrard Street (Georgia Street Public Realm design on Burrard Street).</p> <p>Note to Applicant: A separate application to the General Manager of Engineering Services is required and the landscape treatments on public property are to be finalized prior-to development permit issuance.</p> <p>Note to Applicant: Engineering Services does not support the use of pavers adjacent the site.</p>	All public sidewalk surface treatment suggested within this condition has been indicated in the landscape plans.	<ul style="list-style-type: none"> • Section 4.1 Landscape: L1.04 to L1.25
Engineering - 33	<p>Clarify if bicycle racks are proposed for public property. If so, a separate application to the General Manager of Engineering Services is required.</p> <p>Note to Applicant: Class B bicycle parking (bike racks) supplied on public property cannot be counted towards the on-site by-law requirement that would apply to this project. The on-street bicycle racks as shown on the site plan should parallel the curb and use standard City of Vancouver bicycle racks.</p>	All bicycle racks are on private property.	<ul style="list-style-type: none"> • Section 4.1 Landscape: L1.01 • Section 2.1 Arch: A109

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Engineering - 34	Delete the portions of parking barrier gate shown in the lane on page A207 (Note: this encroachment does not appear on subsequent page A208).	The parking barrier gate has been setback from the property line.	<ul style="list-style-type: none"> • Section 2.1 Arch: AP207
Engineering – 35	Delete what appears to be added curbing in the lane. The site has existing standard roll over curb for the length of the site, no additional curbing is required.	The existing standard roll over curb will be retained. This information will be clarified in Off-Site Management Plan to be provided prior to DP Issuance.	<ul style="list-style-type: none"> • Section 2.1 Arch: AP207
Engineering - 36	Delete door swings shown over the property line into the lane (A207).	Door swing has been deleted	<ul style="list-style-type: none"> • Section 2.1 Arch: AP207; AT200
Engineering - 37	Delete reference to “curb roll up” on the Nelson Street frontage, there will be no vehicular access to the sidewalks from Nelson Street.	This has been deleted. The left lane turn will be substantially retained.	<ul style="list-style-type: none"> • Section 2.1 Arch: A109 • Section 4.1 Landscape: L1.01
Engineering - 38	<p>Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown.</p> <p>Note to Applicant: Pick up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.</p>	<p>Waste Hauler The waste hauler company, Target Zero Waste, has confirmed that the layout and size of the proposed centralized Garbage/Recycling rooms at the parkade and the individual garbage closets at each level of the condo tower are acceptable for the number of residential units in the project.</p> <p>Garbage Pick-Up Individual Garbage closets are provided on each floor of the tower. Maintenance personnel will collect from these locations and transfer to the centralized garbage room, as described in the Waste Management Report.</p> <p>During day of pick-up service, waste collection will take place at the L0 parkade level where the centralized garbage rooms are located with a pull-out service, and recycling bins will temporarily be staged in the loading bay for convenient access from the lane.</p> <p>For compactor waste, a private hauler will pick-up and transport off site. Refer to letter confirming waste hauler access is acceptable.</p>	<p>Waste Management:</p> <ul style="list-style-type: none"> • Section 6.3l (Waste Hauler Letter) • Section 6.3m (Waste Management Report) <p>Central Garbage Rooms:</p> <ul style="list-style-type: none"> • Section 2.1 Arch: AP207 <p>Loading Bay:</p> <ul style="list-style-type: none"> • Section 2.1 Arch: A109; AT200 <p>Tower Garbage Closets:</p> <ul style="list-style-type: none"> • Section 2.1 Arch: AT206-AT218

SECTION	PRIOR-TO-CONDITIONS	RESPONSE	REFERENCE
Engineering - 39	Provide additional waste management/recycling and compostable space for the church’s kitchen, café and retail space. The Zero Waste Planning report does not appear to address these components of the development.	Additional waste management and recycling spaces have been provided for Church spaces, including kitchen, café and retail space. The updated Zero Waste Planning report now addresses all uses of the project.	<ul style="list-style-type: none"> • Section 6.3m (Waste Management Report) Central Garbage Rooms: <ul style="list-style-type: none"> • Section 2.1 Arch: AP207
Engineering - 40	Clarify what the white space is shown along the Burrard Street frontage shown just beyond the property line on drawing A211 — is this existing or proposed, at or above grade.	This is the overhang of the existing Heritage chapel roof	<ul style="list-style-type: none"> • Section 2.1 Arch: A109
Engineering - 41	Clarify the property line location on landscape plan (Conceptual Render - Nelson courtyard, page 94) to ensure pool structure does not encroach onto public property.	Pool structure does not encroach onto public property.	<ul style="list-style-type: none"> • Section 2.1 Arch: AT800
Engineering - 42	Show City of Vancouver building grades on the site plan. Additional design elevations are required adjacent to all entries and on both sides of entries greater than 1.5 m (5 ft.) in width, clearly indicating that the entries meet the building grades.	City of Vancouver building grades plan has been provided. Additional Design elevations provided on site plan.	Bldg Grades Plan (CoV) <ul style="list-style-type: none"> • Section 2.1 Arch: A106 Design Elevations <ul style="list-style-type: none"> • Section 2.1 Arch: A109; AT200; • Section 3.1 Arch: AC200
Engineering - 43	Remove benches and waste receptacles from public property, if desired please provide on-site.	Benches and waste receptacles have been removed from public property.	<ul style="list-style-type: none"> • Section 4.1 Landscape: L1.01

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Engineering - 44	<p>Provide the following measures as part of the Green Mobility Plan:</p> <ul style="list-style-type: none"> (i) two rapid charging stations for electric vehicles; (ii) a bike hub/repair station; (iii) a minimum of 15 Class A bike spaces for the church and childcare; (iv) a minimum of 12 Class A bike spaces and bikes for the “private” bike share; (v) three spaces and vehicles for the “private” carshare; and (vi) the required parking for the church, rental housing and daycare uses 	These have been provided. Please refer to Traffic report.	<ul style="list-style-type: none"> • Section 6.3j (Traffic Report – Green Mobility) • Section 6.3h (Public Car Share Agreement) • Section 2.1 Arch: AP207-AP208; AT200
Engineering - 45	<p>Provide revised landscape plans at 1”=1/8”.</p> <p>Note to Applicant: Please place the following notes on the landscape plans.</p> <ul style="list-style-type: none"> (i) All plant material within the same continuous planting area which is located on street right-of-way within 10 m, measured from the corner, of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas where sightlines need to be maintained for safety reasons, shall not exceed a mature height of 0.6 m, measured from the sidewalk. (ii) All plant material within the street right-of-way which are located outside of the areas described in the bullet above shall not exceed 1m in height, measured from the sidewalk. Exceptions will be approved on a case-by-case basis by the City of Vancouver’s Street Activities Branch. (iii) Plants shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane. 	<p>As requested landscape plans are in metric scale. The smallest scale to fully fit the 36x48 sheet size is 1:200, however we have incorporated enlarged plans for each specific space.</p> <p>(i – iii) All planting species at ground level reflect the requirements noted.</p>	<ul style="list-style-type: none"> • Section 4.0 (volume 3) Landscape Drawings
Engineering - 46	Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.	Automatic door openers will be provided on all Class A bicycle room doors and on all doors located on the route intended to be used by residents to travel between Class A bike rooms and the building exterior.	<ul style="list-style-type: none"> • Reference note for compliance to be provided on Section 2.1 Arch: AP208
Engineering - 47	Provide a Rain Water Management Plan. The plan is to confirm that site run-off is not to exceed the run-off condition that exists prior to redevelopment of the site and is to propose additional management strategies that will further reduce site run-off.	Refer to Civil -Stormwater management plan.	<ul style="list-style-type: none"> • Section 6.3n (Civil – Stormwater Management Report)

SECTION	PRIOR-TO-CONDITIONS	RESPONSE	REFERENCE
<p>Engineering - 48</p>	<p>Comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.</p> <p>Note to Applicant: The following items are required to meet provisions of the parking by-law and the parking and loading design supplement:</p> <p>(i) Provide 1/8 scale drawings for the parking and loading levels.</p> <p>Note to Applicant: Dimension and number all stalls, dimension all column encroachments and maneuvering aisle widths.</p> <p>(ii) Modify column placement to comply with the requirements of the Engineering Parking and Loading Design Supplement.</p> <p>Note to Applicant: A column 0.6 m (2 ft.) in length must be set back 0.6 m (2 ft.) from either the opening to or the end of the parking space. A column 0.9 m (3 ft.) long may be set back 0.3 m (1 ft.). Provide a minimum 0.3 m (1 ft.) setback from the drive aisle for all columns.</p> <p>(iii) Provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 1.2 m (4 ft.) from the end of the stall.</p> <p>(iv) Provide improved plans showing the required maneuvering to access the three angled stalls along gridline F on P1 to P6.</p> <p>Note to Applicant: Consider perpendicular stalls as angled stalls may require excessive maneuvering.</p> <p>(v) Provide design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, within the parking area and at all entrances.</p> <p>Note to Applicant: This is to calculate the slope and cross fall.</p> <p>(vi) Provide an improved plan showing the loading access route from the Class B spaces to the church.</p> <p>(vii) Provide two-way traffic flow in the main ramp – the current ramp design does not allow for opposing vehicles to pass. Two way flow is required from level L0 to P3.</p>	<p>During the Rezoning phase, it was discussed with John Turnecki, from CoV Engineering that an approval would be provided during the DP stage regarding the proposed reduction of Class B loading stalls, in lieu of other provisions described in the Traffic Report. (Refer to email correspondence from Yan Zeng and John Turnecki and rationale for reduced Class B loading in Traffic Report.)</p> <p>(i) Appropriate scale drawings have been provided for the parking and loading levels at 1:75. Noted dimensions and stall counts have been provided.</p> <p>(ii) The parkade design is in general compliance with these requirements.</p> <p>(iii) This has been addressed and dimensioned on plans.</p> <p>(iv) Refer to Traffic report for turn swaths indicated for various key areas in the parkade.</p> <p>(v) All design elevations have been provided in the parkade.</p> <p>(vi) Class B loading will be mainly serving the move in/out of the two residential uses (condo and rental). Secure and convenient connections to each have been provided. Per the traffic report, Church use will be relying on Class A loading at U/G parkade, and are conveniently located for direct access to building cores.</p>	<p>Correspondence w/ Engineering: • Section 6.3p</p> <p>Loading Rationale: • Section 6.3j (Traffic Report)</p> <p>(i) • Section 2.1 Arch: AP200-207</p> <p>(ii) • Section 2.1 Arch: AP200-207</p> <p>(iii) • Section 2.1 Arch: AP200-208</p> <p>(iv) • Section 6.3j Traffic Report</p> <p>(v) • Section 2.1 Arch: AP200-208</p> <p>(vi) • Section 2.1 Arch: AT200; AP207 • Section 6.3j Traffic Report</p>

SECTION	PRIOR-TO-CONDITIONS	RESPONSE	REFERENCE
	<p>Note to Applicant: Corner cuts are required at the top and bottom of ramps to provide adequate radii for continuous two way traffic flow where 200 or more vehicles are being served. A standard 6 m (20 ft.) ramp width would require a 2.7 m x 2.7 m (9 ft. x 9 ft.) corner cut. Reduced corner cuts would be acceptable for wider ramps upon review. Provide turning swaths showing two-way flow on the ramp down to P3.</p> <p>(viii) Provide an improved plan noting the daycare drop-off and staff parking spaces on drawing A207.</p> <p>Note to Applicant: Show the daycare spaces on the Daycare Circulation Diagram drawing A602 on drawing A207 and note the daycare spaces in the legend.</p> <p>(ix) Provide details regarding daycare drop-off procedure as parents will require security access for the drop-off spaces in the underground parking spaces and elevator access to the daycare on the Level 4.</p> <p>(x) Provide minimum vertical clearance for the main ramp, security gates, and loading bays.</p> <p>Note to Applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3 m (7.5 ft.) of vertical clearance is required for access and maneuvering to all disability spaces. 3.8 m (12.5 ft.) of vertical clearance is required for Class B loading spaces and maneuvering.</p> <p>(xi) All Class A bicycle spaces must be located on the P1 parking level, mezzanine level, or at grade.</p> <p>Note to Applicant: Engineering does not support the three Class A bicycle spaces shown on floors 6-55 (150 spaces total).</p> <p>(xii) Provide an improved plan showing the access route from the Class A bicycle spaces to reach the outside.</p> <p>Note to Applicant: The route must be “stairs free” and confirm the use of the parking ramp, if required.</p>	<p>(vii) The main entry ramp has been widened. A turn swath has been provided in the traffic report indicating appropriate flow for two-way traffic.</p> <p>(viii) A daycare routing plan has been provided indicated access from parkade and street level entry. Refer to Daycare package (Volume 4)</p> <p>Note to Applicant: Show the daycare spaces on the Daycare Circulation Diagram drawing A602 on drawing A207 and note the daycare spaces in the legend.</p> <p>(ix) Daycare drop-off procedures have been provided in Operational Plan provided by the Daycare Operator, Wind & Tide. Refer to Daycare package (Volume 4), including 11X17 Booklet which contains all supplementary documents and related information to the Daycare.</p> <p>(x) Minimum vertical clearances for the main ramp, security gates, and loading bays have been provided. Refer to parkade sections.</p> <p>(xi) All residential Class A bike stalls (condo and rental bldgs) are now located at the underground Parkade mezzanine level (Level L0-M). These bike stalls have ‘stair-free’ access from the lane by way of a dedicated 4,500 lb bike elevator. Each residential use will have separate and secured access for their respective use, and will have convenient access to their building cores. The bike repair hub and condo bike share facilities, as described in the Green Mobility plan are also provided at the mezzanine levels. (Refer to AP208)</p> <p>The project is also providing additional 16 Class A bike stalls for use by the church and retail programs as part of the Green Mobility Initiative. These secured spaces are located at the L0 parkade level and also have ‘stair-free’ access by the bike elevator.</p>	<p>(vii) • Section 2.1 Arch: AT200; AP207</p> <p>(viii) • Section 5.1d (Daycare Parking Access)</p> <p>(ix) • Section 5.5 (Daycare Operational Plan)</p> <p>(x) • Section 2.1 Parking Entry Ramp & Security Gate Arch: 9/A312 Loading Bay Arch: 15/A314</p> <p>(xi & xii) • Section 2.1 Residential Class A bikes AT200; AP208 Non-residential Class A bikes AT200; AP207</p>

SECTION	PRIOR-TO-CONDITIONS	RESPONSE	REFERENCE
		(xii) Refer to L0-M plan (AP208)	
Neighbourhood Energy Utility - 49	The proposed approach to site heating and cooling, developed in collaboration with the City and a City-recognized NES Utility Provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.	Refer to letter from Mechanical consultant for DES Compliance	<ul style="list-style-type: none"> • Section 6.3f (DES Connectivity Compliance Letter)
Neighbourhood Energy Utility - 50	<p>All new buildings in the development shall connect to a City-recognized low-carbon Neighbourhood Energy System and adhere to the following requirements:</p> <p>(i) The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services;</p> <p>(ii) Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services;</p> <p>(iii) Provide for 21 sq. m (226 sq. ft.) of adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the building(s) to a City-recognized Neighbourhood Energy System, as outlined in the Neighbourhood Energy Connectivity Standards Design Guidelines, at development permit;</p> <p>(iv) Provide for up to 150 sq. m (1,615 sq. ft.) of suitably located dedicated Neighbourhood Energy Room and design provisions to accommodate a City-recognized NES, as outlined in the Neighbourhood Energy Connectivity Standards – Design Guidelines, to the satisfaction of the General Manager of Engineering Services; and,</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>(iii) See Mechanical Rooms</p> <ul style="list-style-type: none"> • Section 2.1 Arch: AP207 <p>(iv) See Mechanical Rooms</p> <ul style="list-style-type: none"> • Section 2.1 Arch: AP207

SECTION	PRIOR-TO-CONDITIONS	RESPONSE	REFERENCE
	<p>(v) Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.</p> <p>Note to Applicant:</p> <p>a. A Low Carbon Energy System means a thermal energy generating, distribution, and delivery system that incorporates low carbon energy sources (such as sewage heat recovery, geo exchange, surface water exchange, heat recovery, air source heat pumps, solar thermal, biomass, etc.) for space and domestic hot water heating, and in some cases cooling, for one or multiple buildings. The system may include conventional heating and cooling sources (such as boilers, chillers, cooling towers, etc.) to satisfy peaking and back-up thermal energy requirements as agreed to by the General Manager of Engineering.</p> <p>b. The applicant shall refer to the Neighbourhood Energy Connectivity Standards – Design Guidelines for general design requirements related to Neighbourhood Energy compatibility at the building scale. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. As a pre-condition to building permit, a declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required.</p>	<p>a/ The Project will be connected to Creative Energy which will comply with City’s requirement for low carbon.</p> <p>b/ The hydronic system for the building will be designed to CoV’s DES Connectivity standard.</p>	<ul style="list-style-type: none"> • Section 1.1d (Project Policy Overview) • Section 6.3f (DES Connectivity Compliance Letter)
<p>Neighbourhood Energy Utility - 51</p>	<p>If, at the time of development permit approval, it is determined by the General Manager of Engineering Services that a City-recognized low carbon Neighbourhood Energy System has not been secured, design of all new buildings in the development shall adhere to the following requirements:</p> <p>(i) Implement, as approved by the General Manager of Engineering Services, a building-scale low-carbon energy system or low carbon energy supply strategy. The proposed low-carbon approach must achieve a greenhouse gas reduction equivalent to a 45% reduction in energy use from ASHRAE-90.1 using Appendix G (68% GHG reduction compared to BAU).</p> <p>(ii) Any building-scale low-carbon energy system 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</p>	<p>Creative Energy DES Plant will satisfy low carbon requirements by City and as such, building scale low carbon systems and plant is not applicable.</p> <p>Noted</p>	

SECTION	PRIOR-TO-CONDITIONS	RESPONSE	REFERENCE
	<p>refer to the Performance Monitoring and Reporting Requirements for Low Carbon Energy Systems for a summary of minimum requirements. The applicant will be required to demonstrate compliance with these requirements prior to issuance of building permit.</p>		
<p>Social Policy - 52</p>	<p>Provide a Sustainable Food System Plan to include a minimum of three food systems assets as described in the Rezoning Policy for Sustainable Large Developments, to the satisfaction of the Director of Social Policy.</p> <p>Note to Applicant: The application identifies food assets that can count towards the required three food assets that must be delivered as part of the development. The three identified food assets are (1) edible landscaping, (2) community gardens, and (3) community kitchen. The following comments outline ways to strengthen the submission.</p> <p>(i) Edible landscaping:</p> <p>a. In order to enhance the edible landscaping component applicant to specifically identify number, location and species of edible landscaping, and how edible landscaping can fit into the broader landscaping design and features of the site.</p> <p>b. Consider plant design and species selection that supports pollinators, as referenced in “Access to Nature” section of the policy.</p> <p>c. The Urban Agriculture Design Guidelines for the Private Realm are applicable to this site. As such, the Applicant should ensure that design and stewardship requirements for edible landscaping are met.</p> <p>(ii) Community gardens:</p> <p>a. Increase the number of community garden plots on the rental building common roof space to minimum of 30% of units in order to increase opportunities for tenants of the building to take part in food growing. Consider installing the additional plots in the space currently designated for “outdoor kitchen” create a stronger urban agricultural presence on the common roof space.</p>	<p>(i & ii) Residential roof gardens include edible landscaping, community gardens, and a community kitchen.</p> <p>Two additional herb planters on the north side of the roof, have been added, in the area adjacent to the dining areas. Hose bibs, a potting bench, a tool storage area and compost bins have also been added. All garden beds are 1.1m/43” wide and they are wheel chair accessible from both sides (paths are 1.2m/4’ wide). Over 50% of the planters are located along pathways that are 1.8 m (6’) wide. Edible species are clearly indicated on sheet L2.04, and a full list of pollinator plants used at the community garden can be found on the same sheet. Plant species selected comply with the requirements to use non-toxic plants.</p>	<p>• Section 4.1 (volume 4) Landscape Drawings</p> <p>Edible Species Landscape: L2.0- L2.04</p> <p>Large Sustainable Sites: Landscape: L3.0 (Sustainable design)</p> <p>Landscape: L3.01 (Access to Nature)</p> <p>Landscape: L3.02 (Sustainable Food Systems)</p>

SECTION	PRIOR-TO-CONDITIONS	RESPONSE	REFERENCE
	<p>b. Provide a Landscape Plan for the garden in accordance with the Urban Agriculture Design Guidelines for the Private Realm (http://vancouver.ca/files/cov/urban-agriculture-guidelines.pdf). Please note that this includes hose bibs, a potting bench, tool storage area and compost bins. Given the location of the garden plots on a rooftop, sun and shading should be considered.</p> <p>c. In constructing raised bed community garden plots, ensure that Community Gardens Accessibility Guidelines are met (http://vancouver.ca/files/cov/Community-Gardens-Accessibility-Guidelines-2011.pdf). Please note that at least 5% of plots should be accessible raised beds; 10-20% is ideal.</p> <p>(iii) Community kitchen:</p> <p>a. The rezoning package shows the presence of a kitchen in the church. Applicant to further describe how project intends to improve the existing facility – explain what features will be added and/or improved to that of the existing.</p>	<p>(iii) There will be a brand new commercial kitchen provided for the Church’s homeless shelter program which will enable FBC to serve meals to the street community, church community, as well as general community events.</p> <p>This kitchen is located in the basement level of the transformed annex, and will provide areas for food preparation and food storage. The kitchen is located with good proximity to a brand new dining hall in the basement of the heritage building where the food for the community will be served.</p> <p>Access for the shelter program will be from the lane. The kitchen exhaust will be located on the roof of the transformed annex. Grease trap is located below grade, on the north side of the transformed annex.</p> <p>The commercial kitchen has been designed in consultation with the Kitchen Consultant. Refer to Heritage Kitchen Layout drawings.</p>	<p>• Section 3.1 Arch: AC910; AC200-AC204</p>

SECTION	PRIOR-TO-CONDITIONS	RESPONSE	REFERENCE
Childcare Facility - 53	<p>Design development of a licensable 37-space childcare facility that meets the Childcare Design Guidelines (1993), to the satisfaction of the Managing Director of Social Development and Vancouver Coastal Health Community Care Facility Licensing.</p> <p>Note to Applicant: Further design development required to improve safety for children in pickup/drop-off areas, as well as to ensure that outdoor play spaces are larger, have a more functional layout, and generally meet the intent of the Childcare Design Guidelines.</p>	<p>The daycare has been carefully designed in consultations with the childcare consultant, the daycare operator, and to the general satisfaction of the Managing Director of Social Development and Vancouver Coastal Health Community Care Facility. Refer to CCFL letter to CoV.</p> <p>Considerations have been implemented for improved safety in pick-up drop off; improved functionality of the outdoor playspaces, and generally meet the intent of the Childcare Design Guidelines. Please Refer to Daycare Package (Volume 4)</p>	<p>• Section 5.0 Daycare (Volume 4)</p> <p>Note: In addition to the 36X48 Daycare drawings, please refer to 11X17 booklet for all supplementary documents and related information for Daycare.</p>
Housing Policy and Projects - 54	<p>Provide a completed Tenant Relocation Application Form which includes a list outlining the name of each tenant, the number of the tenant's unit, the size of unit, the type of unit, and their rent, as per Section 6.1(a) of the Tenant Relocation and Protection Guidelines.</p> <p>Note to Applicant: An updated list of tenants must be submitted at the time of development permit application.</p>	Please find Tenant Relocation Application form attached.	<p>• Section 6.3b Tenant Relocation Plan</p>
Housing Policy and Projects - 55	Provide a letter stating the property address and legal description of the site, and providing the names and mailing addresses of all tenants.	This has been provided as part of the Council approved Tenant Relocation Plan	<p>• Section 6.3b Tenant Relocation Plan</p>
Housing Policy and Projects - 56	Provide a notarized declaration, prior to issuance of a development permit which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes information on posting of notice regarding the intent to redevelop as per Section 6.1(c); and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.	This will be provided prior to issuance of the Development Permit	
Housing Policy and Projects - 57	Provide a final Tenant Relocation Report to be submitted prior to issuance of the occupancy permit which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent, any other compensation); and includes a summary of all communication provided to the tenants.	This will be provided prior to issuance of the Occupancy Permit	

- APPENDIX B - CONDITIONS OF BY-LAW ENACTMENT WILL BE ADDRESSED SEPARATELY