

# 4.0 Response to Conditions of Approval



# 4.1 Response to Conditions of Approval

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| <b>DESIGN DEVELOPMENT</b> |  |  |   |
| 1.                        | Confirmation that the building design creates no additional impact to nearby private views, nor any significant increase in shadowing as compared to the rezoning application. | <p><b>Impact on Private Views</b><br/>Analyses of the proposed building's impact on the private views of the neighbouring towers reveal an incremental improvement to the rezoning application.</p> <p><b>Shadowing</b><br/>The proposed application does not result in a significant increase in shadowing to the neighbourhood compared to the previous rezoning application. Similar to the rezoning application, at Summer Solstice (June 21), the proposal contributes a marginal amount of additional shadowing to the Village Area along Denman St. By 10:15AM, there is no shadowing on Morton Park, with diminishing shadowing of the Village Area as the morning progresses.</p>   | <p>Supporting Analysis 4.2 Private View Analysis<br/>Appendix 6.3 Survey</p> <p>Supporting Analysis 4.3 Shadow Analysis</p> |
| 2.                        | Design development to mitigate privacy and overlook toward existing residents.   | <p>The privacy and overlook impact were analyzed as follows:</p> <p><b>North (Front) Elevation</b><br/>Privacy and overlook is not deemed to be an issue on the north elevation where there is a distance of over 33m from the proposed building to its north neighbour. In addition, mature street trees on both boulevards contribute to maintaining privacy between the facing buildings.</p> <p><b>West (Side) Elevation</b><br/>The proposed application will provide a significant improvement to the privacy and overlook issues of the hotel building on the west, compared to the current rental building which is less than 5m away. The proposed tower will have a separation of almost 19m. In addition, the one storey Amenity Building will have a predominantly opaque wall due to code requirements for spatial separation. The landscape design also provides a wall of bamboo along the western property line.</p> <p><b>South (Rear) Elevation</b><br/>Because the rear faces the back side of a commercial building, privacy and overlook is a non-issue.</p> <p><b>East (Side) Elevation</b><br/>The privacy and overlook issues on the east are insignificant to the neighbouring 3 storey residential building. Compared to the existing rental house situated 2.3m away, the proposed application is located about 5.9m away, with a 0.9m deep slab projection at every floor to mitigate diagonal views. At the ground level, the landscape design provides a continuous screen of magnolia trees and yew hedges along the property line.</p> | Supporting Analysis 4.4 Privacy and Overlook Study  |

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| 3.   | Reduction in the scale of the rooftop elements beyond those required to access the green roof.                                   | <p>Since the rezoning application, the rooftop elements in the proposed application are reduced as follows:</p> <ul style="list-style-type: none"> <li>• Elimination of enclosed mechanical equipment</li> <li>• Extensive concrete canopy is deleted, and replaced with a glass canopy over the south exterior door.</li> <li>• Enclosed area is reduced by 5%, and limited to provisions stated in the Conditions of Approval and Section 10.11 of the Zoning and Development By-law.</li> </ul>   | Supporting Analysis 4.5 Rooftop Comparison  |
| 4.   | Design development to ensure a gradual change of grade along Pendrell St.  | <p>A gradual change of grade along Pendrell St is provided as follows:</p> <ul style="list-style-type: none"> <li>• The parkade levels and ramping is revised to lower the overall ground level by 200mm to improve the height transition from the sidewalk to the ground podium level.</li> <li>• The entry stair was shifted east up the slope to also decrease the height transition from the sidewalk to the ground podium level.</li> <li>• The change in grade is mediated by series of terraced low walls that is softened by a cascading landscape mound with feature tree. Planting will screen and grow over hardscape features.</li> <li>• East of the entry stairs, the raised planters are eliminated. The walkway returns to grade, and is set within mounded shrub and groundcover planting.</li> </ul> | <p>Arch Dwg A1.04 Ground Floor Plan<br/>Arch Dwg A2.03 Section B-B</p> <p>Landscape Dwg L1.00 Landscape Concept Plan<br/>Landscape Dwg L1.10 Layout and Materials Plan<br/>Landscape Dwg L1.02 Landscape Concept Perspectives<br/>Landscape Dwg Section C/L2.02<br/>Landscape Dwg Section A/L2.01</p> |
| 5.   | Design development to the architecture and landscaping along the lane to provide a greener and more pedestrian scaled interface. | <p>To provide a greener and more pedestrian scaled interface along the lane segments of the continuous raised planter were lowered. Ground planting was introduced to achieve a cascading spread of plant material down the wall.</p>  | <p>Supporting Analysis 4.6 Lane Treatment</p> <p>Arch Dwg A1.04 Ground Floor Plan<br/>Arch Dwg A3.03 South Elevation</p> <p>Landscape Dwg L1.00 Landscape Concept Plan<br/>Landscape Dwg Section E/L2.02</p>  |
| 6.   | Design development to ensure compatibility of finish grades and minimize vertical structures between adjacent properties.        | <p>To ensure compatibility of the finish grades and minimize vertical structures, the treatment along the adjacent neighbours are as follows:</p> <p><b>West Side</b><br/>The vertical wall along the west property line was lowered to provide the minimum guardrail height only where required.</p> <p><b>East Side</b><br/>Because the ground elevation of the proposed application and the east neighbour is fairly level, a vertical wall was not required, except towards the back lane where a glass guardrail is provided due to the change of grade. A yew hedge will screen the property along the east side.</p>  | <p>Arch Dwg A1.04 Ground Floor Plan<br/>Arch Dwg A2.01 Section A-A</p> <p>Landscape Dwg L1.00 Landscape Concept Plan</p>  |

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| 7.   | Design development to meet public realm plan for the West End including lane, side yard and front yard treatments. | <p>The design development meets or exceeds the public realm plan for the West End with these features:</p> <p><b>Height</b><br/>At a height of 58m, the proposed application is located to contribute to the skyline and maintain view corridors between existing buildings as much as possible. It is separated from its closest +33.6m high neighbour, the Sundowner, by over 33m. This is well beyond the minimum distance of 24m stated in the By-Law for spatial separation.</p> <p><b>Front Yard</b><br/>The front yard provides a public space with many points of interest. On the west end, the Public Art screen is located prominently with an open area with easily accessible benches for the public along the sidewalk. At the east end, visitor bike racks and a public drinking fountain are provided. Soft and hard landscape contribute to a gradual physical and visual transition from the sidewalk to the front entry. Additionally, the building is sited beyond the required front setback to allow for landscaped privacy for the ground floor patios.</p> <p><b>Side Yards</b><br/>Compared to the current buildings on the site, the proposed application is set back even further from their side neighbours, thereby improving daylight and privacy in some areas. Vertical separation is provided by soft landscaping, such as a bamboo wall or yew hedges.</p> <p><b>Rear Yard</b><br/>The view of lane-facing units will be mitigated by a landscaped patio and terrace. To improve the public experience of the laneway, segments of the vertical wall have been lowered to allow for planting to spillover at a pedestrian scale.</p> <p><b>Site Coverage</b><br/>The proposed Site Coverage is 40%, which is well below the permitted 50% for the West End.</p> <p><b>Off-Street Parking &amp; Loading</b><br/>To avoid adding more demand on neighbourhood street parking, all of the parking &amp; loading has been located below grade. The parking entry has been located off the lane, which is easily accessible by the main roads, Denman and Davie.</p> <p><b>Roofs</b><br/>The roof element has been minimized and sculpted to provide a simple and attractive roofline. Architectural louvres will screen mechanical equipment. The exterior materials of architectural concrete and prefinished metal will be detailed and specified to a high quality. The roof is characterized by landscape features, such as urban agriculture planters and an extensive green roof.</p> <p>(Continued to next page.)</p> | <p>Arch Dwg A1.00 Context Plan</p> <p>Arch Dwg A1.01 Ground Floor Plan<br/>Landscape Dwg L1.00 Landscape Concept Plan</p> <p>Arch Dwg A1.01 - A1.04 Parking Plans</p> <p>Arch Dwg A1.10 Roof Terrace Plan</p> |

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|      | (Continued from previous page.)   | <p><b>Entrances</b><br/>A double height and transparent lobby prominently marks the entrance to the building. The entry door is inset to provide weather protection.</p> <p><b>Balconies</b><br/>For private open space, balconies are provided that are a minimum 1.5m deep. To create a cohesive image, these balconies are integrated into the overall design of the buildings as a continuation of the slab edge, or a feature in the patterned facade.</p> <p><b>Open Space</b><br/>In order to maximize open space, the proposed building is sited to the east of the site providing a central space for a Japanese garden with featured planting. A visual sightline from the sidewalk to the landscaped knoll at the rear provides a visual extension of the public realm into the semi-private open space of the ground level landscape.</p> <p><b>Indoor Amenities</b><br/>Indoor amenity rooms and an outdoor amenity patio are provided at the ground level with a kitchenette and an accessible washroom.</p> <p><b>Landscaping</b><br/>The landscaping design provides public, semi-private and private open spaces. At the front yard, there is a generous space for benches, public art and water fountain. Around the Amenity Building, the rock garden and knoll provide places of interest and play. At the roof terrace, urban agriculture planters and an extensive green roof are provided for the tenants enjoyment.</p> | <p>Arch Dwg A3.01 North Elevation</p> <p>Arch Dwg A1.05 to A1.09 Plans</p> <p>Landscape Dwg L1.00 Landscape Concept Plan<br/>Landscape Dwg L1.11 Roof Layout and Materials Plan</p> <p>Arch Dwg A1.04 Ground Floor Plan</p> <p>Landscape Dwg L1.00 Landscape Concept Plan<br/>Landscape Dwg L1.11 Roof Layout and Materials Plan</p> |
| 8.   | Provision of high quality and durable exterior finishes                           | <p>The exterior finishes are intended to be of high quality and durable, and would include:</p> <ul style="list-style-type: none"> <li>• Prefinished aluminum window system</li> <li>• Architectural concrete</li> <li>• Natural stone pavers</li> <li>• Prefinished aluminum and glass guardrails</li> <li>• Painted steel</li> </ul>  | <p>Arch Dwg A3.0's Elevation Drawings<br/>Arch Dwg A4.0's Renders</p>  |
| 9.   | Consideration to providing benches along the Pendrell Street side for public use. | <p>Landscape benches are provided along Pendrell Street in front of the Public Art screen for public use.</p>   | <p>Arch Dwg A1.04 Ground Floor Plan<br/>Landscape Dwg L1.00 Landscape Concept Plan<br/>Landscape Dwg 1/L2.3 Concrete Bench with Wood Top</p>   |

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| <b>CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)</b> |   |   |   |
| 10.  | Design development to respond to CPTED principles.  | <p>The proposed application intends to respond to CPTED principles as follows:</p> <p><b>Theft in the underground parking</b><br/>The underground parking will be secured with two entry gates, and also from the ground level by card access entry for the tenants only.</p> <p><b>Residential break and enter</b><br/>The building and elevators can only be accessed by the residents. On-site cameras at key locations will monitor the site.</p> <p><b>Mail theft</b><br/>Residential mail is located in the mail room that is accessed through the secured Entry Vestibule with visible sightlines.</p> <p><b>Mischief in alcove and vandalism</b><br/>The building design avoids unsecured alcoves. Most of the exterior walls that are susceptible to vandalism will have spill over landscaping or mechanical louvres. Any exposed concrete surfaces will be treated with anti-graffiti coating.</p>   | Arch Dwg A1.04 Ground Floor Plan  |
| <b>SUSTAINABILITY</b>  |   |   |   |
| 11.  | Provision of a Recycling & Reuse Plan for Green Demolition/Deconstruction.  | A Recycling & Reuse Plan for Green Demolition/Deconstruction has been provided by the Owner.  | Appendix 6.1 Recycling & Reuse Plan   |
| 12.  | Identification on the plans and elevations of the built elements contributing to the building's sustainability performance as shown at the rezoning stage, including at a minimum 63 points in the LEED rating system, six optimize energy performance points, one water efficiency point, and one storm water point. | <p>The sustainable performance features have been indicated on all of the architectural drawings. In addition, a LEED checklist and a detailed written description has been provided by the sustainability consultant, Kane Consulting, showing how the project will achieve the minimum 63 points (including 6 optimize energy performance points, one water efficiency point, and one storm water point.)</p> <p><b>EA Credit 1 - Optimize Energy Performance</b><br/>Per mechanical consultant, the project will meet or exceed the minimum 6 energy points or 22% energy cost reduction by incorporating overall building envelope with better thermal conductivity than ASHRAE 90.1-2007 baseline. Also, mechanical and electrical system will exceed ASHRAE 90.1 baseline.</p> <p><b>EA Credit 3 - Water Use Reduction</b><br/>The project will meet and /or exceed the minimum on water efficiency points or 30% reduction in the water usage through the use of low flow plumbing fixtures.</p> | <p>All Architectural Drawings<br/>Appendix 6.2 Sustainable Performance Features<br/>Appendix 6.9 Mechanical Consultant's Response</p> |

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| <b>LANDSCAPE DESIGN</b> |  |   |   |
| 13.                     | Design development to the public realm interface to create a smoother transition to grade through the use of terrace planting with residential-quality greenery.             | Design development has incorporated and softened the appearance of retaining walls from all street and laneway frontages. See also responses in Items 4 and 5 above.  | Landscape Dwg L1.00 Landscape Concept Plan<br>Landscape Dwg L1.10 Layout and Materials Plan<br>Landscape Dwg L1.02 Landscape Concept Perspectives<br>Landscape Dwg Section C/L2.02<br>Landscape Dwg Section A/L2.01 |
| 14.                     | Design development to the at-grade courtyard to provide more greenery and amenities to encourage active social interaction for residents.                                    | Select areas of shrub and groundcover planting have been introduced within the gravel field. Garden bed planting to Pendrell St (with feature plum tree) has been expanded. The garden bed design now encroaches up over the granular field and softens the main entry paving. A timber patio is provided between the Amenity Rooms to allow for outdoor activity, such as yoga or picnics for the tenants.   | Landscape Dwg L1.00 Landscape Concept Plan  |
| 15.                     | Maximization of plant growing medium volumes for trees and shrubs within landscaped planters on structures on private property, to ensure long term health of plant species. | The structural slab has been designed to optimize soil volumes. Flat slabs are maximized to consolidate planting areas to improve mass growing conditions and moisture retention. Proposed trees shown on the ground floor are planted in 3 ft growing medium, as called for in the latest BC Landscape Standard.   | Supporting Analysis 4.7 Lane Treatment<br>Landscape Dwgs 2.0's Sections & Details   |
| 16.                     | Provision of adequate sunlit areas for Urban Agriculture.  | Urban Agriculture activities are located at the Rooftop Terrace for full exposure to sunlight. Universal access is provided to this area. Gardeners will be provided raised planters, tool storage, composting bins, a potting bench/harvest table and a hose bibb.   | Landscape Dwg L1.11 Roof Layout and Materials Plan  |
| 17.                     | Provision of a Rainwater Management Plan that utilizes sustainable strategies.   | A rainwater management strategy for the site will include: <ul style="list-style-type: none"> <li>• High efficiency irrigation system for all planting areas including moisture sensors, high-efficiency spray heads, and drip irrigation for low profile and linear planting.</li> <li>• Minimum 450mm planting medium profiles for intensive landscape with moisture retention layer to absorb and hold moisture in the soil profile.</li> <li>• Intensive green roof planting at the tower roof level with moisture retention layer to absorb and hold moisture in the soil profile.</li> <li>• Minimum of 50mm of composted mulch for all planting areas to reduce evapo-transpiration and retain moisture.</li> <li>• Use of drought tolerant planting for approximately 50% of all planting areas, refer to planting schedule.</li> </ul> | All Landscape Drawings  |

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| 18.                | Design development to incorporate the principles of the draft City of Vancouver Bird-Friendly Design Guidelines.   | <p>The project complies to the Guidelines as follows:</p> <p><b>Landscape Design</b><br/>A variety of possible habitat which caters to bird use will be established on site with the green space. Different levels of canopy and understorey planting are available for bird foraging within the proposed trees, shrubs and groundcovers.</p> <p><b>Building Design</b><br/>To prevent building collision, the following architectural features are employed:</p> <ol style="list-style-type: none"> <li>1) An exterior wood screen extending the full height of the building at one of the north facades.</li> <li>2) No floor to ceiling clear glazing.</li> <li>3) Slab projection on eastern half of building to provide shadows over glazed surfaces.</li> <li>4) Steel frame on the western half of building to provide shadows over glazed surfaces.</li> <li>5) No interior landscaping.</li> <li>6) All open pipes to be capped or screened to prevent entrapping birds.</li> </ol> |   |
| 19.                | Provision of a legal survey confirming the location of existing and offsite trees.   | A legal survey has been provided confirming the location of existing and offsite trees.  | Appendix 6.3 Legal Survey   |
| 20.                | Provision of an ISA Certified Arborist report for all existing site trees and adjacent trees on neighbouring sites, as noted in the legal survey.                              | An Arborist report has been provided for the application. The report has noted that (3) street trees are to be retained and protected during construction. There is (1) tree just outside the west property line which will be removed. The Owner will confirm with the City that an agreement has been arranged with the adjacent neighbour.  | Appendix 6.6 ISA Certified Arborist Report  |
| <b>ENGINEERING</b> |  |  |   |
| 21.                | Provision of a fully labeled Landscape Plan, Sections and Details at the Complete Development permit submission stage.   | Landscape Plan, Sections and Details have been submitted with this application.  | All Landscape Drawings  |
| 22.                | Provision of an added vertical clearance within the parking ramp and truck maneuvering aisle to ensure the required unobstructed 3.81m (12'-6") overhead clearance is ensured. | A minimum 4.0m vertical clearance is provided on the parking ramp and the truck maneuvering aisle. The clearance has been reviewed by the traffic consultant, and confirmed in their report.   | Architectural Dwg A2.01 Section A-A<br>Architectural Dwg 1/A2.03 Section C-C<br>Appendix 6.7 Traffic Report |



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| 23.  | Modify access to the bicycle parking to provide automatic door openers on the doors providing access to all bicycle room(s) and doors within the access corridor(s).   | Automatic door openers will be specified on all doors to bicycle rooms and their access corridors.  |  |
| 24.  | Provision of shared vehicle parking spaces with a 2.9 (9.5 ft) parking stall width.  | Two shared vehicle spaces that are 2.9m wide are provided on the P1 Parking level. The provision of these spaces have been confirmed by the traffic consultant in their report.   | Architectural Dwg A1.03 P1 Parking Appendix 6.7 Traffic Report |
| 25.  | Modification to the parking ramp design as follows:<br>(i) Improved two-way traffic flow at the bottom of the main ramp.<br>(ii) Provide measures to address conflicts between vehicles on the ramp.<br>(iii) Improve visibility for two-way vehicle movement at turns.                    | The parking ramp design has been reviewed by the traffic consultant and deemed acceptable. The concrete wall along the easterly edge of the parking entrance ramp to the P1 drive aisle has been pushed back to improve two-way traffic and visibility. The P1 drive aisle which was previously 6.1m wide is now 6.6m wide. For additional visibility assistance to motorists, the plans now reflect the provision of a parabolic mirror at the bottom of the ramp. This modification is expected to considerably improve:<br>1) Truck maneuverability<br>2) Passenger car maneuverability<br>3) P1 drive aisle visibility to/from the parking entrance ramp. | Architectural Dwg A1.03 P1 Parking Appendix 6.7 Traffic Report |
| 26.  | Clarify the large truck including its maximum dimensions that the internal loading space is designed to accommodate and ensure that this size of vehicle is able to make the turn from the parking ramp to the maneuvering aisle and back into and exit out of the proposed loading space. | The largest truck allowed in the loading area has been confirmed by the traffic consultant as 8.5m long. Diagrams of their inbound and outbound maneuverability paths have been provided in the attached Traffic Report.  | Architectural Dwg A1.03 P1 Parking Appendix 6.7 Traffic Report |
| 27.  | Provision of signage at the parking entrance, to the satisfaction of the General Manager of Engineering Services (GMES), to identify the maximum size (length and height) of truck that can maneuver and be accommodated within the underground loading space.                             | The project will provide a sign at the parkade entrance that shall limit trucks to a maximum length of 8.5m and a maximum height of 3.8m. Additional signage will be provided prior to P2 ramp down to limit vehicles accessing P2 and P3 to a maximum height of 2.3m, per Parking Bylaw 4.8.5.   | Appendix 6.7 Traffic Report                                    |

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| 28.                         | Clarification of the need for PMT and/or Vista switch to serve the site. If it is required, please provide for it on site and clearly indicate its proposed location on site plans.   | The electrical consultant has confirmed with BC Hydro that a Vista switch is required on site, and confirmed the location to be on the Parking P2 level per their discussions. The location of the Vista Switch Room is indicated in the Architectural Drawings.   | Appendix 6.8 Electrical Consultant's Response Architectural DWG A1.02 P2 Parking  |
| 29.                         | Submission of a separate application to the GMES describing public realm improvements to the threshold space to lane immediately adjacent to the rear property line.  | Greening of the laneway is contained within the site boundary and has been achieved through the use of low groundcover species which will ultimately creep and cascade from the planting zones. Since the proposed gardenbed planting is contained on site (along the laneway frontage), the landscape consultant does not anticipate a separate application being required. | Supporting Analysis 4.6 Lane Treatment Landscape Dwg L1.10 Landscape Concept Plan |
| 30.                         | The proposed development's sanitary and storm servicing should be connected to the existing sanitary and storm sewers in the lane north of Davie St.  | The mechanical consultant has confirmed that sanitary and storm servicing will be connected to the existing sanitary and storm sewers in the lane north of Davie St.   | Appendix 6.9 Mechanical Consultant's Response                                     |
| <b>NEIGHBOURHOOD ENERGY</b> |   |  |   |
| 31.                         | The proposed plan for site heating and cooling, developed in consultation with the City and the City-designated Neighbourhood Energy Systems (NES) Utility Provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the GMES.  | Plans and specifications in regards to the Neighbourhood Energy Systems (NES) are to be provided by Creative Energy. The Mechanical Consultant shall design the building and domestic hot water heating for connection to the NES heating plant.<br><br>There is no allowance for design of a cooling plant as per conversation with the client and Creative Energy.         | Appendix 6.9 Mechanical Consultant's Response                                     |
| 32.                         | 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 the Neighbourhood Energy compatibility must be to the satisfaction of the GMES. | Building heating and domestic hot water systems shall be designed to connect to the NES heating plant.   | Appendix 6.9 Mechanical Consultant's Response                                     |

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| 33.                                | Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment, unless otherwise approved by the GMES.  | Building scale space, ventilation and corridor pressurization system heating shall be design to connect to the NES heating plant.   | Appendix 6.9 Mechanical Consultant's Response |
| 34.                                | Detailed design of the HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the GMES.   | The Mechanical Consultant shall provide detailed design to the satisfaction of the GMES.  | Appendix 6.9 Mechanical Consultant's Response |
| <b>HOUSING POLICY AND PROJECTS</b> |   |   |   |
| 35.                                | That the proposed unit mix of 28% Studio, 29% one-bedroom, 29% two-bedroom and 14% three-bedroom be included in the Development Permit drawings.<br><br>Note to Applicant: This unit mix reflects the proposed increase in square footage per floor to increase the amount of family units within the proposal. Any changes in the unit mix from the proposed rezoning application shall be to the satisfaction of the Chief Housing Officer. | The proposed unit mix of 26% Studio, 27% one-bedroom, 33% two-bedroom and 14% three-bedroom has been approved by the Chief Housing Officer. The unit mix increases the amount of family units from 43% in the rezoning application to 47% in this proposed application.   |   |
| 36.                                | The building is to comply with the High Density Housing for Families with Children Guidelines, and include a common amenity room with kitchenette (and an accessible washroom adjacent to this amenity room.)   | The building includes two common amenity rooms, one adjacent to the fitness area in the Amenity Building, and one within the tower. The one in the Amenity Building has an accessible washroom. The project also complies with the Guidelines in the following manner:<br><br><b>Site Selection</b><br>The project is located at a convenient location near essential community and recreational amenities, such as the Lord Roberts YMCA Kids Club, King George Secondary School, Lord Robert Annex, and the West End Community Centre.<br><br>(Continued to next page.) |   |

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|      |  | <p>(Continued from previous page.)</p> <p><b>Number of Family Units</b><br/>The project exceeds the number of family units submitted in the rezoning application from 77 to 82.</p> <p><b>Hierarchy of Spaces</b><br/>The project provides private, semi-private and semi-public spaces through the development that are appropriately secured. The semi-private Urban Agriculture space on the roof terrace will encourage tenants to develop a sense of ownership and shared responsibility with neighbours.</p> <p><b>Pedestrian Circulation Routes</b><br/>Interior and external circulation routes are designed to enhance interest and security. The ground level landscape and lobby entrance have been expanded to provide sightlines and casual surveillance. The corridors are typically wider than required by code.</p> <p><b>Private Open Space</b><br/>Each family unit has access to at least one or more balcony for private open space.</p> <p><b>Storage</b><br/>Each family unit is provided with above or below grade secured storage.</p> |  |
| 37.  | A common outdoor amenity area is provided which includes an area suitable for a range of children's play activity.   | A common outdoor amenity area is provided outside of the Amenity Building and is situated west of the tower for convenient overlook by the majority of 2 and 3 bedroom family units. It includes a patio for outdoor eating or exercise, and an adjacent knoll to encourage natural play. Beneath a specimen Ginkgo tree, a single bench provides seating to facilitate supervision and socialization.   | Landscape Dwg L1.10 Landscape Concept Plan |
| 38.  | Provision of a Final Tenant Relocation Plan to the satisfaction of the Chief Housing Officer.  | The final Tenant Relocation Plan has been submitted to the City of Vancouver to Mr Dwayne Drobot of Housing Policy and Projects, via email on 2 October 2015.  | Appendix 6.10 Tenant Relocation Plan       |
| 39.  | Provision of a notarized declaration which demonstrates that each tenant has been given written notice of the intent to redevelop the property, that indicates the number of units o | All tenants have been provided formal notice of the Owner's intent to develop on January 2015. Receipt of acknowledgement is on file. In addition, a tenant information session was scheduled on 16 April 2015. A notarized declaration will be provided to Mr Dwayne Drobot.  |  |

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| 40.  | Provision of a final Tenant Relocation Report which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant; and includes a summary of all communication provided to the tenants. | A final Tenant Relocation Report will be provided to Mr. Dwayne Drobot once all tenants have been relocated. |           |