
379 EAST BROADWAY (COMPLETE APPLICATION)
DE419668 - C-3A

TP/JMB/AEM/JRB/LM

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
C. Joseph, Engineering Services
D. Naundorf, Housing Policy and Projects
M. Roddis, Board of Parks and Recreation

Also Present:

T. Potter, Planning & Development Services
J. Bosnjak, Development Services
J. Borsa, Development Services

APPLICANT:

Dimitar Bojadziev
Ankenman Marchand Architects
1645 West 5th Avenue
Vancouver, BC
V6J 1N5

PROPERTY OWNER:

Ed Kolic
TH-J 1111 Marinaside Crescent
Vancouver, BC
V6Z 2Y3

EXECUTIVE SUMMARY

- **Proposal:** To develop a six storey mixed-use building with retail at grade and five levels of residential (29 dwelling units) all over two levels of underground parking accessed from the lane. An increase in the Floor Space Ratio (FSR) from 1.0 to 3.0 is sought, and a further 10 % Heritage Density Transfer (2,603 sq. ft.) from a donor site at 12 Water Street.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations

Appendix D Applicant's Design Rationale

● **Issues:**

1. Public Realm Improvements;
2. Building Massing;
3. Lack of Project Amenity spaces; and
4. Building Expression.

- **Urban Design Panel: SUPPORT (5-4)**
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE419668 submitted, the plans and information forming a part thereof, thereby permitting the development of a six storey mixed-use building with retail at grade and five levels of residential above containing 29 dwelling units all over two levels of underground parking accessed from the lane, including a 10 % Heritage Density Transfer (2,603 sq. ft.) from a donor site at 12 Water Street, subject to the following conditions:

1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

1.1 design development to include the following improvements to the public realm as follows:

- i. provide benches or similar enhancements to support gathering, and place making in the boulevard space to the satisfaction of the Director of Planning and the General Manager of Engineering Services;
- ii. design development to provide further detail to confirm the method of installing the granite slab pathway substantiating that its installation is supported by an arborist report to ensure the ongoing health and protection of street trees;
- iii. design development to incorporate enhanced sidewalk treatments, including and not limited to sand blasted art work and paving materials listed in Section 4.4.2 of the Mount Pleasant Public Realm Plan.
- iv. provision of curb bulge(s) at Broadway and Prince Edward to increase the boulevard space and improve the pedestrian realm, to the satisfaction of the General Manager of Engineering Services. See Standard Condition A.2.1;
- v. resurfacing of the lane north of the development site from Prince Edward to Brunswick per the Mount Pleasant Public Realm Plan to the satisfaction of the Director of Planning and the General Manager of Engineering Services. See Standard Condition A.2.1;

Note to Applicant: Provide a life cycle cost analysis for City of Vancouver standard materials versus Mount Pleasant materials.

Note to Applicant: The above requirements are related to the additional conditional height and density the project is seeking and the expectation in the District Schedule to provide enhanced public realm to meet pedestrian needs.

1.2 design development to revise and improve the building massing as follows:

- i. reduce the building depth by providing a minimum 7'-8" setback from the property on the levels 3 and 4 balconies while providing a commensurate increase in the building setback from the property line of levels 1 and 2. Maintain the shoulder setback between levels 4 and 5 and the rear yard setbacks.
- ii. design development to delete the series of private roof access "dog-houses" currently proposed on level 6;

- iii. design development to simplify the design and composition of the north elevation; and
- iv. substantially reduce the parapet height of the ground floor storey at the lane;

Note to Applicant: The above refinements will improve the scale, coherence, and urban design performance of the building massing.

1.3 design development to provide indoor and outdoor amenity spaces for the project as follows:

- i. dedicate all roof top area to common use with an outside amenity space including urban agriculture, space for children to play, and outside gathering space;
- ii. provide an amenity room of up to 500 sq. ft. including an accessible washroom and a kitchenette. The of the amenity room height must conform to the recommended 70 ft. guideline height; and
- iii. design development to the rooftop to provide edible landscaping and/or opportunities for urban agriculture including the necessary infrastructure to support urban agricultural activity such as accessible garden plots, compost bins, tool storage chest/potting bench and hose bib(s);

Note to Applicant: Provision of a common roof access will improve the general amenity for the residents.

1.4 design development to maintain the use of high quality materials and simplify or reduce the amount of materials specified.

Note to Applicant: design material transitions carefully to reflect and relate to changes in the building massing.

2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.

3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• **Technical Analysis:**

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size			99.00 ft. x 88.09 ft.
Site Area			8,677 sq. ft.
Floor Area ¹	Outright: 8,677 sq.ft. Conditional: 26,031 sq.ft. 10% H.D.T.: 28,634 sq.ft.		Commercial 4,465 sq.ft. Residential 25,770 sq.ft. Total 30,235 sq.ft.
FSR ¹	Outright: 1.0 Conditional: 3.0 10% H.D.T.: 3.3		Commercial 0.51 Residential 2.97 Total 3.48
Balconies	2,291 sq.ft.		Open 1,252 sq.ft.
Amenity	5,727 sq.ft.		0 sq.ft.
Height ²	Outright: 30.18 ft. Conditional: Discretionary to D.P.B.		Top of Parapet 59.89 ft. Top of Guard 62.20 ft. Top of Roof Pavilion 71.07 ft.
Rear Yard		14.76 ft. (Res. Portion)	15.00 ft.
Parking ³	Commercial 10 Small Car 8 (25% max.)	Commercial 4 Residential 25 Disability (Res.) 2 Total 30	Commercial Total: 5 (4 Stand/1 SC) Residential: Standard 17 Small Car 12 Disability 2 Residential Total 31 Total (Res+Comm) 36 Spaces
Bicycle Parking		Class A Class B Retail 1 0 Residential 36 6 Total 37 6	Class A Class B Retail 1 0 Residential 36 6 Total 37 6
Loading		Class B Retail 1	Class B Retail 1
Uses ⁴			- Dwelling Units in Conjunction - Retail Store
Unit Type			One-bedroom 16 Two-bedroom 13 Total 29

¹ **Note on Floor Area/FSR:** As per Section 4.7.1 Floor Space Ratio of the C-3A District Schedule, the Development Permit Board may permit an increase to the maximum floor space ratio to any figure up to and including 3.00. Under Section 4.7.5 an additional 10 percent heritage density transfer [noted as H.D.T. in Technical Table above - maximum 3.3 FSR or 28,634 sq. ft.] may be considered by the Development Permit Board. Standard Condition A.1.2 seeks compliance (a reduction of 1,601 sq. ft.) with Section 4.7 Floor Space Ratio of the C-3A District Schedule of the Zoning and Development Bylaw.

² **Note on Height:** The Development Permit Board may permit an increase in the maximum height of a building with respect to any development as per Section 4.3.2 of the C-3A District Schedule. The Top of the roof pavilion(s) is considered to be the overall height of the building. See Recommend Condition 1.3.

³ **Note on Parking:** Standard Condition A.1.3 seeks compliance with Section 4.1.8 Small Car Spaces of the Parking Bylaw.

⁴ **Note on Uses:** Standard Condition A.1.4 seeks confirmation of Uses with Section 2.2/3.2 of the C-3A District Schedule of the Zoning and Development Bylaw.

**Guideline Analysis - Central Broadway C-3A Urban Design Guidelines
(Main/Kingsway Sub-area)**

SECTION	RECOMMENDED	PROPOSED
3.2 Street Wall Height	New development should be built to a height that matches existing significant older buildings to 6 storeys and 70 ft. (21.4 m).	Proposed height of 71.07 ft. (21.7 m) will be reduced to meet the C-3A Main Street Area guideline height of 70 ft. (21.4 m).

• **Legal Description**

Lot: Parcel A
 Block: 55
 District Lot: 200A
 Plan: 197

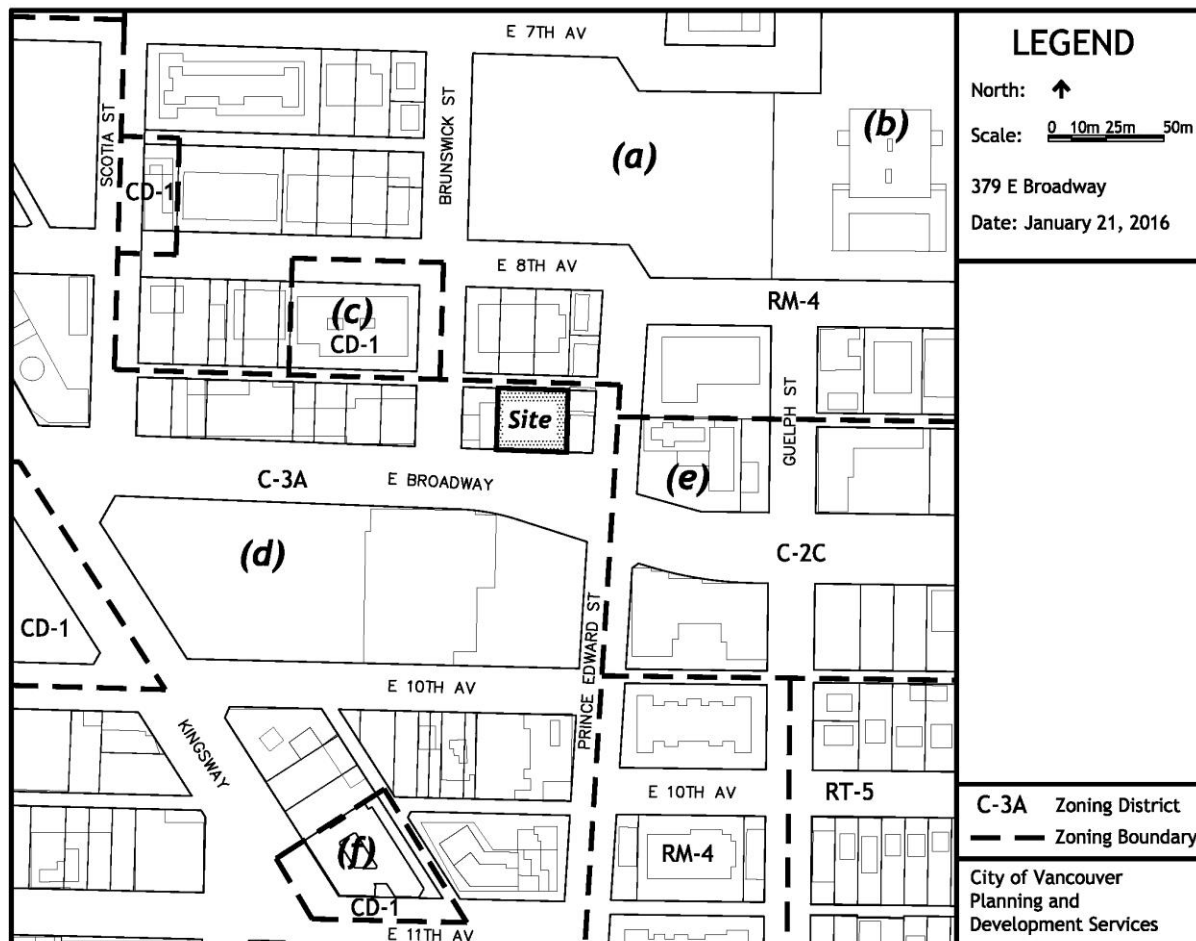
• **History of Application:**

2015 10 15 Complete DE submitted
 2016 01 13 Urban Design Panel
 2016 01 27 Development Permit Staff Committee

• **Site:** The site is located between two existing buildings on the north side of East Broadway between Brunswick Street and Prince Edward Street.

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

- (a) Guelph Park
- (b) Mount Pleasant Elementary, 2300 Guelph Street - two-story school
- (c) First United Church Social Housing, 2425 Brunswick Street - three-storey residential building
- (d) Kingsgate Mall, 370 E Broadway - two-storey commercial building
- (e) St. Michael's Anglican Church, 409 E Broadway - two-storey church
- (f) The Duke, 333 E 11th Avenue - approved 14-storey residential building (Rental 100)



- **Background:**

The C-3A District Schedule and guidelines apply to the site in addition to the Mount Pleasant Plan Community Plan Implementation. The consideration of additional height is subject to neighbourhood feedback in addition to the project exhibiting design excellence, and demonstrating compatibility with the neighbouring context.

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

- *C-3A District Schedule*
- *Main Street C-3A Guidelines*
- *Mount Pleasant Community Plan Implementation (October 2013)*
- *Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway*
- *High-Density Housing for Families with Children Guidelines (1992)*

1. C-3A District Schedule:

Use: Retail is an outright approval use and residential use is a conditional approval use in the C-3A District.

Density and Height: The outright density permitted is 1.0 FSR with a maximum conditional density of 3.0 FSR in accordance with Section 4.7 of the C-3A District Schedule. A transfer of heritage density up to an additional 10 % of the maximum allowable density may be considered under Section 4.7.5 of the C-3A District Schedule.

The outright height is 9.2 m (30.2 ft.). The height can be increased to a maximum which is unspecified in the District Schedule through Section 4.3 of the Zoning and Development By-law. Increases to a density and height may be permitted provided the Development Permit Board first considers:

- the overall resolution of the building and its effects on the surrounding areas, including existing views:
- the amount of open space which includes the design and amenity provided by the proposal:
- traffic, pedestrian amenity and livability of any dwelling uses: and
- submissions of any advisory group, property owner or tenant.

2. Main Street C-3A Guidelines:

In summary, the intent of the Guidelines as they relate to this development are:

- to provide for high density development within a mid-rise building form:
- to assist in the creation of an attractive, cohesive, and residential neighbourhood with commercial uses at grade:
- to ensure a high standard of livability: and
- to provide high quality public realm with good sun access.

3. Mount Pleasant Community Plan & Mount Pleasant Implementation Plan:

- retain density and height limits as defined in the existing C-3A policy;
- retail uses that are local in scale and neighbourhood focused;
- increase bike access; and
- enhanced, high quality public realm including improved sidewalk treatments, and enhancements to boulevard parks.

4. High Density Housing for Families with Children Guidelines:

- seeks to provide multi-purpose amenity to residents;
- support the livability of projects for young families;
- provide amenity and/or play spaces that are suitable for children;

• Response to Applicable By-laws and Guidelines:

Use: Residential uses with retail at grade are considered optimum for this part of Broadway.

Density: The proposed density increase to 3.0 FSR is generally supportable to achieve the desired urban form if the criteria of C-3A District Schedule and Guidelines are met. With respect to the 10 % heritage density transfer, staff understands that the refinements to the building massing will result in a loss of density. See recommended condition 1.1.

Height, Massing, and Form of Development: The site is not subject to any view cone restriction. The guideline objective in the consideration of additional height is to minimize view impacts to adjacent sites; to provide for pedestrian needs, and to preserve the character and general amenity of the area. The proposed height of 21.6 m (71.07 ft.) exceeds the guideline height for the area and staff seek a reduction of the overall height from 21.6m (71.07 ft.) to 21.3m and (70 ft.). See Recommended Condition 1.2. Staff's support of the proposed conditional height of 70 ft. is based on: improvements to the boulevard park; increased setbacks at the sidewalk; provision of high quality sidewalk materials; and general consistency with the anticipated future context. Staff conclude there is not significant loss of private views or substantial impacts of shadowing to adjacent sites in granting additional height to this project.

Building massing is generally consistent with the setbacks prescribed by the District Schedule. The ground floor has an increased setback at Broadway and a rear yard setback of 2.4 m (8 ft.). The residential levels (2-5) have a rear yard setback of 4.57 m (15 ft.). The roof massing in the proposal consists of a number of penthouse "doghouse" forms that create additional massing and visual clutter to the building. Recommended condition 1.2 seeks refinement to the building massing by calling for the removal of the "doghouse" pop-ups. The Mount Pleasant Community Plan seeks activation of lanes. The proposal has ground floor massing at the lane has an overwhelming scale that does not support a pedestrian friendly environment. Recommended condition 1.2 requires a reduction of the parapet height to improve this concern. This same (north) elevation requires further design development to simply the composition of the building massing to be more in character with the Broadway Street massing. Staff support the use of high quality material for the project, however, the amount of materials, use of colour are inconsistent with the quiet composition of many of the historical buildings in the neighbourhood. Staff seek further design development to simplify the use of material and refinement of the building expression. See Recommended Condition 1.4.

Amenity Spaces and Livability: The proposed building on contains 16 units with two bedrooms (55 % of total units) that may be suitable for families with children. The *High Density Housing for Families with Children Guideline* pertains to the proposal. Further design development is required to add a common, universally accessed multi-purpose amenity room with visual and physical connections to an outdoor amenity space. The amenity room must also be equipped with a storage closet, a kitchenette, and an accessible washroom with baby change table.

The common outdoor amenity space must provide an area suitable for a range of children's play activity that encourages motor skills development, and imaginative play on a soft surface. Natural elements are preferable over synthetic or rubberized surfaces, in part because play equipment is generally not required for the kinds of play areas contemplated by the guidelines, and soft landscape elements enable motor skills developing creative play opportunities in and of themselves. The guidelines call for materials which are interesting and safe. Natural low-maintenance features such as balancing logs and boulders are encouraged as they provide a myriad of creative play opportunities, and can, if not used for play, provide a visually pleasing landscape.

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The *"Urban Agriculture Guidelines for the Private Realm"* encourage edible landscaping and shared gardening opportunities in new developments. Design development is sought to provide garden plots with the necessary infrastructure to support urban agricultural activity such as accessible garden plots, compost bins, tool storage chest/potting bench and hose bib on the commonly accessed rooftop. The amenity room, outside rooftop amenity space an urban agriculture requirements are outlined in Recommended Condition 1.3.

The proposal needs to improve the livability standards for high density living. Many of the units have access to private outdoor space however the second floor units facing Broadway only provide *juliette balconies*. In order to provide satisfactory outside space required for these units, staff are requesting that full balconies be provided for these units. See Standard Condition A.1.1.

Public Realm: The Main Street C-3A Guidelines seek to provide amenity and open space in the public realm to enhance the pedestrian experience. Staff are seeking, through design conditions, enhancements to the sidewalk and boulevard park to support the goals outlined on the C-3A District Schedule and *Section 4.4.3 of the Mount Pleasant Public Realm Plan*. See Recommended Condition 1.1.

• **Conclusion:**

Staff consider this development proposal will be a positive contribution to the urban streetscape emerging along Broadway. The earning of discretionary increases in density and height have been achieved, subject to the conditions outlined in this report which seek to achieve the following:

- improvements to the sidewalk treatments and the boulevard park;
- refinements to the building massing and reduction of its visual scale;
- provision of a common, universally accessed rooftop amenity (inside and outside); and
- maintaining the use of high quality of materials for the project.

Staff recommend support of the proposed application, subject to meeting the conditions of approval outlined within this report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on January 13, 2016, and provided the following comments:

EVALUATION: SUPPORT (5-4)

- **Introduction:** Tim Potter, Development Planner, introduced the project as an infill site between Brunswick Street and Prince Edward Street. The site is zoned C-3A, with RM zoning across the lane, and is approximately 99 ft. wide and 88 ft. deep with a lane at the rear.

The application is for a new mixed-use market development seeking the following:

- a) Conditional Density from 1.0 FSR to 3.0 FSR;
- b) 10% additional heritage density transfer; and
- c) Conditional height from 9.2m to 18m.

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

1. Please comment on the building's relationship to the public realm with respect to the following:
 - a) Setbacks from the property line to sidewalk along Broadway;
 - b) Projecting balconies at levels 3 and 4;
 - c) Roofline expression.
 2. Please comment on the building composition on the north elevation, including the interface and scale of level 1 along the laneway frontage;
 3. Please comment on the success of the overall expression of the building, material palette and their execution;
 4. Please comment on the overall landscape plan and the treatment of the proposed enhancement of the boulevard area;
 5. Are the proposal's overall massing, bulk, density, and overall building design supportable?
- **Applicant's Introductory Comments:** The applicant team mentioned that the streetscape along Broadway is currently quite dismal. There is not a lot of colour. In the future the Kingsgate Mall can go eight to twelve stories, and this development aims to be consistent with that site once it gets developed.

The site is 100 ft. wide which has been broken into two parts with a central spine to break down the main façade and elevation. A battered fully-glazed wall has been introduced in between the two elements, which has elements and sparkle running through it.

City staff had concerns that the original cantilever design at the second storey had some overlook issues, and the structure was pulled in. However, the ideal would be to push out these elements again to add drama to the building.

There is continuous retail along the ground floor.

The parkette which currently exists is heavily used but is full of roots. So, in the applicant's view, the most that can be done in this parkette is to celebrate the bus stop; put in desire lines of travel for the pedestrians; and add ground cover to the area.

In the middle of the project there is a pulled out concrete box with a canopy which announces the project. As an expression from the street this will read mostly as a four-storey building. At the top there is really just storage space and cabanas with outdoor furniture.

The applicant team took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to make the building exemplary;
 - Design development to commit to a sustainability standard;
 - Design development to activate the lane and provide an improved pedestrian scale;
 - Design development to improve the enhanced boulevard and make it a *place* that might engage with the café;
 - Delete the roof "pop-ups" and do something else on the roof of the building;
 - The copper and brick colours are a bit too much; use palette of high quality material that is better suited to the neighbourhood;
 - Create a private amenity space for the building; and
 - Design development to address concerns about privacy between the second level and the sidewalk.
- **Related Commentary:** The panel noted that the project is a very proud and strong building, but is not very special. While the density and height may seem appropriate for the area; the current design is not doing anything exemplary in terms of providing a public benefit to earn the extra height and density. The height of the building at the lane either needs to come down, or the building design needs to be improved to provide a better scale at the lane for pedestrians.

Pertaining to the lane, more work could be done as the doors all seem to be at different heights and could be more organized. Additionally, it needs to have something different than a 'back of house' design as it is not just a garage door and an alley at the back.

The sloping of the roofline seems a bit too abrupt, and the roofline expression is a bit overdone. The lightened metal at the top is also too weak, and a better way to top it is needed.

The building is kind of industrial and everything should reinforce this image. The materials should be durable to last, and simplified. For the colour palette the brick colour creates too much busyness. Replacing it with something grey would bring out the window colours and simplify the overall building expression.

The setbacks along Broadway make sense, but spill the coffee shop into the park more. Maybe with benches or something that is part of the landscape. The pocket park in the front is great. A bit more development is needed for seating and usability rather than travelling through the space. Pay a lot of attention to making the parkette successful and a benefit to the City. Additionally, celebrate the bus stop. Anything you can do to make the bus stop 'more' is good.

While the setbacks are agreeable, the balconies overtop seem a bit confusing. Design development is needed to resolve the balconies and the overhang better as there is currently not a lot of privacy between the second floor and the commercial usage of the street out front. Resolve the first and second level better to integrate them more into the public realm.

There is a lack of amenity, and this should be addressed. Maybe take out one of the private rooftop gardens and have the elevator go up into the space.

In terms of sustainability it is non-exemplary and needs to be. The project should commit to passive house design.

- **Applicant's Response:** The applicant team thanked the panel and mentioned that the Juliet balconies will be given more expression and articulation, but that the engagement with the sidewalk is a selling point. The floor-to-floor is high, but it is done for continuity with the Mount Pleasant Commercial guidelines in use across the street. A common courtyard can be created, and the roof elements will be changed.

ENGINEERING SERVICES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Staff recommendations are contained in the prior-to conditions noted in Appendix A.

HOUSING POLICY & PROJECTS

Housing Policy and Projects commentary and conditions are contained in the “Response to Applicable By-laws and Guidelines” in the “Amenity Spaces and Livability” paragraph.

NOTIFICATION

A site sign was placed on site and installation was confirmed on December 7, 2015. On December 17, 2015, 310 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city’s website.

One response has been received summarized by asking the City to follow its own guidelines surrounding ground floor commercial frontages.

Staff Response:

The ground floor retail spaces are generally consistent with the guidelines for the area in terms of providing adequate weather protection and retail frontages that support the potential for small local retail diversity of tenants.

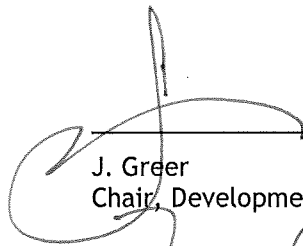
DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires a decision by the Development Permit Board.


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

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it does not seek a relaxation of the By-law provisions.

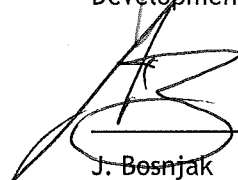
The Staff Committee supports the Board's use of discretionary authority on the proposal and recommends approval of this application noting that the applicant has met the criteria for increased height and density under C-3A zoning subject to the conditions contained in this report.



J. Greer
Chair, Development Permit Staff Committee



T. Potter
Development Planner



J. Besnjak
Project Coordinator

Project Facilitator: J. Borsa

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

A.1.1 design development to provide full balconies up to 4'-0" in depth to the second floor units along East Broadway;

Note to Applicant: All units must provide some private outdoor space. The Juliette balconies do not sufficiently meet these criteria.

A.1.2 compliance with Section 4.7 - Floor Space Ratio, of the C-3A District Schedule;

Note to Applicant: A reduction of 1,601 sq. ft. is required to meet the maximum FSR allowed. The FSR overlays provided did not show exclusion of storage rooms. Stairs accessing roof area is also counted in floor area.

A.1.3 compliance with Section 4.1.8 - Number of Small Car Spaces, of the Parking Bylaw;

Note to Applicant: The number of small car spaces is not to exceed 25 % of the total parking spaces required for a Use.

A.1.4 renaming the 'CRU' noted on first floor (Page A120) plans to an approved use in the C-3A District Schedule;

A.1.5 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

A.1.6 written confirmation shall be submitted by the applicant that:

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

A.1.7 provision of an up-to-date copy of the City building grades plan;

A.1.8 complete and fully-dimensioned floor plans;

A.1.9 labelling of all small car parking spaces on floor plans;

A.1.10 deletion of all references to the proposed signage, or notation on plans confirming that: "All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner assumes responsibility to achieve compliance with the Sign By-law and to obtain the required sign permits.";

Note to Applicant: The Sign By-law Coordinator should be contacted at 604.871.6714 for further information.

- A.1.11 provision of Letter “B” which includes confirmation from the owner of the “donor” site that the agreement has been finalized, and confirming the new “balance” of transferable density remaining on the donor site;

Standard Landscape Conditions

- A.1.12 design development to the green roof to expand programming and function as a common space for residents, and include the following:

- i. urban agriculture plots for community gardening, complete with infrastructure required;
- ii. children’s play area; and
- iii. additional, more substantial and diverse planting beds to define the various use areas, including small trees;

Note to Applicant: See also Recommended Condition 1.3.

- A.1.13 design development to improve interface with back lane by the addition of planting to soften the building façade facing the lane, as much as possible;

Note to Applicant: This can be achieved by the addition of planting beds on upper decks, as well as at grade. The plants in planters at upper decks should be woody shrubs, having an arching, or trailing habit, to soften the edges. The plants at grade should be vines, climbing on a metal trellis. Trellis and planters should be detailed at minimum scale of $\frac{1}{2}''=1'$, confirming adequate depth of soil.

- A.1.14 provision of standard tree protection barriers for City trees;

- A.1.15 adherence to the Mount Pleasant Public Real Plan;

- A.1.16 confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

“Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board.”;

Crime Prevention Through Environmental Design (CPTED)

- A.1.17 notation on the drawings of those measures provided in response to CPTED principles, having particular regard for reducing opportunities for:

- i. theft in the underground parking;
 - ii. residential break and enter;
 - iii. mail theft; and
 - iv. mischief in alcoves and vandalism, such as graffiti;
-

A.2 Standard Engineering Conditions

A.2.1 a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements is required, as listed below and in Recommended Condition 1.1. Please submit a copy of the landscape plan directly to Engineering for review:

- i. provision of street trees adjacent the site as space permits;

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

A.2.2 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services. The following items are required to meet provisions of the Parking By-law and the Parking and Loading Design Supplement:

- i. clarify the means of operating the overhead security gate and note on plans;

Note to Applicant: If a fob reader or enterphone is proposed, the ramp width will need to be increased to 22 ft. wide. If a remote control device is intended to be used, then the 20 ft. wide ramp is acceptable.

- ii. provision of a section drawing showing elevations, vertical clearances, and security gates for the main ramp and through the loading bay;
- iii. provision of design elevations on both sides of the parking ramp at all breakpoints, and at the rear of the loading bay, and at all entrances;

Note to Applicant: The slope of the parking ramp must not exceed 10% for the first 20' from the property line across the entire width of the ramp. Where there is a curved ramp, provide grades two feet from the wall on the inside radius (Section I.A). The slope and length of the ramp sections must be shown on the submitted drawings and the slope of the inside radius must not exceed 15% with appropriate transition ramps at the top and bottom of the ramp.

- iv. provision of a minimum 20 ft. wide overhead gate on the main parking ramp between grid lines A and B, and for the residential overhead gate at grid line 3 on level P1;

Note to Applicant: This is required to enable adequate ramp width for two vehicles to pass unobstructed and to enable a vehicle to turn through the overhead gate upon exiting a parking space closest to the gate.

- v. provision of wheel stops within parking spaces 30 & 31;
- vi. label all small car parking spaces;

Note to Applicant: Stalls 29 & 35 on P2 have insufficient length and must be labelled as small car spaces unless stall 35 is drawn incorrectly.

- vii. modification of the bicycle parking to meet bylaw and design supplement requirements, including:
 - a. all Class A bicycle spaces must be located on the P1 parking level or at grade;

- b. modify the design of the loading space to ensure that the slope and cross fall do not exceed 5%;

Note to Applicant: The slope near the loading throat calculates at 7.5 %.

- viii. chamfer the corner wall of the loading bay to improve truck maneuverability backing into the loading space;

Please contact Dave Kim of the Neighbourhood Parking and Transportation Branch at 604.871.6279 for more information or refer to the Parking and Loading Design Guidelines at the following link:

<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>

- A.2.3 The General Manager of Engineering Services will require all utility services to be underground for this “conditional” development. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. It is presumed with your consultation so far with BC Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met. In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.
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B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **August 31, 2016**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.5 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows or ventilation openings.

If the building design cannot meet these requirements, modifications must be made. If you wish to discuss design options, please contact Electrical Inspections at 604.871.6401.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 The owner or representative is advised to contact Engineering to confirm the project's permissible street use. The applicant is to prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from); a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions identified above.
- B.2.4 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
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- B.2.5 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.6 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**
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