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4188 YEW STREET (COMPLETE APPLICATION)  
DE418990 - ZONE CD-1

TP/DL/LEB/WL/LM

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

J. Greer (Chair), Development Services  
M. Holm, Engineering Services  
D. Drobot, Housing Policy and Projects  
D. Naundorf, Housing Policy and Projects  
M. Roddis, Park Board

**Also Present:**

T. Potter, Urban Design & Development Planning  
D. Lee, Development Services  
W. LeBreton, Development Services

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**APPLICANT:**

Dialog Design  
Attention: Robin Hall  
406 - 611 Alexander Street  
Vancouver, BC  
V6A 1E1

**PROPERTY OWNER:**

Larco Investments Ltd.  
Attention: Art Phillips  
300 - 100 Park Royal  
West Vancouver, BC  
V7T 1A2

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**EXECUTIVE SUMMARY**

- **Proposal:** To develop the first phase (Block A) of the Arbutus Center redevelopment, with an, eight storey mixed-use building on 2 ½ levels of underground parking comprised of:
  - 207,000 square feet of residential floor area, including 215 dwelling units (100 secured social housing units + 115 market rental units); and
  - 187,000 square feet of commercial floor area including:
    - i) 14,000 square feet of office;
    - ii) 54,000 square feet of restaurant plus Grocery store; and
    - iii) 118,000 square feet of below grade mini-storage warehouse.

The proposal also includes a new lane at the north of the site; an extension of Yew Street; and a new "Arbutus Mews"<sup>1</sup> at the southern boundary of the Block A site.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations and Design Rationale

Appendix D Public Realm Plan

● **Issues:**

1. Arbutus Street interface
2. Seniors residential entry

● **Urban Design Panel: SUPPORT 9-0**

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<sup>1</sup> While referred to as "Arbutus Mews" in this report, the final name of this new road will be subject to review and recommendation of the Civic Asset Naming Committee and approval by Council.

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**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DE418990 submitted, the plans and information forming a part thereof, thereby permitting the development of the first phase of the Arbutus Mall redevelopment (Block A) comprising 207,000 square feet of residential floor area (215 units total) and 187,000 square feet of commercial floor area, subject to Council's enactment of the CD-1 by-law and approval of the Form of Development, and 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 improve the retail frontage along Arbutus Street by providing active retail uses and pedestrian interest along the eastern elevation of the building;

**Note to Applicant:** The current proposal has the majority of retail space located 8'-0" below the sidewalk along Arbutus Street. This condition should be substantially improved by locating a mezzanine retail space at sidewalk level, or uses within the grocery store, to activate Arbutus Street along this frontage.

- 1.2 design development to bring the sunken patio area up to grade at Arbutus and the "Arbutus Mews";

**Note to Applicant:** This can be achieved by adjusting the finished floor of the adjacent interior commercial retail unit as per condition 1.1.

- 1.3 design development to improve the expression of the social housing residential entry along Arbutus Street;

**Note to Applicant:** The design of this entry should give more prominence to the entry of the social housing. This may include greater use of glazing, and/or differentiating materials of this area of the building.

- 1.4 arrangements to be made to the satisfaction of the Director of Legal Services in consultation with the Chief Housing Officer and the Director of Facilities Planning and Development, to secure the applicant's obligation to design, build and deliver to the City 100 units of social housing and associated parking and bike storage for such social housing, all contained within a separate air space parcel. The agreement or agreements will address, but not be limited to, the following:

- i) Total minimum gross floor area must be at least 7,384 m<sup>2</sup> (79,481 sq.ft.);  
ii) Breakdown of unit types shall be as follows; and

Studio	18 units
One-bedroom	57 units
Two-bedroom	15 units
Three-bedroom	10 units

- iii) The air space parcel for the social housing shall be designed to be as autonomous as possible, with design considerations maximizing the efficiency and minimizing the cost of operations over the life of the project and within the larger development.

**Note to Applicant:** All units shall be designed using the City of Vancouver's Housing Design and Technical Guidelines (Version 9.6).

- 1.5 arrangements to be made to the satisfaction of the Director of Legal Services in consultation with the Chief Housing Officer and the Director of Facilities Planning and Development to grant the City an option to purchase, for a nominal purchase price, the social housing air space parcel, exercisable upon completion of construction of the social housing.
- 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:

		<i>Technical Review for: 4188 Yew Street</i>				<i>DE418990</i>				
		PERMITTED/REQUIRED				PROPOSED				
Site Size <sup>1</sup>		Irregular								
Site Area <sup>1</sup>		28330 m <sup>2</sup>								
Use(s)		<i>Residential/Office/Retail/Grocery Store/Mini-Storage</i>								
FSR <sup>2</sup>	<b>Total</b>	<b>2.86</b> FSR				<b>Total</b>	<b>1.31</b> FSR			
Floor Area <sup>2</sup>	<b>Total</b>	<b>81000</b> m <sup>2</sup>				<b>Total</b>	<b>37019</b> m <sup>2</sup>			
Height <sup>3</sup>		65.00 m				Top of Roof Level Parapet		64.80 m		
Parking <sup>4</sup>	<i>Market Rental</i>	114				<i>Standard</i>	127			
	<i>Non-Market Rental</i>	42				<i>Visitor</i>	14			
	<i>Visitor</i>	8				<i>Disability (x2)</i>	8			
	<b>Disability</b>	8				<i>Small Car</i>	12			
	<b>Max. Small Car (25%)</b>	41				<i>Car-Share (x5)</i>	2			
	<b>Residential Uses</b>		<b>164</b>				<b>Residential Uses</b>		<b>171</b>	
	<i>Office</i>	23								
	<i>Grocery Store</i>	233								
	<i>Mini-Storage Warehouse Office</i>	2								
	<i>Mini-Storage Warehouse (Visitor)</i>	1								
	<b>Disability</b>	18				<i>Standard</i>	190			
	<b>Max. Small Car (25%)</b>	65				<i>Disability (x2)</i>	4			
	<b>Car-Share</b>	2				<i>Small Car</i>	9			
	<b>Non-Residential Uses</b>		<b>259</b>				<b>Non-Residential Uses</b>		<b>207</b>	
	<i>Visitor Spaces Total</i>	9				<i>Visitor Spaces Total</i>	14			
	<i>Disability Total</i>	26				<i>Disability Total</i>	12			
	<i>Max. Small Car Total</i>	106				<i>Small Car Total</i>	21			
	<i>Car-Share Total</i>	2				<i>Car-Share Total</i>	2			
	<b>Parking Spaces Total</b>		<b>423</b>				<b>Parking Spaces Total</b>		<b>378</b>	
	Loading <sup>4</sup>	<b>Class</b>	<b>A</b>	<b>B</b>	<b>C</b>		<b>Class</b>	<b>A</b>	<b>B</b>	<b>C</b>
<i>Residential</i>		0	1	0		<i>Residential</i>	6	0	0	
<i>Non-Residential</i>		19	11	2		<i>Non-Residential</i>	7	10	2	
<b>Total</b>		<b>19</b>	<b>12</b>	<b>2</b>		<b>Total</b>	<b>13</b>	<b>10</b>	<b>2</b>	
Bicycles <sup>4</sup>	<b>Class</b>	<b>A</b>			<b>B</b>	<b>Class</b>	<b>A</b>			<b>B</b>
	<i>Horiz. (H)/Vert. (V)/Locker (L)</i>	<b>min H</b>	<b>max V</b>	<b>min L</b>		<i>Horiz. (H)/Vert. (V)/Locker (L)</i>	<b>H</b>	<b>V</b>	<b>L</b>	
	<i>Residential</i>	135	80	54	6	<i>Residential</i>	144	43	44	6
	<i>Non-Residential</i>	12	8	4	6	<i>Non-Residential</i>	7	4	5	6
	<b>Total</b>	<b>293</b>			<b>12</b>	<b>Total</b>	<b>247</b>			<b>12</b>
Unit Type <sup>5</sup>	<b>115 Market Rental Units</b>					<b>Market Rental - 1 bedroom</b>	52			
						<i>2 bedroom</i>	58			
						<i>3 bedroom</i>	5			
	<b>100 Social Housing Units</b>					<b>Non-Market Rental - 1 bedroom</b>	25			
						<i>2 bedroom</i>	24			
						<i>3 bedroom</i>	1			
						<b>Seniors Rental - 1 bedroom</b>	50			
					<b>Total</b>	<b>215</b>				

<sup>1</sup> **Note on Size and Site Area:** The irregular site (Block A) is one of four Blocks (A,B,C, and D) within the Arbutus Village - 4255 Arbutus Street (Arbutus Centre) redevelopment; defined by Arbutus Street to the east, a lane to the north, and the “Yew Street Extension”, and “Arbutus Mews” to the west and south respectively; as referenced in the Rezoning Report for 4255 Arbutus Street (Arbutus Centre).

<sup>2</sup> **Note on FSR and Floor Area:** Although Maximum Floor Area is specified in the CD-1 Bylaw, the figure provided under the “Permitted/Required” column is an aggregate total for the entirety of Arbutus Village - 4255 Arbutus Street (Arbutus Centre) redevelopment. Maximum FSR is not specified in the CD-1 Bylaw and the value provided in the table under the “Permitted/Required” column is a function of dividing the maximum permitted floor area by the site area. It should be noted the figures provided under the “Proposed” column are for Block A only. The total proposed FSR and Floor area are well under the maximum allowable as this is the first phase (Block A) of this development.

<sup>3</sup> **Note on Height:** The maximum permitted height is referenced *geodetically* to a height of 65.00m.

<sup>4</sup> **Note on Parking/Loading/Bicycles:** The Draft CD-1 Bylaw refers all parking and loading to be as per the Parking Bylaw. The application appears to have combined some requirements from the Parking Bylaw (Seniors Housing and Mini-Storage Warehouse component) with an outdated standard (for the remainder); referenced in the Rezoning Report over draft Engineering Conditions of Approval of the Form of Development. A similar approach was taken in the Traffic Management Report submitted by Bunt & Associates. In addition, Shared-Vehicle parking spaces were included as part of the original Green Mobility Strategy and thus, any Shared-Vehicle parking spaces cannot be bonused for the purposes of meeting minimum parking requirements. All parking, loading, and bicycle requirements shall be calculated as per the Parking Bylaw. Refer to Standard Conditions A.1.8, A.1.9, and A.1.10.

<sup>5</sup> **Note on Unit Type:** For reference; of the 115 Market Rental Units there are 52 one-bedroom, 58 two-bedroom, and 5 three-bedroom unit(s). Of the Non-Market Rental Units there are 25 one-bedroom, 24 two-bedroom, and 1 three-bedroom unit(s). All 50 Seniors Rental Units are one-bedroom unit(s).

● **Legal Description**

Lot: 2  
 District Lot: 526  
 Plan: 14750

● **History of Application:**

15-04-07 Complete DE submitted  
 15-07-29 Urban Design Panel  
 15-08-12 Development Permit Staff Committee

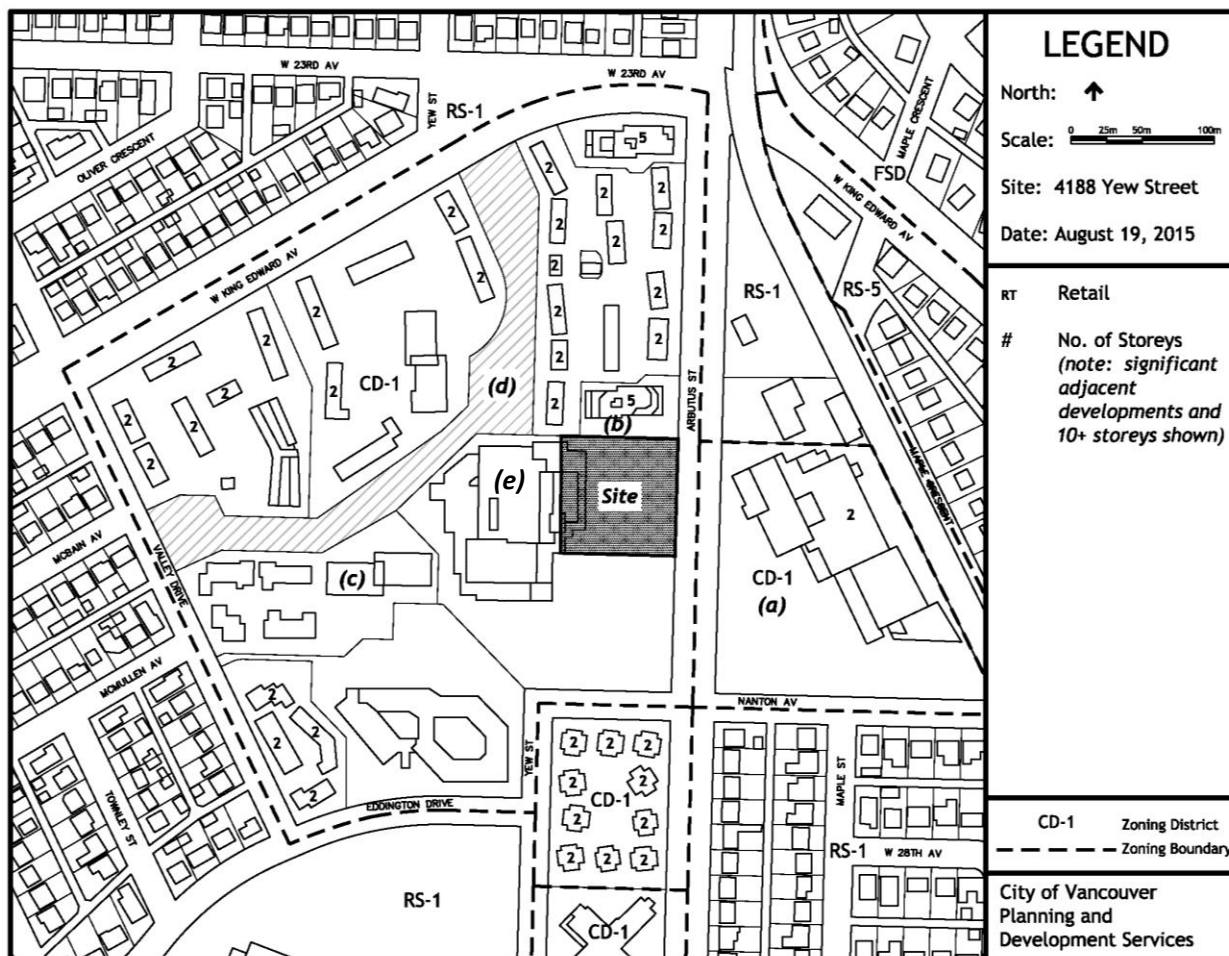
● **Legal Description (Proposed, as per subdivision Plan)**

Lot: 1 (0.789 ha)  
 District Lot: 526  
 Plan: EP \_\_\_\_\_

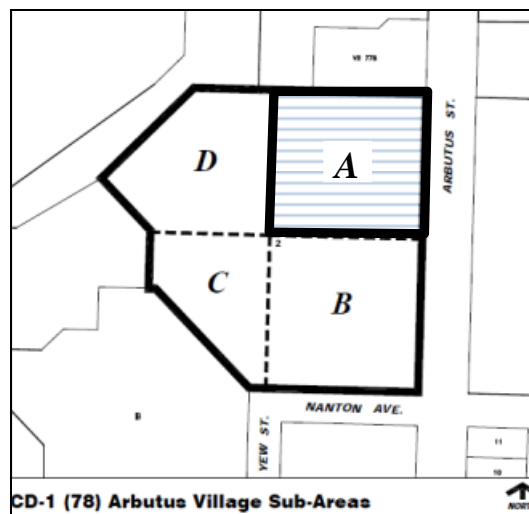
● **Site:** The overall site for Arbutus Centre is a seven acre parcel of land on Arbutus Street, with an existing two-storey mall, Arbutus Village, located at the western edge of the site. The remaining five acres is a surface parking lot. North of the site is a five storey building (the Briar), west of the site is a six storey building (The McMullen), and Arbutus Village Park; south of the site are two storey townhouses, and a senior's care facility; and east of the Site across Arbutus Street is the Arbutus Club. The project site, known as Block A, is the first phase of a four phase redevelopment of Arbutus Village.

● **Context:** Significant adjacent development includes:

- (a) the Arbutus Club;
- (b) the Briar, a five storey residential building;
- (c) the McMullen, a six storey residential building;
- (d) Arbutus Village Park;
- (e) Arbutus Mall



The subject site for this application (DE418990) is Sub-area A of CD-1 (78), shown by the hatched area in the image below.



• **Background:**

The site known as Arbutus Village was developed in 1972 as part of a comprehensive 30 acre development that included residential apartments and townhouses, a special care facility, and Arbutus Village Park. In June of 2008 the key redevelopment and planning objectives for the site were updated in the Arbutus Centre Policy Statement. The redevelopment for the overall site will be delivered in four phases. This application is the first phase of the redevelopment occurring in the Block A sub-area.

At rezoning, a Neighbourhood House and Adult Day Care Facility were to be located in Block A. In order to accommodate potential operators with respect to design considerations and accessibility on the ground floor, these amenities were relocated to Block C. The Neighbourhood House and Adult Day Care Facility are to be located adjacent each other to take advantage of shared services.

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

*Arbutus Centre Policy Statement (2008):*

In July 2008, Council approved the Arbutus Centre Policy Statement which supports significant residential development on the property, with a layout of four building blocks divided by two roads located within the site. A key goal is to transform the existing auto-oriented shopping mall into a walkable neighbourhood centre which serves the surrounding community. The redevelopment of the shopping centre seeks to achieve the following key planning principles:

- a) Create a neighbourhood centre with a mix of housing and locally oriented retail, service and office uses;
- b) Provide animated street edges through the use of street-oriented commercial and ground oriented townhouses fronting onto streets and public spaces;
- c) Promote pedestrian mobility, bicycling, and transit use;
- d) Provide a quality public realm through the use of pedestrian friendly streetscapes, walkways, and plaza spaces.

The re-development of Arbutus Centre anticipates a variety of housing forms, tenures, and unit types in conjunction with local retail and service uses to address population growth and demographic change. Affordability, ground access, unit size and the availability of appropriate amenities are important for new families.

**Retail:** Retail frontages along Arbutus and along a new shopping high street should be designed to enhance pedestrian interest and activity through the provision of active retail frontages, weather protection, and the ability to accommodate outdoor display and seating areas where possible. Trees and landscaping are encouraged to separate sidewalks and on-street parking to provide a buffer for pedestrians from vehicle traffic and create a pleasant pedestrian zone.

**Architectural Expression:** the design and development of built form should reflect the following:

- Building blocks and facades expressed as a series of distinct buildings through vertical breaks, recesses, and variations in height.
- Highly-articulated building faces that break up solid walls, particularly on Arbutus Street.
- Variety of building design to reflect distinctive massing relationships among the blocks on the site including variations in materials and architectural detailing.
- Setbacks of upper floors from street level to break up the massing of the building, particularly on the outer edges of the development.
- Vertical breaks in the massing of building adjacent to Arbutus Street to create the sense of smaller buildings rather than one large building.
- Materials, detailing, and execution should be high quality, durable, and true to place.
- Buildings should provide a strong horizontal expression, with overhangs, terraces, and balconies generously planted to enable a sense of green throughout the development.

**Public Realm:** The development features a public square located between Blocks C and D at the terminus of the new high street. This square has active uses located near the edges to provide an outdoor community space and give a sense of place to the development. Public rights to this square will be secured through a statutory right-of-way. The design of the upper levels of blocks C and D should consider solar access to this public space.

Connections provided from the development to the adjacent Arbutus Village Park will be designed to accommodate a pathway, benches, and tree planting, and be designed as a clearly public and welcoming space, with the principles of universal design access in mind. These public connections will be secured by dedications or statutory rights-of-way through future development permits.

**Sustainability:** As a result of the rezoning process this project must participate in the LEED for New Construction (NC) program, and is required to establish designs that would achieve a minimum equivalent of LEED Silver, with a minimum of 3 optimize energy performance points, 1 water efficiency point and 1 storm water point.

*CD-1 (78) Arbutus Village By-law No. 4634:*

The original CD-1 (78) enacted in 1972 is a brief document that effectively prescribes land use, floor areas, and parking requirements for the site. There are no form of development parameters in the original by-law.

*CD-1 4255 Arbutus DRAFT CD-1 By-law provisions (not yet enacted):*

The currently drafted by-law (crafted at the time of the policy statement), and not yet enacted, is essentially an update of the original CD-1 By-law in the following areas:

**Use:** allowable land uses were updated and expanded as follows: cultural and recreational uses, such as Artist Studio, Neighbourhood house, Club, Fitness Centre, Library, Swimming pool, park or



playground were introduced; institutional uses were expanded and clarified to include such things as child day care facilities, social service centres, and community care facilities; service uses were similarly expanded to include a broader spectrum of service uses such as Neighbourhood Public House, Print Shop, various types of schooling uses.

**Floor area and density:** the permissible floor area for the site is 81 000 m<sup>2</sup> with a minimum of 25 000 m<sup>2</sup> for commercial space and a maximum of 55 750 m<sup>2</sup> of residential floor area.

**Building Height:** Building height for the site is 65m which is related to Sub Area A. Sub Area A is the same area that will be constructed under Phase 1 of the project which is also known as block A.

*High Density Housing Guidelines for Families with Children.*

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

*City of Vancouver Housing Design and Technical Guidelines for Social Housing (Version 9.6)*

The purpose of these Guidelines is to help guide housing partners through the project development process on social housing projects and “for-profit” affordable housing secured by the City. They outline the minimum standards required by the City of Vancouver for materials, finishes, equipment and technical specifications. Their intent is to realize City policies and goals that include for example, “The Housing and Homelessness Strategy”, “The Climate Change Adaptation Strategy”, “The Greenest City Action Plan: 2020”, and “The Healthy City Strategy”, within the context of built environment. The desired outcome is to encourage livability and inclusivity, as envisioned in these policies and in accordance with the regulatory framework set out in the Vancouver Building Bylaw and the Zoning and Development Bylaw.

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

**Form, density and Height:** The proposal is generally consistent with the Arbutus Centre Policy Statement (hereinafter, “Policy Statement”) in of providing a robust neighbourhood centre, a diversity of housing choices, and a rich mix of local serving retail uses. The proposal meets all technical requirements of the CD-1 By-law with respect to height, setbacks, and overall form of development.

The proposed building for Block A successfully responds to the architectural expression objectives of the Policy Statement by providing highly articulated building elevations, setbacks at the upper levels where possible in deference to neighbouring sites, strong horizontal elements with vertical breaks, and in general, the use of high quality, durable materials.

The location and placement of retail uses along the active streets is generally successful in terms of placing entries at grade, and supplying active uses along the newly created streets. However, two areas of the retail interface need improvement. Along Arbutus Street the grocery store is approximately 8'-0" below grade. This is not consistent with the objectives found in the Policy Statement which anticipates pedestrian interest and active retail frontage to on all streets within the development. Conditions 1.1 and 1.2 to seek to improve the retail vitality and activity along Arbutus Street by providing mezzanine space along Arbutus Street, and by bringing the sunken pedestrian seating area up to grade at the corner of Arbutus Street and the Mews.

The 100 secured social housing units are located on the eastern and northern sides of the building on levels 2 to 6. Two interior amenity spaces are provided in addition to the rooftop amenity area on level 6. The unit layouts, amenity spaces, and quality of materials ensure the social housing is well

integrated. However, the entry and lobby for the secured social housing needs to be given more prominence and legibility and design condition 1.3 seeks improvement of the entry expression to give it greater prominence on Arbutus Street.

**Public Realm:** Block A is the first phase of a four phase delivery of the Arbutus centre redevelopment project. The landscape and public realm includes pedestrian pathways, greenways, a mews, and a road extension that will lead to a central plaza. All of these public realm areas will be fully accessible and developed with durable, high-quality materials. The public plaza described above will be delivered during the final phase of the project however the overall design for the public realm for the project must meet with the satisfaction of the Manager of Engineering Services and the Director of Planning as a condition of the approval for this first phase of the project.

**Sustainability:** Stemming from the Green Buildings Policy for rezonings, a number of sustainability measures will be provided such as:

- A district energy system;
- Overall site design that incorporates passive energy solutions, and replicates natural systems where feasible;
- A sustainable rainwater management plan that utilizes sustainable strategies that allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site;
- A solid waste diversion strategy that provides space, infrastructure and a plan to divert organics and recyclables from the waste stream, and where possible minimizes the vehicle trips required for collection;
- Landscape areas will provide habit for birds and urban animals that inhabit the city. Native, drought tolerant plantings will be incorporated to ensure self-sustaining landscape that is not heavily reliant on irrigation systems. Areas of intensive green roof as well as urban agriculture have been provided on roof areas to the extent possible; and
- Energy consumption will be reduced on this project by providing both active and passive measures. The project will be run from a central district energy system to support all phases of this project. Other key strategies such as provision of high performance envelope, efficient mechanical systems, occupancy sensors and daylight sensors will be provided for the project

• **Responses to the Urban Design and Landscape Rezoning Conditions of Approval:**

Only conditions with significant remaining issues are included below.

*Rezoning Condition 3: Design development to improve the scale transition between the northeast corner of Block A with the adjacent low rise residential building, increasing the Arbutus Street setback by approximately 3 m, from Gridline A to Gridline C (approximately 12 m);*

*Note to Applicant: A more compatible massing transition, similar to the south west corner is advised. Reference: Arbutus Centre Policy Statement (Section 4.0 Building Form).*

**Applicant Response:** The building massing has been stepped inward above the second storey on all sides. Additional steps occur at the Northwest at the 4th, 5th, and 6th levels. The primary mass of the building at the Northwest corner is now set back from the North property line by +/- 21m; the Northeast corner is now set back +/- 15 from the North property line above the 2nd level.

**Staff Assessment:** This condition has been successfully met through the proposal.

*Rezoning Condition 4: Design development to the architectural expression to achieve closer conformance with the intent of the Arbutus Centre Policy Statement regarding building form with particular regard but not limited to the following: (i) more articulation and variety of materials, east*

*elevation, Block D; (ii) Reference: Arbutus Centre Policy Statement (Section 4.0 Building Form);*

**Applicant Response:** Careful design development to Block A has taken place to create distinct architectural expressions for each of the major occupant groups in the building: the first two levels of commercial uses are predominantly articulated in brick with extensive glazing and overhangs, canopies and awnings. Living green walls are used to mark entrances and soften corners at low levels. The same brick is also used to create vertical breaks and to strengthen the mass at the Southwest and Northeast corners. The major retail tenant has its own language of wooden columns and glass canopy supports to mark the main corner of Arbutus and the Mews. The market housing on the South and West sides is predominantly a horizontal expression of balconies and overhangs to provide sunshading and as a counterpoint to the vertical elements at the corners. The major cladding system here is coloured panels alternated with glazed sections. The rental block uses a frame of concrete with light infill panels and glazing with coloured balcony accents, while the Seniors' rental units at the north use a second brick colour with the same coloured balcony accents and a distinct stepped building massing to differentiate these different residential uses. Refer to drawings A401-A404.

**Staff Assessment:** This condition has been substantially addressed.

*Rezoning Condition 6: Design development to ensure good active retail/commercial space in the following manner:*

*(i) provide a minimum floor-to-floor height of 4 m;*

*Note to Applicant: The floor to floor height of the CRU located in Block C needs to be increased.*

**Applicant Response:** 4m floor-to-floor is maintained at retail/commercial space.

*(ii) direct grade access to sidewalks without need of ramps or stairs;*

*Note to Applicant: CRU located in Block A needs to meet sidewalk grade at all entry points.*

**Applicant Response:** direct grade access has been maintained for all CRUs in Block A. Floor levels vary accordingly with sidewalk elevations.

*(iii) provide continuous full height clear, transparent glazing along all retail/commercial frontages; and*

*Note to Applicant: There should be direct site lines into the retail space from the street. Blank walls, back of house activities and display shelving against the store frontage are not supported.*

**Applicant Response:** Full height transparent glazing is proposed for retail frontages. Interior display and shelving can be regulated on an individual basis with tenant fit-out permit.

*(iv) provide continuous weather protection along all retail/commercial frontages;).*

**Applicant Response:** Retail/Commercial frontage weather protection provided.

**Staff Assessment:** The intent of item (ii) above has not been sufficiently met since the retail space along Arbutus Street lacks entry and this space is mostly located 8'-0" below grade (see recommended condition 1.1).

*Rezoning Condition 7: Design development to ensure an engaging and pedestrian oriented public realm that conforms to the Arbutus Centre Policy Statement (Section 2.4 key Planning Principles) with particular regard but not limited to the following:*

*(i) provide for continuous connectivity of pedestrian path networks, avoiding dead ends and integrating accessible requirements;*

*Note to Applicant: The proposed paths should connect with existing on and off site paths to the west of the subject site.*

**Applicant Response:** Refer to Public Realm Plan for illustration.

*(ii) enhance the expression and functional relationship of the pedestrian stair entry to the parking level, Arbutus Mews, Block B, to the retail frontage, and parking level below;*

*Note to Applicant: The expression should lend greater significance to this entrance, with a more gracious, less utilitarian connecting stair to the parking level. Consider extending the canopy, a larger, more open stair, and with further day lighting of the parking level below.*

**Applicant Response:** Pedestrian stair to be integrated into design of Block B. Stair and elevator link underground public parking at central location leading to main pedestrian street directly across from Safeway entrance and easily accessed from other commercial and community uses. Stair incorporates glazed grade-level expression and open stair design for better light access and openness.

**Staff Assessment:** this condition has been substantially addressed.

*Rezoning Condition 10: Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Silver equivalency, including at least three optimize energy performance points, one water efficiency point, and one storm water point; Note to Applicant: Provide a LEED® checklist confirming LEED® Silver equivalency and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development. Both the checklist and description should be incorporated into the drawing set. Pursuit of LEED® Gold rather than Silver is encouraged.*

**Applicant Response:** Sustainability report is included with this application to be read in conjunction with drawings. Target for project is LEED® Gold certification.

**Staff Assessment:** This condition has been substantially addressed. Staff commend the applicant for efforts to exceed the LEED Silver requirement.

*Rezoning Condition 12: Design development to the existing building to the north and Block A; Note to Applicant: significant landscaping should be provided in this location to enhance the buffer between sites. This can be done by the addition of a double row of large species street trees or equivalent, in addition to other measures such as green walls or upper level layered planting. Refer to Arbutus Centre Policy Statement (Section 4.0, Relationship to Adjacent Sites)*

**Applicant Response:** An increased landscape buffer to provide a double row of tree can only be achieved if the city relaxes the 1.8m and 1.5m sidewalk and boulevard widths on the north side of the property adjacent to the north property line. We would ideally like a sidewalk width of 1.5m and a boulevard of 1.2. With this we can achieve the double row of trees, with the second row of trees being coniferous trees adjacent to the north property line. Refer to Landscape drawings and Public Realm Plan.

**Staff Assessment:** Partially satisfied for Block A. Further coordination with Planning and Engineering Staff is needed in regard to final street design. The applicant has advised that a standard sidewalk width of 1.8 m could prohibit a double row of trees. Options will need to be explored to optimize the buffer between sites while ensuring a functional public realm (See landscape condition A.1.13 and engineering condition A.2.3).

*Rezoning Condition 14: Design development to maximize the retention of trees to the north, south and west edges, with particular consideration to impacts to offsite trees and groupings, where possible;*

*Note to Applicant: while the drawings indicate that perimeter trees have been integrated into the proposal, further consideration at the development permit stage will be needed to ensure that all options for retention have been explored. Further arborist information and detailed plans may be requested to inform decisions. Measures may be needed to mitigate impacts to trees on adjacent sites. Pursuant to tree retention objectives, alterations to the built form may be necessary. Coordination with neighbour sites is highly encouraged. In some cases, arrangements can be made with adjacent property owners to replace trees on their sites. In no case should neighbour trees be rendered hazardous or unhealthy through edge disturbance, without a plan in place for resolving the conflict. A number of tree groupings straddle private and property will require coordination with Engineering Services and Park Board. The grouping of trees along the western edge does not appear to be included in arborist reports to date.*

**Applicant Response:** Larco has had discussions with the neighbours to the north regarding landscape buffer. In all cases the trees to be retained are noted on the plans and effort has been taken to preserve as many trees as possible that straddle the property lines. Refer to Landscape drawings and Public Realm Plan.

**Staff Assessment:** Partially satisfied. Tree retention does not apply to Block A. On the Public Realm Plan, existing trees are proposed to be integrated into the design adjacent Nanton Street and to the west and northwest edges of the site. Further design development or request for information may be needed at the development permit stages for future development phases that involve tree retention in proximity to development.

*Rezoning Condition 17: At time of first development permit, provision of a public realm plan;  
Note to Applicant: refer to Arbutus Centre Policy Statement (Section 6.0, new street design). The public realm plan presentation should include, but not limited to, final street alignment, public art, water features, sidewalk design, new street trees, retained trees, street furniture, paving, lighting, utilities and pedestrian weather protection.*

**Applicant Response:** Refer to Landscape drawings and Public Realm Plan.

**Staff Assessment:** Partially Satisfied for Block A and the submitted Public Realm Plan. Further attention is needed to improve the grade change and circulation at the south interface of the building and “Arbutus Mews”. The relationship between tree locations, species, circulation and overhead architectural canopies requires refinement. Further coordination with Planning and Engineering Staff is required for final public realm design (see recommended condition 1.2 and standard conditions A.1.14 and A.2.3).

*Rezoning Condition 19 & 20: A phased “Tree Removal/Protection/Replacement Plan” and a Construction Management Plan. in coordination with arboricultural services, including the assessment of existing trees, retention value rating, retention feasibility, remediation recommendations, site supervision and letters of undertaking;*

*Note to Applicant: given the size and complexity of the site, provide a tree plan that is separate from the landscape plan. The plan should clearly illustrate all trees to be removed and retained, 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.*

**Applicant Response:** An Arborist has provided a report and assessment of the trees on the property.

Refer to Landscape drawings and Public Realm Plan. Protective fencing will be placed around all trees identified for retention by the arborist; The directives provided by the arborist will be drawn to the attention of the construction manager prior to any work beginning on site; Staging for construction will occur along Arbutus Street; Parking for all construction staff will take place in the parkade of the Arbutus Club as a reciprocal agreement was established; See drawing A105a and A105b for construction phasing diagrams; See Civil drawings for phasing of services.

**Staff Assessment:** Partially satisfied. Tree retention does not apply to Block A. On the Public Realm Plan, existing trees are proposed to be integrated into the design adjacent Nanton Street, to the west and northwest edges of the site. Further design development or request for information may be needed at the development permit stage for future development phases that involve tree retention in proximity to development.

*Rezoning Condition 22: Provision of universal design principles in the outdoor spaces, such as wheelchair accessible site furniture;*

*Note to Applicant: Special consideration should be given to the street design, including paving, providing benches, particularly near entrances on site and at reasonable intervals for public use along streets and Mews.*

**Applicant Response:** Refer to Landscape drawings and Public Realm Plan.

**Staff Assessment:** Partially satisfied for Block A. The south edge will require further attention, per design condition 1.2 and standard conditions A.1.14 and A.2.3.

• **Responses to the Engineering Rezoning Conditions of Approval:**

Only conditions with significant remaining issues are included below.

*25: Provision of a site servicing plan that contemplates any proposed phasing;*

**Note to Applicant:** *The area's storm, sanitary and water systems must be analyzed to determine the need and extent of required system upgrading. The current application lacks the details to determine if upgrading is required. Provision of adequate water service to meet the fire flow demands of the project is necessary. The large lot size of Lot A/B will create a large fire flow water demand. Extensive upgrades to the existing water system may be required. Servicing the site under the public square area is not supported. If required, utility rights-of-way are to be a minimum of 6.0 m wide and unimpeded. Only one service connection per legal lot is acceptable.*

**Applicant Response:** Refer to Civil Engineer drawings, letter and report included with submission.

**Staff Assessment:** Further work is required to demonstrate that the proposed phasing can accommodate the minimum requirements for access, utility separation, and property rights. The proposal to extend City water and sewer mains through a 2 metre wide statutory right of way between the existing grocery store and proposed new building is not acceptable (see standard condition A.2.2). Water mains must meet fire flow demands and be looped such that stagnant water in the system is avoided. Preliminary analysis shows a requirement to connect the proposed mains to the City water main in Arbutus north of the site (see standard condition A.2.6).

*27: Clarify the intended phasing of development as it relates to parking and loading;*

**Applicant Response:** Refer to drawing A105 and Traffic Engineer report. Tables of parking and loading at each phase included.

**Staff Assessment:** Further work is required to illustrate that the required parking numbers will be provided for each proposed use at each stage of development, including construction. While staff accept the loading demand analysis submitted in the Transportation Impact Assessment from 2009, further work is required to update the report to consider the current proposed Block A. All required parking and loading should be provided entirely on-site and parking on City street will not be counted. See standard condition A.2.13 (s).

*28: Provision of a public realm plan (landscape plan and lighting plan for public areas and streets) that includes, but is not limited to, new sidewalks (minimum 1.8 m wide), curb, pavement, lamp standards, street trees, landscaping and street furniture adjacent to the site;*

**Note to applicant:** A copy of the public realm plan must be submitted directly to Engineering for review, comment and approval prior to the issuance of a development permit. All public paths should be the same width throughout the development. Park Board approval will be required for the path connections within the Arbutus Village Park that will connect the park's existing paths with the proposed on-site paths.

**Applicant Response:** Public Realm Plan included with submission.

**Staff Assessment:** Staff have reviewed the public realm plan with regards to this application and are satisfied subject to the conditions contained within the report.

*30: Design development is required to ensure the east to south bound right turn bay in the private street is reduced in size or eliminated;*

**Applicant Response:** Refer to Traffic Engineer report. Eliminating this lane would contribute to backup of vehicle traffic in the private street which could undermine the pedestrian oriented character of the street. The lane is also necessitated by truck traffic turning onto Arbutus from the private street.

**Staff Assessment:** This condition is partially satisfied. While the submitted transportation plan recommends keeping the right turn bay, it does not assess the implications of reducing or eliminating it. The intent of this condition is to maximize the amount of space that is dedicated to pedestrians along this mews. A revised report should be submitted clearly detailing the impacts of reducing and eliminating the bay. See condition A.2.10.

*33: Provision of a groundwater management strategy is required to ensure groundwater does not rise in the surrounding neighborhood during or post construction;*

**Note to Applicant:** Groundwater shall be managed as per the Arbutus Centre Policy Statement and as per the Vancouver Building By-law.

**Applicant Response:** Refer to Geotechnical Engineer report (Horizon).

**Staff Assessment:** The 2009 geotechnical report recommended a perimeter drain system to mitigate effects to the surrounding neighbourhood. A predominant groundwater flow direction was also established. The Horizon geotechnical report dated December 2012 addresses this by proposing a drain system that collects water on the east side of the site and pumps it around the site to minimize the

effects of development on existing groundwater. An emergency overflow to the City storm sewer is also proposed. While it's not expected to be active, in the event of groundwater levels around the development site rising above expected levels, the emergency overflow could be used to manage the discharge to the west. Staff are generally satisfied that the reports address concerns related to groundwater levels. Condition B.2.5 requires the installation of the groundwater management system.

36: *Provision of a loading management plan;*

**Note to Applicant:** *Heights and lengths of trucks to serve the site must be identified and accommodated. The study must clearly show turning templates for all loading access points and for all internal loading maneuvering. Design deficiencies such as columns, walls, sharp corners, etc. must be identified and accompanied by recommended solutions. Details regarding the self storage center's loading requirements and functionality are required. The design and analysis of the loading facility must also ensure loading operations and truck maneuvering does not interfere with any requirements for solid waste management within the building.*

**Applicant Response:** Refer to Traffic Engineer report.

**Staff Assessment:** This condition is partially satisfied. The loading proposed has several large tenants' loading facilities concentrated at the north end of the site and includes maneuvering on both the north lane and Yew Street. Staff require confirmation that the proposed loading configuration is acceptable for both the proposed liquor store and large-format grocery store. Further, information on the intensity of loading operations - including number of deliveries, time of day, and time to maneuver - is required to determine if additional measures are required to manage on-street conflicts between semi-trucks and other vehicles. (See Standard Conditions A.2.11, A.2.12, and A.2.13.)

• **Responses to the Sustainability Rezoning Conditions of Approval:**

41: *An approach to Sustainable Site Design shall be taken and, where appropriate, incorporate layout and orientation approaches that reduce energy needs, facilitate passive energy solutions, incorporate urban agricultural opportunities, and replicate natural systems where feasible;*

**Applicant Response:** Refer to Sustainability Report included with submission.

**Staff Assessment:** The project is targeting LEED Gold which exceeds the required standard for this project. Sustainability measures have been substantially met.

• **Conclusion:**

This application has successfully responded to all of the applicable policies and guidelines including the Arbutus Centre Policy Statement. The form of development is a successful response to the site and its context. Staff supports this application, subject to the conditions noted.

**URBAN DESIGN PANEL**

The Urban Design Panel reviewed this application on June 17, 2015, and provided the following comments:

**EVALUATION: SUPPORT (9-0)**



The Urban Design Panel reviewed this application on July 29, 2015, and provided the following comments:

- **Introduction:** Tim Potter, Development Planner, introduced the project as currently comprising of a shopping mall, Safeway, and surface parking. The site is across the street from the Arbutus Club and in the vicinity of Prince of Wales Secondary School.

This is the first phase of four of a development application subsequent to the rezoning for this site. Height and density are within the terms of the approved rezoning. The proposal is a mixed-use building including some secured housing for seniors. This first phase includes the public realm for the overall project and substantial engineering works.

Advice from the panel was sought for the following:

1. Please comment on the interface of the CRU spaces relative to maintaining pedestrian interest along Arbutus Street and along Arbutus Mews, (see SE corner and Sections 30 and 31 on page 45 and 46 of the booklet).
2. Please comment on the success of the residential entry of the seniors housing in terms of its architectural expression to the street.
3. Please comment on the use of materials and colour as it contributes to the overall architectural expression.
4. Please comment on the public realm plan relative to the following aspects:
  - a. Success of place-making;
  - b. Overall quality of public realm design and treatments;
  - c. Success of the selection of Trees to provide visual interest, pedestrian scale, and successful outside space.

- **Applicant's Introductory Comments:**

- The applicant team started the presentation by stating that this was a shopping centre transformation. The existing center occupies all of the westerly portion of the site, as well as the north-west portion. The rest of the site is currently parking, with a 10m drop into a public park.

The grading of Block A is quite complex, and the mix of uses are very diverse. The project attempts to create a piece of urban fabric within what appears to be a hole in the city. There are new streets and a new lane to the north, and a new public plaza at the foot of the new Arbutus mews. This structural plan is what has led to the overall form.

Block A is strategic in the sense that the planning and development of this site has hinged mainly around Safeway. As such, the plans for the Arbutus mews are designed around allowing Safeway to occupy a major piece of the ground floor. A main and secondary entrance to Safeway exists, with a Starbucks potentially occupying the space as well. A grade difference exists between Safeway and Arbutus.

The mix of use is very interesting. There is seniors housing and non-market rental housing owned by the City of Vancouver, as well as market rental-housing. There is also a two-storey restaurant on the corner, and in the next phase on Block B there will be a variety of smaller retail spaces. The

plaza has restaurants on its edges, a neighbourhood house, and a community facility for the strata groups within the Arbutus Village neighbourhood.

The residential entry could be more dramatic and commentary around this would be appreciated. It is a recognizable point of access on Arbutus with a glass canopy, but there is some room to re-arrange the details of it.

The building makes use of a variety of materials and colours, with the overriding principle being that each of the building occupancies has a different scheme.

The project has a height of six to nine stories, and an FSR of 3.0. The hope is to create an example of how to achieve substantial density without resorting to the tower form.

Above the Safeway there is a large roof deck for the market and social rentals. This includes a play area, urban agriculture and outdoor eating area. The seniors and market rentals have their own roof decks respectively, with urban agriculture and seating areas.

Arbutus mews is a publically-accessible street owned by the developers and including pavers from building edge to building edge. There is a new intersection with traffic lights, and parking off the side. The treatment of Arbutus is a standard city treatment, but the boulevards include granite sets and are heavily planted. Higher quality materials are being used as the commercial strata are maintaining the public realm.

The lane is new and includes a pedestrian walkway which extends down into the park. For disabled access there is an elevator from the plaza and a ramp with a grade of less than 5%. In the main plaza there will be covered seating and an interactive water feature. The large glass canopies will eventually be public art. There are traffic bulges on Nanton, and separated bikes paths which will continue along Yew.

Quite a few rain gardens exist to collect rain from the public realm and streets. Block B has been set back significantly to retain some oak trees. There is also a lot of green roof, although part of it has been cut back and terraced to allow more light into the northern properties.

The applicant team then took questions from the board and panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

- Design development to make the sunken plaza more welcoming
- Additional smaller Commercial Retail Units (CRUs) along Arbutus Street
- Weather protection and design detail along Arbutus Street
- Design development to differentiate the nature of use for the senior's entry
- A more integrated and refreshing colour package to be created
- Design development to create more verticality of expression
- Design development to create sense of place and scale between buildings at grade
- There should be more space and variety of spaces at the plaza level
- Accessibility should not rely on elevators
- More thoughtful landscaping is needed to encourage freedom of movement
- Thought should be given to using HRV units

- **Related Commentary:**

The panel thanked the applicant team for the presentation and noted that there appear to be issues with programming and activation of the Arbutus Street edge. The Arbutus frontage should be made as welcoming as possible, with more provision of open spaces and more weather protection.

Adding a courtyard to the interface or having the Safeway spill out into the public realm could better activate the Arbutus edge. Breaking down the scale with more articulation would also help.

A sunken patio at the corner of Arbutus St and Arbutus Mews could work, but won't if it is 4ft. deep. While the panel would prefer that the sunken patio at the corner of Arbutus St and Arbutus Mews did not exist as it does not look good, having a 4 ft. depth at the entrance to the building and stepping it up to the street level could mitigate this somewhat. The plaza level entry needs to be reworked as it will not perform well currently.

The buff-brick and Spandau glass colour scheme is over-used, and a different scheme should be considered instead. A different set of bold and bright colours would be great, and the colours should be brought out from the building into the public realm.

The use of brick in the project also makes the building seem massive. While stepping up the top floor could reduce the effect, different building components could also be used to mitigate the size of the development. Material sameness on the face with a different material on top would help with this. Materials could also be used to differentiate the entryways as the entries currently seem ambiguous. Different materials or colours and daylighting the stairwell would help to signify them as special.

There currently seems to be a lot of vertical drama on Yew Street. Some vertical expression at the South-West provides some relief to the massing, but in general this should be rethought.

While the ambiguity between pedestrian and car-oriented spaces is liked, paving colours, landscape treatments and lighting are also part of creating an acceptable outdoor space. The position of the planters seems to be negating the ambiguous effect by defining the roadway when they should be defining the plaza. Further design development is needed to encourage freedom of movement and to create a more bike-friendly environment. Freedom of movement includes issues of access, as the elevators should not be relied upon to make the buildings accessible.

While the amenities on both corners seem lost, amenities are not such a big issue considering the target audience for the space.

The panel also commended the tie-in to the district energy system. In addition to this, they encouraged the applicants to take a look at creating a better heat ventilation system in order to encourage a passive building approach.

- **Applicant's Response:**

The applicants stated that they really appreciated the depth of the comments, and noted that many of them were things that they had struggled with. The sunken aspect could be eliminated as a benefit to public interface and corner activity. Colour and materials will also be reviewed in order to better interface them from the grade upwards.

## **ENGINEERING SERVICES**

The proposed subdivision plan will create new parcels separated by an extended Yew Street. Yew Street, a new lane to the north and an internal east-west mews form the access points for the site. The current phasing plan for Block A proposes that a portion of the existing mall building would remain within the future proposed Yew Street. This creates an interim condition where Yew Street is not continuous between Nanton and the lane to the north.

There are extensions of both the water and sewer systems that are required to service the site. As it is expected that extensions of both the water and sewer systems required to service the site will be constructed along the future Yew Street extension, a strategy must be developed to accommodate the necessary servicing in all interim and final street configurations. Condition A.2.2 requires a servicing plan specific to the subdivision plan that considers all necessary property requirements of proposed utilities.

Further, as loading for the existing site as well as the proposed Block A use the northern portion of Yew Street and the laneway, the interim condition restricts circulation of delivery vehicles through the site. As a result, additional maneuvering is required within the northern roads. Conditions A.2.11 and A.2.12 require confirmation from both the proposed grocery store in Block A and liquor store in the existing mall that the interim condition is acceptable.

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

## LANDSCAPE

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

## HOUSING POLICY & PROJECTS / SOCIAL POLICY & PROJECTS / CULTURAL SERVICES

As per the rezoning requirements, the project provides 100 units of social housing which will be deeded to the City. 25 units are proposed to be family units (2 & 3 bedrooms at rents for low-income families ranging from the shelter component of welfare up to the core-need income threshold), 50 units for seniors (one bedrooms with rents in line with the SAFER program) and 25 units for singles (one bedrooms with rents ranging from the shelter component of welfare up to CMHC average market rents for this area). An operator will be chosen prior to occupancy through the City' RFP process to manage the income testing, tenanting process and property management.

The project supports the implementation of Council's Housing and Homelessness Strategy 2012-2021 which identifies the strategic direction to encourage a housing mix across all neighbourhoods as well as targeting social housing to specific populations. It also meets the goals of the Arbutus Centre Policy Statement to provide 20% of the units as affordable housing.

### a) High Density Housing for Families with Children

The proposed building includes 88 units (40% of total) with 2 or more bedrooms which may be suitable for families with children. The High Density Housing for Families with Children Guidelines therefore apply.

Separate Indoor amenity rooms are provided for both the social housing and the market rental. Design development conditions have been added to increase the functionality of the spaces. A common outdoor space is provided on level 3, with a separate amenity space for the social housing on level 6. Further design development is needed to provide opportunities for creative and motor-skills developing play for children of a range of ages. (Play equipment is neither necessary nor encouraged, but landscape features which encourage creative play and motor skills development such as boulders, logs, pathways, water-play elements, sand-play etc. are encouraged) (See Standard condition A.1.23).

### ii) Urban Agriculture Guidelines for the Private Realm

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The Guidelines encourage edible landscaping and shared gardening opportunities in private developments. A condition has been added to provide the necessary infrastructure to support urban agricultural activity by residents (See Standard Condition A.1.17).

## ENVIRONMENTAL PROTECTION BRANCH

The recommendations of the Environmental Protection Branch are contained in the conditions of Development Permit in Appendix B attached to this report.

## PROCESSING CENTRE - BUILDING

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

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

## NOTIFICATION

Three site signs were placed at the site, one facing Arbutus Street, one facing Nanton Avenue, and one in front of the Arbutus Village Rec Centre. On June 01, 2015, 1,126 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. The postcard and the development application materials were posted online at [vancouver.ca/devapps](http://vancouver.ca/devapps). In addition, a public open house was advertised on the signs and online. The Open House was held on the evening of Thursday, June 25, 2015. 51 people attended the open house and 26 written comment forms were submitted that evening.

In addition to the comment forms received from the open house, another two written responses were received via email. Of all of the responses, 7 expressed support for the project; and 21 were either directly opposed or expressed significant concerns as outlined below.

**Height and Density:** There were several concerns expressed with the height and density of the project.

Staff Response: The proposed use, density, and height of this project conforms to the CD-1 bylaw.

**Parking and Access during Construction:** There were questions about how parking will be accommodated on site during the construction period and how users of the dance and language schools (currently operating in the Mall) will be able to access the site safely during construction.

Staff Response: The applicant has proposed that parking for all construction staff will take place in the parkade of the Arbutus Club because they have a reciprocal agreement. Condition A.2.6 requires written details and documentation of this formal arrangement made with the Arbutus Club to supply off-site parking for construction workers' vehicles. Further, Condition A.2.13 (s) requires details for

parking and loading for all phases including construction and A.2.6 requires a complete construction management plan.

**Recreational Opportunities for Residents and Seniors:** There were concerns expressed about the availability of private recreation opportunities for the residents as well as the need for public recreation opportunities in this development, particularly for seniors. A couple respondents asked if there will be a seniors' centre.

Staff Response: The Neighbourhood House and Adult Day Care Facility will be delivered as part of Block C. There will also be a public plaza between Blocks C and D.

**Materials and Design:** Some respondents did not feel like the proposed exterior design fits with the Arbutus neighbourhood, specifically the use of colored glass on the exterior (referred by one individual as "too commercial").

Staff Response: The material palette was discussed at the Urban Design Panel. Further design development will occur on the exterior palette to further refine the use of materials and possibly use colour in a more subtle way. (See Standard Condition A.1.3.)

**Groundwater and Drainage:** Concerns from surrounding residents, who experience drainage issues from the existing site and worry that the situation will get worse with this redevelopment.

Staff Response: Condition A.2.5 requires a groundwater management strategy to ensure groundwater does not rise in the surrounding neighborhood during or post construction, and that groundwater shall be managed per the Arbutus Centre Policy Statement and as per the Vancouver Building By-Law.

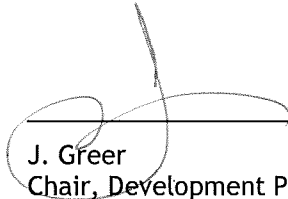
**Traffic Implications:** There were a few respondents who were concerned that the extension of Yew Street through the site to Nanton Avenue would lead to increased traffic in the neighbourhoods to the south, particularly around the highschool on Eddington Drive.

Staff Response: Current design concept proposes Nanton Ave only allowing one way east bound traffic and Yew St only allowing multidirectional traffic south of the northern most driveway prior to Nanton Ave. This will prevent traffic travelling southbound from the development onto Yew St south of Nanton Ave (see standard condition A.2.19).

**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

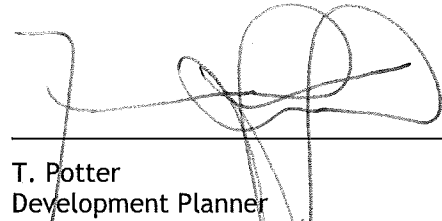
The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by the Development Permit Board. With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

Staff Committee supports this application and is satisfied that this proposal is consistent with the Arbutus Centre Policy Statement , and with the conditions contained in this report, will meet the design development conditions established and approved by Council.




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J. Greer  
Chair, Development Permit Staff Committee



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T. Potter  
Development Planner



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D. Lee  
Project Coordinator

Project Facilitator: W. LeBreton

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

### A.1 Standard Conditions

A.1.1 the pending CD-1 By-law can and does become enacted by City Council;

A.1.2 the proposed Form of Development can and does become approved by City Council;

A.1.3 design development to improve upon the overall material expression;

**Note to Applicant:** this may include the following: seek alternative tones of the main brick; improve the selection of materials as they relate to the architectural forms; consideration to revise the colour selection to make use of a more subtle array of colours;

A.1.4 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm

A.1.5 design development to include LEED Energy Performance levels for this Project. Minimum required LEED Energy Performance level to comply with Housing and Design Guidelines policies and standards.

**Note to Applicant:** Provide updated Project Checklist with subsequent application(s), to track the LEED target.

A.1.6 submission of an acoustical consultant's report which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

A.1.7 written confirmation shall be submitted by the applicant that:

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

A.1.8 compliance with Section 4 of the Parking Bylaw by providing a minimum of 46 additional parking spaces; distributed as follows:

- i. Residential Uses: 6 additional spaces are currently provided for a total of 179 parking spaces, and only 173 parking spaces are required for the Market and Non-Market Rental Uses;
  - ii. Non-Residential Uses: 52 additional spaces are required for a minimum total of 259 parking spaces for the Office, Grocery Store, and Mini-Storage Warehouse Uses. Currently 207 parking spaces are provided;
-



**Note to Applicant:** Refer to Technical Review Table for full breakdown of required versus proposed parking numbers. Car-share spaces shall be relocated to be within the underground parking area. All parking spaces shall be labeled with the corresponding use in which they serve. See also Engineering Services Standard Conditions A.2.9 and A.2.13.

A.1.9 compliance with Section 5 of the Parking Bylaw by providing a minimum of the following:

i. 19 Class A Loading spaces;

**Note to Applicant:** Office Use requires 1 space, and Mini-Storage Warehouse Use requires 18 spaces.

ii. 12 Class B Loading spaces;

**Note to Applicant:** Residential Use requires 1 space, Office Use requires 1 space, Grocery Store Use requires 3 spaces, and Mini-Storage Warehouse Use requires 7 spaces; 1 of which is to meet the parking requirement in Section 4.2.6.5. of the Parking Bylaw.

iii. 2 Class C Loading spaces;

**Note to Applicant:** Grocery Store Use requires 2 spaces.

**Note to Applicant:** All loading spaces shall be labeled with the corresponding use in which they serve, and shall provide convenient and direct access to the uses they are serving. See also Engineering Services Standard Condition A.2.13.

A.1.10 compliance with Section 6 of the Parking Bylaw by providing a minimum of 293 Class A bicycle spaces;

**Note to Applicant:** For Residential Uses; a minimum of 135 shall be horizontal, a maximum of 80 shall be vertical, and a minimum of 54 shall be in the form of a locker. All residential bicycle spaces shall be relocated to the commercial area on P1. For Non-Residential Uses; a minimum of 12 shall be horizontal, a maximum of 8 shall be vertical, and a minimum of 4 shall be in the form of a locker. All bicycle spaces shall be labeled with the corresponding use in which they serve. See also Engineering Services Standard Condition A.2.13.

A.1.11 provision of confirmation of one bulk storage room per dwelling unit;

**Note to Applicant:** There are currently 189 bulk storage rooms identified within dwelling units above-grade, and an unconfirmed amount in rooms labeled "Storage" located on Levels 2, 3, 4, and 5, and in subsequent levels underground. All storage areas below-grade shall also clearly identify the use for which they serve. A minimum of 215 bulk storage rooms shall be provided

A.1.12 confirmation of compliance with "Access to Daylight, Views, and Ventilation in Dwelling Units" bulletin;

**Note to Applicant:** It shall be demonstrated that windows in habitable rooms are located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will remain unobstructed over a minimum distance of 3.7m. Units where this appears to be a concern are Units C321 and R304 on the third floor, C422 and R404 on the fourth floor, and C522 and R504 on the fifth floor.

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Additionally, there are internalized areas currently labeled “Den” in Units C605 and C705 which do not meet these requirements. All Storage rooms also shall not include the label “Den” and should be deleted.

### Standard Landscape Conditions

A.1.13 design development to optimize the buffer between Block A and the property to the north;

**Note to Applicant:** the applicant response to Rezoning conditions advised that a standard sidewalk width of 1.8m could prohibit a double row of trees along the northern edge of the new lane. Design options should be explored to ensure a functional public realm while respecting neighbors (see also engineering condition A.2.3).

A.1.14 improvement to the south interface of the building and “Arbutus Mews”;

**Note to Applicant:** staff seeks a more compatible grade resolution (refer to design condition 1.2), special attention should be given to pedestrian circulation, universal access and location of tree planters. The proposed trees at the north edge of the Mews may conflict with the overhead architectural canopy. Further coordination with Planning and Engineering Staff is required for final public realm design.

A.1.15 provision of a consistent scale and unit of measurement for the landscape sections;

**Note to Applicant:** the landscape sections indicate an imperial unit of measurement with accompanying labels in metric. The scale and measurement should be consistent.

A.1.16 provision of a partial irrigation hose bib symbols for all private patios and irrigation connections for all planted areas;

**Note to Applicant:** the plan should demonstrate high efficiency irrigation for all planted areas including urban agriculture areas, and hose bibs for all private patios of 100 sq. ft. (9.29 m<sup>2</sup>).

### Housing Policy & Projects / Social Policy & Projects / Cultural Services

A.1.17 design development to add additional infrastructure necessary to support urban agricultural activity by residents, including, a tool storage chest, a compost bin for yard waste, and clarification of hosebib locations;

A.1.18 design development of individual housing units to meet the intent of the Housing and Design Guidelines and to ensure efficient and functional usage;

**Note to Applicant:** Provide dimensioned floor plans in 1:50 scale, for the smallest unit in each category (Studio, 1-bedroom, 2-bedroom, 3-bedroom). Show built-in components (cabinets, equipment, etc.) on plans and interior elevations. Plans to also indicate furniture and equipment layout. Comply with minimum spatial and functional requirements in Housing and Design Guidelines and BC Housing Guidelines.

A.1.19 design development of universally (wheelchair)-accessible housing units to meet the intent of the Housing and Design Guidelines and BC Housing Guidelines;

**Note to Applicant:** Provide dimensioned floor plans in 1:50 scale for the smallest unit in this category. Show built-in components (cabinets, equipment, etc.) on plans and interior elevations. Include accessibility diagrams for Wheelchair accessible units, including the

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furniture and equipment. Include accessibility diagrams for individual units' outdoor spaces (balconies and patios) and the provision of barrier-free access.

**Note to Applicant:** Presented floor plans have Amenity rooms, which have no daylight, thus non-compliant with the Housing and Design Guidelines (4.2.1). Applicant may consider providing storage lockers, with wheelchair accessible access to each, in lieu of storage rooms contained within the individual apartment units. The overall gross size of individual units shall not change, but this may allow for the layout re-design to be reconfigured to be universally accessible and/or adaptable.

A.1.20 design development of seniors housing units to meet the intent of the Housing and Design Guidelines provisions for 'Adaptable' units (see also notes to applicant for condition A.1.19);

A.1.21 revision of the washrooms in the amenity rooms to be wheelchair accessible;

A.1.22 design development to the amenity room washrooms to add a baby change table;

A.1.23 provision of a common outdoor amenity area which includes an area suitable for a range of children's play activity;

**Note to Applicant:** common outdoor spaces are to be universally accessible with barrier-free access.

#### Facilities Planning (Real Estate and Facilities Management)

A.1.24 design development to mechanical systems concept to ensure safety and security of Air Space Parcel, to ensure access and efficient and functional maintenance usage by staff and to meet the intent of the Housing and Design Guidelines;

**Note to Applicant:** Provide a written description of the Mechanical Systems design for the Air Space Parcel, clearly indicating size and location of dedicated Mechanical rooms and a description of the system controls. Design development to include Outline Specifications for Mechanical Systems and components.

A.1.25 design development to electrical concept to ensure safety and security of Air Space Parcel, to ensure access and efficient and functional maintenance usage by staff and to meet the intent of the Housing and Design Guidelines;

**Note to Applicant:** Provide a written description of the Electrical Systems design for the Air Space Parcel, clearly indicating size and location of dedicated Electrical rooms and a description of the system controls. Design development to include Outline Specifications for Electrical components.

A.1.26 design development to common / service areas to ensure safety and security of Air Space Parcel, to ensure access and efficient and functional maintenance usage by staff and to meet the intent of the Housing and Design Guidelines;

**Note to Applicant:** Provide documents that clearly indicate the extent of Air Space Parcel including Parking, Bicycle room, Garbage storage, Mechanical / Electrical service rooms, etc. in order to ensure it can be independently operated, maintained and secured.

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- A.1.27 provision of parking spaces for wheelchair accessible use, integral with Air Space Parcel, to ensure safe access and efficient and functional maintenance by staff and to meet the intent of the Housing and Design Guidelines;

**Note to Applicant:** Clearly indicate wheelchair-accessible parking spaces and barrier-free access in plans.

- A.1.28 design development to include a scooter storage room, located near the entrance to the building and ventilated (BC Housing Guidelines 1/4.4.10);

- A.1.29 design development to circulation and access / egress routes to ensure safety and to meet the intent of the Housing and Design Guidelines. Ensure compliance with the additional safety requirements for Seniors projects;

**Notes to Applicant:** Issues with proposed exit route include: Multiple level changes, weather-exposure, lack of lighting, way-finding, and length of exit routes for seniors (see BC Housing Guidelines 1/4.5 & 8.3.2).

- A.1.30 design development to Common Use & Amenity areas to ensure safety and security of Air Space Parcel, to ensure access and efficient and functional maintenance usage by staff and to meet the intent of the Housing and Design Guidelines;

**Note to Applicant:** Staff note the following deficiencies which need to be addressed:

- a) Amenity rooms sizes, daylighting, inclusion of equipment storage) (Housing and Design Guidelines 4.2)
- b) Office size, direct visual connection to the lobby, inclusion of LAN closet and reception area. ( Housing and Design Guidelines 4.3.1)
- c) Seniors housing requires a scooter storage room. Locate near the entrance to the building and ventilated (BC Housing Guidelines 1/4.4.10).
- d) Seniors housing requires seating furniture in the Lobby (BC Housing Guidelines 1/4.5.4)
- e) Janitor rooms requirements for buildings > 50 units (BC Housing Guidelines 1/4.4.7)

## A.2 Standard Engineering Conditions

- A.2.1 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the subdivision of Lot 2, DL 526, Plan 14750 to create a parcel for the development site;

**Note to Applicant:** Further to rezoning prior-to enactment condition (c) 4 (which calls for the registration of the “Arbutus Mews” SRW with provisions to act as a City street), further permissions will be required for the use of the new E-W street, i.e. patio permits and temporary road closures (bollards).

- A.2.2 provision of a site servicing plan specific to subdivision phasing plan to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** The site servicing for the current application is based on a two lot subdivision phasing plan as opposed to a four lot subdivision phasing plan provided to legal. Clarify what the subdivision phasing will be and provide and clearly indicate on the plans all applicable site servicing for each proposed phase. Provision of adequate water service to meet the fire flow demands of the project is necessary. Offsite upgrades may be required depending on phasing and proposed servicing. Servicing the site under the public square area is not supported. If required, utility rights-of-way are to be a minimum of 6.0 m wide and unimpeded. Only one service connection per legal lot is acceptable.

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- A.2.3 provision of a public realm plan (landscape plan and lighting plan for public areas and streets) that includes, but is not limited to, new sidewalks (minimum 1.8 m wide), curb, pavement, lamp standards, street trees, landscaping and street furniture adjacent to the site noting the following;

**On drawing PR 04: Arbutus Mews Public Realm Plans:**

- i) Clarify the actual walking space between planters and buildings on Section B (required to be minimum 1.8 m per rezoning condition 28).
- ii) Delete the proposed curb bulges on Arbutus St at the Arbutus Mews intersection.
- iii) Delete the proposed bollards located at the curb returns on the east side of the Mews sidewalk at Yew St intersection.
- iv) Delete the proposed curb bulges on the northeast corner of Arbutus Mews at Yew Street.

**Note to Applicant:** A Safeway truck turning movement crosses over this bulge.

- v) Clearly identify and provide appropriate accessibility treatments (e.g., ramp scoring and concrete curb letdown) at the mews intersection with Yew Street.

**Note to Applicant:** though referenced, on the east side of Yew St. at the intersection, there is no curb ramp shown.

- vi) Clarification of surface material for band immediately east of the crosswalk across the mews at Yew St. The drawing appears to show concrete, which could be confused as a crosswalk by road users.
- vii) Provision of adequate pull-in/pull-out space for parking lay-bys on mews.
- viii) Provision of a standard curvilinear curb transition for vehicle entry onto the eastbound right-turn lane on Arbutus Mews.
- ix) Provide a review of the materials proposed on the Arbutus Mews and Yew Street ROW for asset management and vulnerable user wayfinding.

**Note to Applicant:** The use of concrete unit pavers in the street and sidewalk areas, and concrete bands in the street, requires approval by the City prior to acceptance.

- x) Provide written confirmation and analysis from an Engineering Consultant that the parkade exhaust metal grate within the roadway portion of Arbutus Mews meets road loading requirements for the largest commercial vehicle expected to use this road.

**On the PR 05: Public Square Public Realm Plan:**

- i) Clarify the actual walking space at the south edge of public square between planters and adjacent building on Section A is required.

**Note to Applicant:** the required width is to be a minimum of 1.8 m as per rezoning condition 28).

- ii) Modify the following treatment on Arbutus Street as follows:
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- a. Delete the curb bulges proposed on Arbutus St.
- b. Delete the proposed granite setts and install either exposed aggregate or broom-finished, saw-cut concrete.

**Note to Applicant:** If the granite setts remain, arrangements are required to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for maintenance, upkeep and repair of the granite setts by the applicant.

- c. Undertake a review of the proposed retention of the existing tree in the Arbutus St. sidewalk near Nanton Avenue.

**Note to Applicant:** Retention of this tree effectively reduces the sidewalk width to 1.8 metres for a distance of 10 metres and complicates wayfinding for seniors and vulnerable users. Alternately replace landscaped boulevard at road edge with sidewalk of consistent width past existing tree.

**On (PR 07) Yew Street:**

- i) Confirm the provision of new street lights on both sides of the street and label on plans.
- ii) Delete the proposed granite setts and substitution with exposed aggregate or broom-finished, saw-cut concrete.

**Note to Applicant:** If the granite setts remain, arrangements are required to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for maintenance, upkeep and repair of the granite setts by the applicant.

- iii) Provide sidewalk scoring, to assist persons with visual impairments, across all driveway crossings and ensure a consistent sidewalk crossfall throughout.
- iv) Relocate Class B bicycle parking onto private property.
- v) Clarify the purpose of the two narrow curb letdowns on west side of Yew St north and south of public square.

**Note to Applicant:** These appear to be driveway crossings, but are narrower than would be expected.

- vi) Provision of a design of the intersection of Yew Street and Nanton Avenue and site entry subject to further review and approval to the satisfaction of the General Manager of Engineering Services.

**On (PR 08) North Lane:**

- i) Provision of a 1.8-m wide sidewalk on the north side of lane, as per rezoning condition 28.

**Note to Applicant:** Narrowing of the landscape strip to the north of the sidewalk would enable this.

**On (PR 09) Nanton Avenue:**

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- i) Provision of a design for the required off-street bike facility to (unidirectional protected bike lanes) on Nanton Avenue and Yew Street, and the intersection of Nanton Avenue and Yew Street, subject to further review and approval to the satisfaction of the General Manager of Engineering Services.
- ii) Provision of improved sidewalk widths on Nanton Avenue subject to review of the required width of the back boulevard.

**Overall Public Realm**

- i) Provision of a detailed public realm design for the west edge of site, including connectivity of path networks to off-site facilities to the satisfaction of the GMES, as per rezoning condition 7.

- A.2.4 provision of a comprehensive memorandum, which analyzes the Greenhouse Gas (GHG) performance of the development in its entirety, including all commercial and residential loads, and which clearly summarizes the proposed concept design for the renewable energy and peaking/backup system to the satisfaction of the General Manager of Engineering Services.

**Note to Applicant:** The proposed concept design must allow for an anticipated reduction in GHG emissions by at least 50% over a business as usual approach to heating and cooling. Further information and analysis may be required to confirm suitability and viability of the preferred form of the renewable energy system to the satisfaction of the General Manager of Engineering Services;

- A.2.5 provision of a groundwater management strategy to ensure groundwater does not rise in the surrounding neighborhood during or post construction;

**Note to Applicant:** Groundwater shall be managed as per the Arbutus Centre Policy Statement and as per the Vancouver Building By-law. The revised strategy must consider managing groundwater within the individual site, and not rely on conveying water across City Street, including the future Yew Street extension.

- A.2.6 provision of a completed Construction Management Plan to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** The following is to be included:

- a) Provide written details including documentation and make formal arrangements to the satisfaction of the GMES to supply off-site parking for construction worker's vehicles at the Arbutus Club as proposed in the consultant's study.
  - b) Clarify and provide details of any proposed arrangements made with Engineering Services as part of a Construction Management Plan to reserve the west lane of Arbutus St. for vehicle loading during construction as indicated in the consultant's traffic study, or remove or change the wording on the consultant's report.
  - c) Provide analysis of the feasibility for implementation of a northbound permitted and protected left turn phase from the centre left turn lane at the detailed design phase as recommended by the Bunt Traffic Review.
  - d) Identify and make arrangements with Translink and Coast Mountain Bus Company for a review of any impacts to the street trolley poles resulting from the introduction of the temporary site access and final Arbutus Mews alignment or curb changes.
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A.2.7 provision of city building grades and design elevations at all entrances;

A.2.8 provision of a statutory right of way to accommodate a Public Bike Share Station (PBS).

**Size:** At minimum, the smallest sized station at 16m x 4m must be accommodated. The physical station with docked bicycles is 2m wide and has a required bicycle maneuvering zone of 2m for a total width of 4m. The 2m maneuvering space may be shared with pedestrian space.

**Location:** The station must be located on private property while still clearly visible to the public with 24/7 public access and allowing easy access to the street.

**Surface treatment:** A hard surface is required with no utility access points within 150mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.

**Grades:** The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.

**Sun exposure:** No vertical obstructions to maximize sun exposure as station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day.

**Power:** Provision of an electrical service and electrical power is to be available in close proximity to the PBS station with the development responsible for the on-going supply and cost of electricity to the PBS station;

A.2.9 enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of [2] Shared Vehicle(s) and the provision and maintenance of [2] Shared Vehicle Parking Space(s) for use exclusively by such Shared Vehicle(s), [with such parking spaces to be in addition to the minimum parking spaces required by the Parking Bylaw], on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:

- a) provide 2 Shared Vehicle(s) to the development for a minimum period of 3 years;
  - b) enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle(s);
  - c) provide and maintain the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles;
  - d) make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);
  - e) provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle;
  - f) registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions.
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- g) provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy.

**Note to Applicant:** Shared vehicle spaces are required to be a minimum width of 2.9m. Relocate the shared vehicles and shared vehicle parking spaces into the underground parking area.

- A.2.10 provision of an updated transportation report to the satisfaction of the General Manager of Engineering Services that assesses the impacts of minimizing the east to south bound right turn bay in the proposed mews;

**Note to Applicant:** The report should identify both peak and off-peak impacts to internal circulation and to Arbutus Street.

- A.2.11 provision of written confirmation by the operator of the liquor store of their review and acceptance of the proposed interim loading arrangements as shown in the Bunt Parking, Loading and Traffic Review;

**Note to Applicant:** The letter should also include the following:

- a) Provide details of any changes to their loading functions during construction, including the dimensions of the trucks which will be delivering to their store and their acceptance of the proposed design.

**Note to Applicant:** the loading study indicates a WB-12 type vehicle is anticipated to deliver to the liquor store.

- b) Confirmation that the on-site truck maneuvering as well as routing to and from the road network is to their satisfaction.

- A.2.12 provision of written confirmation from the grocery store of the following:

- a) that the proposed interim truck exiting plan as shown in exhibit 4.7 of the draft Bunt Parking, Loading and Traffic review, dated September 2013, has been reviewed, and it is acceptable to them acknowledging the City of Vancouver is not wholly supportive of the proposed truck maneuvering and exiting.

**Note to Applicant:** The Safeway truck is shown backing down a 15% ramp which accesses the P2 commercial loading. Such a manoeuver will be difficult for the driver and any interior contents could shift.

- b) that Safeway accepts the future truck routing into and out of the site noting that right turns from eastbound Arbutus Mews to southbound Arbutus Street will not be possible.
- c) that there is sufficient space for the Safeway tractor to drive into the area used for loading by the BC Liquor Store when a truck is occupying this space, and provide clarification of the slope of the BC Liquor Store loading space and access ramp. See exhibit 4.7 in the Bunt Parking, Loading & traffic review; and
- d) provision of a section drawing through the ramp from the new lane to the commercial loading court on the P2 level.

- A.2.13 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services;
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The following items are required to meet the Parking and Loading Design Supplement:

- a) modification of tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided with all stalls numbered and labeled using the parking standards set out in the Parking By-Law;
- b) modification of the bicycle parking to meet bylaw and design supplement requirements;
- c) provision of automatic door openers on the doors providing access to the bicycle room(s);
- d) relocation of Class A bicycle spaces to the P1 parking level or at grade otherwise an elevator with direct access to the building exterior must be provided;

**Note to Applicant:** The residential bicycle spaces should be located within the commercial parking.

- e) identification and note on plans, using a line with an arrow, the intended route to be used by residents and commercial staff to travel from the Class A bicycle rooms and the building exterior.
- f) confirmation there will be adequate separation, or a barrier, between the cart storage and adjacent parking spaces.

**Note to Applicant:** The parking space at gridline K8 is of concern.

- g) provision of design elevations on both sides of the parking ramp at all breakpoints with notation of the length of ramp at the specified slope.

**Note to Applicant:** Where there is a curved ramp, provide grades two feet from the wall on the inside radius (Section I.A).

- h) modification of the parking ramp entrance to provide drivers exiting the parkade onto Yew Street visibility of oncoming pedestrians and cyclists.

**Note to Applicant:** modification to the adjacent stairwell will be required.

- i) written confirmation of the size of trucks that will deliver to the future underground loading spaces will not exceed the dimensions of a WB-12 design vehicle;
- j) dimension all Class A loading spaces located underground and label them as either Residential loading or Commercial loading. Notation of those provided for the Mini-Storage Warehouse must be clearly labeled. These must also be identified with appropriate signage on-site;
- k) clarification and labeling of all required parking for the Mini-Storage Warehouse;
- l) identification of the Class A loading spaces required for the Mini-Storage Warehouse and modify the parking and loading layout to ensure these spaces are included within the Commercial Loading Court and not within the commercial parking;

**Note to Applicant:** All loading for the Mini Storage Warehouse should be located together with access using the one loading access ramp.

- m) deletion of Class B loading on Arbutus Street for the social housing units and provide on-site loading for these units;

- n) label which of the Class B loading spaces are intended for use by the grocery store, if these are to be shared with other businesses on-site, and identify and label on plans and on-site the route to be used for deliveries from these spaces to inside the grocery store which must not require the use of stairs.

**Note to Applicant:** If the commercial elevator located between stairs #4 and #6 is to be used for grocery store deliveries, a loading ramp into the store must be provided.

- o) modification of the Commercial Loading Court access ramp to reduce the slope to not exceed 10%;

**Note to Applicant:** A steeper slope will cause loads within trucks to shift or move within the truck and is not supported by Engineering Transportation.

- p) identification on all plans the location of disability parking spaces provided within the underground parking and on the surface lot, and provide sufficient spaces to meet current Parking By-Law requirements or otherwise to the satisfaction of the Director of Planning;

- q) deletion of the proposed bollards located between the visitor parking and the commercial parking at gridline G;

- r) identification of all visitor parking spaces on submitted plans and ensure these are clearly labeled on-site with signage and paint markings; and

- s) provision of a parking and loading summary for all phases of the development including the existing building requirements and provision.

**Note to Applicant:** Phasing needs to consider parking and loading supply for all uses including existing buildings. Parking will be provided for all uses during construction. Please contact Rob Waite of the Neighbourhood Parking and Transportation Branch at 604-873-7217 for more information.

- A.2.14 arrangements to the satisfaction of the General Manager of Engineering Services, in consultation with Coast Mountain Bus Company and Translink, to relocate any bus stops affected by the proposed development;

- A.2.15 clarification of garbage pick-up operations. Confirmation that a waste hauler can access and pick up from the location shown is required. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location;

**Note to Applicant:** The City's Solid Waste Storage Facility Design Supplement generally requires the garbage/recycling area be placed no more than one level down from grade. All three rooms are located at Level P2 in this development. The City's concerns about this decision are mitigated by the elevation change within the site, the location of several commercial loading bays on P2, the designation of a separate loading ramp for commercial vehicles and the setting aside of significant space at ground level for the staging of recycling carts.

- A.2.16 provision of domestic water service and water meter locations that conform to current Waterworks standards;

**Note to Applicant:** Water meter mechanical room must be located on main or P1 levels; the existing location appears to be on P2. 24 hour direct access to the water meter is required. All existing servicing will be discontinued once the new servicing has been installed.

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A.2.17 a canopy application is required;

**Note to Applicant:** Canopies must be fully demountable and meet the requirements of the Building By-law;

A.2.18 design and location of all crossings, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** Submission of a crossing application is required.

A.2.19 show the proposed property lines on the architectural plans and the phasing diagrams;

A.2.20 clarification is required for the following items:

- i) (A402) what appears to be an attached greenwall encroaching into the northerly lane in the vicinity of Gridlines 5 & 6 (note: this feature does not appear on any elevation view);
- ii) (A402) portions of upper building are shown over the Yew Street extension, as are window elements over the lane (Gridlines A & 1);
- iii) (A403) portions of exterior wall are shown into the lane (East Elevation, Gridline A);
- iv) (A404) portion of subgrade structure is shown into the lane (West Elevation, Gridline A).

**Note to Applicant:** Any portions of the building proposed to be within City street must be deleted or an encroachment agreement is required.

A.2.21 provision of an updated and revised Green Mobility Strategy that clearly identifies what aspects of the phase 1 (Block A) are meeting or exceeding by-law requirements and forming a part of the site's overall Green Mobility and Clean Vehicle Strategy;

A.2.22 provision of an updated Green Mobility and Clean Vehicles Strategy for the entire site that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes including walking, cycling, public transit, and provisions for low carbon vehicles (e.g., electric vehicles), completed to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance including the completion of any legal agreements required by this Strategy on terms and conditions acceptable to the City;

**Note to Applicant:** The expectation is that the plan will identify and propose measures as part of phase 1 and all subsequent phases that will exceed by-law requirements.

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## B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated August 12, 2015. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the “prior-to” response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **March 08, 2015**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

## B.2 Conditions of Development Permit:

- B.2.1 Where a geoexchange system is selected as the preferred low carbon energy approach, geoexchange site testing and detailed design shall be completed, summarized, and submitted at the time of building permit application and before issuance of building permit.
- B.2.2 Detailed design of the Renewable Energy System, including low-carbon energy sources and any conventional heating and cooling infrastructure required to meet base load and peaking/backup energy demands, must be submitted to and approved by the General Manager of Engineering Services prior to issuance of building permit. Such as system shall supply at least 70% of annual heating requirements of the development through low-carbon sources(s) and reduce greenhouse gas emissions by at least 50% over a business as usual approach to heating and cooling.
- B.2.3 Make arrangements, to the satisfaction of the General Manager of Engineering Services, for confirmation that the Renewable Energy System meets the required detailed design provisions. Such arrangements may include but are not limited to completion and certification by the design engineer of record, at the time of building permit application, of the *City of Vancouver Confirmation of Low Carbon Energy System Detailed Design Requirements* letter of assurance.
- B.2.4 A proposed energy system Performance Monitoring and Reporting Plan shall be submitted at the time of building permit application and approved by the General Manager of Engineering Services prior to release of building permit. The Plan shall detail how system performance data will be collected and analyzed for the purpose of evaluating short- and long-term system performance, system efficiency, energy consumption, building energy demand, and opportunities for optimization of system operation and efficiency, and shall include a cost estimate for completion of all required monitoring and reporting works. The applicant shall refer to the *City of Vancouver Performance Monitoring and Reporting Requirements for Renewable Energy Systems* for further instructions on performance monitoring and reporting.
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- B.2.5 A groundwater management system is required for this site to ensure the groundwater level within the catchment area will not be impacted during or post construction. Detailed design of the groundwater management system will be to the satisfaction of the General Manager of Engineering Services and submitted prior to issuance of Building Permit.
- B.2.6 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.2.7 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.2.8 All approved street trees shall be planted in accordance with the approved drawings within six (6) months of the date of 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.2.9 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
- B.2.10 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during subsurface work.
- B.2.11 In the event, contamination of any environmental media are encountered, a Notice of Commencement of Independent Remediation must be submitted to the Ministry of Environment and copied to the City of Vancouver.
- a) Upon completion of remediation, a Notification of Completion of Independent Remediation must be submitted to the Ministry of Environment and copied to the City of Vancouver.
  - b) Submit a copy of the completion of remediation report signed by an Approved Professional stating the lands have been remediated to the applicable land use prior to issuance of an Occupancy Permit.
- B.2.12 Notice of offsite migration must be submitted to the Ministry of Environment and copied to the City of Vancouver if offsite contaminant migration is suspected or identified. Supporting investigation and remediation data/reports must be provided to the City of Vancouver.
- B.2.13 Must comply with all relevant provincial Acts and Regulations (e.g. Environmental Management Act, Contaminated Sites Regulation, hazardous Waste Regulation) and municipal Bylaws (e.g. Fire Bylaw 8191 [s. 4.10.3]).
- B.2.14 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.15 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
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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 12<sup>th</sup> 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.2.16 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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