

Milestone: Prior to issuance
 Date:

Prior to

Conditions of Approval

Bruce Currie
bcurrie@bosaproperties.com

RE 1060 BARCLAY STREET (East Tower)

DP-2023-00651 is approved subject to conditions of approval contained herein to develop:

- a. 59 storey mixed use residential tower containing:
- b. 500 secured market rental units
- c. 137 secured below market units
- d. Retail Space at grade and
- e. 9 levels of underground parking

Subject to the enactment of the CD-1 By-law and Council approval of the form of development

MATRIX of Conditions

Reviewer	Part 1 Conditions	Part 2 Conditions	Cleared Part 1 Conditions
Urban Design	UD1.1—1.3	None	0 of 3
Development Review Branch	DRB1.1—1.9	DRB2.1—2.6	0 of 9
Landscape Design	LD1.1	LD2.1—2.2	0 of 1
Engineering Services	ENG1.1—1.8	ENG 2.1—2.4	0 of 8
Housing Policy	HP1.1—1.3	None	0 of 3
Contaminated Sites	None	CS 2.1	0
Legal Services	LS		
Urban Forestry	UF1.1-1.2		
Arts Community Culture	None	ACC 2.1	0
Public Art	None	PA 1.1	
Permit Terms	Part 3 Conditions	N/A	
General Notes	Part 4 Conditions	N/A	

Conditions of approval (“conditions”) in schedules (summarized above) must be met before permit issuance. This matrix indicates the general status and quantity of Part 1 conditions, errors & omissions in it do not relieve the applicant from satisfying conditions.

Issues & Priorities: 1. Public realm design and interface

Sincerely,

Katrina Hsieh
 Project Coordinator
 604.829.9528
katrina.hsieh@vancouver.ca

Urban Design (UD) Notes: This Schedule is for internal and external use and is integral to conditions from all departments that must be met Prior to Development Permit issuance. Agreements, if any, are to the satisfaction of the Director of Legal Services, and to the satisfaction of related reviewers, or Directors or Managers of same.

MATRIX **UD** **DRB** **LD** **ENG** **HP** **CS** **LS** **UF** **ACC** **PA** **Part 3** **Part 4**

Reviewer

Hiroko Kobayashi
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Part 1 CONDITIONS

Revisions & Clarifications in Drawings

UD 1.1 Design development to further improve the public realm interface including proposed mid-block connection:

Note: Refer to Rezoning Condition 1.4. The mid-block connector between Barclay Street and Ted Northe Lane should represent and contribute to the pedestrian and green network in the West End, interconnected with all the building entrances and lobby spaces that are facing into this proposed interface, anticipate a large number of the residents and activities are taking place concurrently, further improvements to the pedestrian experience may be achieved by the following:

- a. Increase the scale of the mid-block connection by maximizing its overall clear width
- b. Reassess the location and orientation of the rental housing entrance and explore adding another entry along Barclay Street interface

Note: A large number of tenants will access this entry way, consider distributing another point of access to contribute further activation to the Barclay Street frontage. The location of the main entry signage should be legible from the Street, adding wayfinding elements is strongly encouraged

- c. Introduce more open space (e.g. amenity space) adjacent to the mid-block connection interface to create more sense of openness
- d. Consider relocating the proposed self-standing artwork and

Note: Per UDP commentary, this space may be overcrowded with multiple activities, consider finding appropriate location or another form of art (e.g. architectural and landscaping elements) that can be integrated into the building or landscape design

- e. Provide additional lighting, landscape features and site furnishing to enhance the usability and safety of the laneway interface

UD 1.2 Design development to reinforce the rooftop expression.

Note: Refer to the *Higher Buildings Policy* Section 2.1. The intent of this condition is to ensure that the proposed apparent massing to make a significant contribution to the city's skyline. This was a key consensus item of Urban Design Panel and may be achieved by the following suggested design strategies:

- a. Simplify the proposed rooftop form and expression

- b. Reassess the proposed rooftop materials and colour palette

Note: The rooftop expression and materiality can be unified with the rest of the building to reinforce the legibility of the overall architectural concept from multiple aspects. Refer to Condition DRB 1.1

UD 1.3 Design development to further improve the proposed façade design

Note: Refer to Rezoning Conditions 1.5 and 1.7. Maintain the proposed quality in all aspects, consider increasing the size of vertical and horizontal recesses and balcony depth to emphasize the reveals and incorporation more landscape at the building voids to achieve further design expression

Crime Prevention Through Environmental Design (CPTED)

UD 1.4 Design development to incorporate the principles of crime prevention through environmental design (CPTED) by maximizing opportunities for natural surveillance by:

Note: Particular attention should be given to mitigate perceived security and safety concerns

- a. Providing unobstructed and transparent sightlines to exits and destinations
- b. Providing lobbies visible from the street and main entrances to buildings fronting the street

DRB Part 2 CONDITIONS

Documents & Agreements

N/A

Development Review (DRB) Notes: This Schedule is for internal and external use and is integral to conditions from all departments that must be met Prior to Development Permit. Agreements, if any, are to the satisfaction of the Director of Legal Services, and to the satisfaction of related reviewers, or Directors or Managers of same.

MATRIX **UD** **DRB** **LD** **ENG** **HP** **CS** **LS** **UF** **ACC** **PA** **Part 3** **Part 4**

Reviewer

Katrina Hsieh
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Part 1 CONDITIONS

Revisions & Clarifications in Drawings

- DRB 1.1** Comply with Section 8 – Building Height, of the pending CD-1 By-law by providing interpolation calculations derived from official building grades (BG-2023-00162) and geodetic elevations for all roof appurtenances on roof and elevation plans
- Note:** Interpolation calculations are derived from the site corners to the highest habitable level and to the top of the elevator overrun on “Level Roof 3E”. Refer to Section 2 and [Building Height Bulletin](#)
- DRB 1.2** Comply with Section 6.3 – Conditions of Use, of the pending CD-1 By-law by providing a minimum 20% of the total dwelling unit floor area as below-market rental housing units
- Note:** Provide dwelling unit floor area summary table for each unit and site totals. Dimension and illustrate unit area on plans
- DRB 1.3** Confirm compliance with Section 7 – Floor Area and Density, of the pending CD-1 By-law by providing minimum 20% in-suite storage excluded from floor area for below-market rental housing
- Note:** Dimensions and area to be confirmed in order to support the in-suite and below grade storage exclusions. Refer also to [Storage in Multiple Dwellings Bulletin](#)
- DRB 1.4** Comply with Section 4 – 7 Off-street Parking, Loading and Bicycle Space Regulations, of the Parking By-law as follows:
- a. Provide a minimum 4 Class B spaces

Note: A variance of 2 Class B spaces may be supported if 4 Class A spaces are provided
 - b. Provide a minimum 6 Class B bicycle spaces for retail use per Section 6.2.5.1
 - c. Provide a maximum 30% vertical Class A bicycle spaces per Section 6.3.13
- DRB 1.5** Provision of a vertical vent space to accommodate any future proposed restaurant exhaust from the commercial level
- Note to Applicant:** The intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building. Refer also to the Floor area exclusions for Kitchen Exhausts Ducts and Shafts Bulletin

- DRB 1.6** Provide accurate and consistent information within drawings and project statistics including but not limited to the following:
- a. Site area data to include site of entire development area
 - b. Dimension balconies
- DRB 1.7** Provide the following notations on the submitted plans:
- a. “The acoustical measures will be incorporated into the final design and construction, based on the consultant’s recommendations”
 - b. “Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555”
 - c. “All proposed yards, setbacks and building dimensions are measured to the outside of cladding”
 - d. “The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law”
 - e. “Provision of Energized Outlets and End of Trip Facilities layout shall be in accordance with Section 4.14, 6.3.21 and 6.5 of the Parking By-law and Vancouver Building By-law”

DRB Part 2 CONDITIONS**Documents & Agreements**

- DRB 2.1** The pending CD-1 By-law can and does become enacted by City Council
- DRB 2.2** The proposed form of development can and does become approved by City Council
- DRB 2.3** Submission of digitally signed, and sealed survey plan of the site, verified by a British Columbia Land Surveyor
- DRB 2.4** Submission of a signed Report by an Acoustical Consultant, which assesses noise impacts on the site and recommends noise mitigation measures to achieve noise criteria
- DRB 2.5** Written acknowledgement of compliance with Section 10.14.2 - Demolition of a Building, of the Zoning and Development By-law
- Note:** This application necessitates the demolition of existing residential rental. The development permit for the new development shall not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable
- DRB 2.6** All supporting reports and documents and drawings provided by Professional Engineers, architects and Surveys under this Development Permit application (including FSR overlays) will have to be digitally signed and sealed by Professional
- Written confirmation is to be submitted that the notification signs on the site have been removed

Landscape Design (LD) Notes: This Schedule is for internal and external use and is integral to conditions from all departments that must be met Prior to Development Permit. Agreements, if any, are to the satisfaction of the Director of Legal Services, and to the satisfaction of related reviewers, or Directors or Managers of same.

MATRIX **UD** **DRB** **LD** **ENG** **HP** **CS** **LS** **UF** **ACC** **PA** **Part 3** **Part 4**

Reviewer

Lee Beaulieu
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LD Part 1 CONDITIONS Revisions & Clarifications Required in Drawings

LD 1.1 Provide a large scale, partial (schematic) irrigation plan demonstrating intent, including notations, legend, and symbols to confirm stub out and hose bib locations illustrated on the landscape plan(s)

Note: Refer to Rezoning Condition 1.17. Hose bibs to be provided for urban agriculture garden plots and large private patios [sized 9.3 m (100 sq. ft.) or larger]. Any limitations to the installation of hose bibs on private decks to be brought to the attention of staff in the written response

DRB Part 2 CONDITIONS Documents & Agreements

N/A

Engineering Services (ENG) NOTES: This Schedule is for internal and external use and is integral to conditions from all departments that must be met Prior to Development Permit. Agreements in this Schedule, if any, are to the satisfaction of the Director of Planning, General Manager of Engineering Services and/or the Director of Legal Services.

MATRIX **UD** **DRB** **LD** **ENG** **HP** **CS** **LS** **UF** **ACC** **PA** **Part 3** **Part 4**

Reviewer

Carol Yee
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ENG Part 1 CONDITIONS Revisions & Clarifications in Drawings

- ENG 1.1** Comply with [Parking and Loading Design Supplement](#) by providing the following:
- a. For parking access, providing convex mirrors at the bottom of every ramp to allow for two-way vehicle flow
 - b. For loading spaces, a convenient internal stair-free loading access to/from site uses noting the loading corridor currently shows stairs to the elevators
- ENG 1.2** Comply with Bicycle Spaces, per the Parking Bylaw by:
- a. Providing directional signage for Class B spaces not readily visible to visitors of the site per Section 6.4.5
 - b. Provision of automatic door openers for the Enhanced Class B bicycle room per Section 6.4.3 and 6.3.10
- ENG 1.3** Provision of section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions
- ENG 1.4** Planting materials in compliance with the [City's Boulevard Gardening Guidelines](#), including:
- a. Maximum 0.6 m. (2.0 ft.) mature height within 10.0 m. (32.8 ft.) from the corner of an intersection, pedestrian crossing, driveway or other conflict area
 - b. Maximum 1.0 m. (3.3 ft.) mature height outside of the areas described above
 - c. Minimum 0.45 m. (1.5 ft.) buffer of sod, grass or low groundcover with a mature height less than 0.3 m. (1.0 ft.) or for plantings adjacent to sidewalks
- Note:** Proposed *Sarococca hookeriana* var. *humilis* is not acceptable adjacent to sidewalks
- d. Permanent irrigation system outside of street Right of Ways (SRW)
 - e. All planting on street ROW's are to be maintained by the adjacent property owner

ENG 1.5 Provision of City issued Building Grades and Interpolated Grades to be shown on the site and floor plans-by:

- a. Correct one building grade elevation at Thurlow Street and one at Ted Northe Lane
- b. Remove Building grade at middle of Thurlow Street
- c. Provide Design Elevations at corner of driveways, parking stalls, middle of entrances, access pathways, and stairs

Note: Refer to Building Grade Letter and Plan BG-2023-00162 and attached PDF for reference. For further clarification contact building.grades@vancouver.ca

ENG 1.6 Provision of updated and notation on plans as follows:

- a. Identify and label all-applicable SRW

Note: As per Rezoning Condition 2.3, note the mid-block connection SRW area

- b. Label either a Pad Mount Transformer (PMT) at grade or a “Unit Substation” room on the plans
- c. *“Proposed new fire hydrant, is not part of this DP application review.”*

Note: For further clarification and information for finalization and location of fire hydrant, contact watercommercialpermits@vancouver.ca

ENG 1.7 Provision of public realm changes, including all proposed off-site improvements to be indicated and noted on the landscape and site plan per Rezoning Condition 1.63 and [Streets and construction Engineering Design Manual](#) Guidelines as follows:

Note: Where a design or detail is not available, make note of the improvement on the landscape plans

- a. Provision of new street trees adjacent to the development site, where applicable note:

“Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca inspection after tree planting completion”

‘This plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.’ Proposed row of trees located on private adjacent to the property line on Barclay Street, to be contained solely on private property or removed’

Note: No construction is permitted on City of Vancouver property without City of Vancouver approval per Street & Traffic By-law 2849

- b. Proposed row of trees located on private adjacent to the property line on Barclay Street, to be contained solely on private property or removed
- c. Reference City standard C1.1 broom finished, saw cut concrete sidewalk detail along Barclay
- d. Reference City standard details for sidewalk and curb and gutter shown along Ted Northe Lane
- e. Remove proposed back boulevard pavers from Engineering SRW shown along Barclay Street

Note: Broom finish concrete walk or grass is acceptable. The landscaped area back of city sidewalk, should be minimum 0.45 m (1.5 ft.) buffer of sod, grass or low groundcover with a mature height less than 0.3 m (1 ft.) or for plantings adjacent to sidewalks

- f. Provide a standard concrete lane crossing including new curb returns and curb ramps on both sides of the Ted Northe Lane entry on Thurlow Street
- g. Show a cold control joint in sidewalk at the property line on Barclay Street
- h. Indicate removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk and curb to current standards on Barclay Street
- i. Reference City standard R3.2 higher zoned lane asphalt details for drive over walkway restoration with roll over curb and gutter shown along Ted Northe Lane

DRB Part 2 CONDITIONS Documents & Agreements

ENG 2.1 Entry into shared access agreement between the East development site (DP-2023-00561) and the West development site (DP-2023-00562) securing access to underground parking from both the East and West development sites at 1040 – 1080 Barclay Street per Rezoning Condition 1.45

ENG 2.2 Provision of a letter of credit for off-site works as sought for at rezoning and identified in the Services Agreement schedule A

Note: The letter of credit final value will be determined after the Service Agreement is complete and registered

ENG 2.3 Provide an updated Transportation Demand Management (TDM) Plan, with minimum 30 points meeting the requirements for Large Sites

Note: The proposed plan achieves 29 points

TDM Measure	Proposed Points	Achieved Points and Notes
OTH-1 Bike Repair Stand	1	0 achieved, a bike stand with bike wash station is required to achieve the 1 point for this TDM Plan

Refer to [Schedule B](#) of the TDM policy for detailed requirements for each measure. A single TDM measure may count towards multiple land uses if it is usable by each. Provide TDM Plan as a separate package

- ENG 2.4** Entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, securing:
- a. Funding towards long-term TDM monitoring in the amount of \$2 per square metre of gross floor area
 - b. TDM measures:
 - FIN -01
 - ACT-02
 - ACT-05
 - ACT-07
 - COM-02
 - SUP-01
 - SUP-03
 - OTH-01
 - c. City access to the site to undertake post occupancy monitoring of the TDM Plan
 - d. Agreement to make reasonable adjustments to TDM measures as requested by the City, based on TDM monitoring results

- ENG 2.5** Entry into a Shared Vehicle Agreement with the City to secure the operation and maintenance of 9 two-way Shared Vehicles and the maintenance of 9 Shared Vehicle Parking Spaces for use exclusively by such Shared Vehicles, 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:
- a. 9 two-way Shared Vehicles to the development for a minimum period of 3 years
 - b. Entry into an agreement with a two-way Shared Vehicle Organization to secure the operation and maintenance of the Shared Vehicles;
 - c. Maintenance of the Shared Vehicle Parking Spaces for use exclusively by such shared vehicles
 - d. Arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Spaces
 - e. 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, securing these conditions
 - g. A letter of intent from a two-way car share company indicating their willingness to supply car share vehicles on the site at building occupancy. The letter shall indicate acceptance of the general location, configuration, and accessibility of the shared vehicle spaces

ENG 2.6 Written confirmation from all impacted Utility companies that pole relocation or removal is acceptable

Note: If a pole is to be relocated, clearly indicate this relocation on the plans

ENG 2.7 Provision of an updated Final Hydrogeological Study, to the satisfaction of the General Manager of Engineering Services and the Director of Planning, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

- a. An updated Groundwater Management Plan which includes a description of the phased construction plan for the underground parkade that will be shared by both the East Tower and West Tower and how that will affect the proposed groundwater management method(s) for the development.

Note: Provide details as to whether the shared parkade will be constructed all at once or will be phased by tower. If the parkades will be built at different times and connected at a later date, describe how this may affect the proposed groundwater management method(s) for the development.

- b. Adequate characterization and if required, monitoring of hydrostratigraphic units above the proposed slab depth. This may include any discrete high permeable zones which would contribute to groundwater discharge from the site.

Note: The updated Final Hydrogeological Study should include the additional groundwater elevation monitoring results as noted in Section 5.5 of the *Hydrogeological Investigation Report* (dated May 1, 2023).

- c. Provide a quantitative estimate (in litres per minute) of both the anticipated construction dewatering/drainage rate and the permanent (post-construction) dewatering/drainage rate for City approval. Include calculations, assumptions and the methodology used to determine the rates.

Note: The updated Final Hydrogeological Study should include an updated seepage analysis to account for the additional groundwater elevation monitoring results, if warranted. Additionally, clarify what inputs were used for the excavation dimensions. There is a discrepancy between Section 6.0 of the *Hydrogeological Investigation Report* (dated May 1, 2023) and Appendix C (SEEP/W model output).

The City does not support the long-term discharge of groundwater to our sewer system. Every effort should be made to prevent or limit this discharge, with the details reflected in the Groundwater Management Plan.

ENG 2.8 Provision of a letter of commitment stating that all impacted utility companies will be contacted and notified of the following requirements:

- a. All utility services (e.g., BC Hydro, Telus and Shaw) shall be underground.
- b. BC Hydro service shall be primary with PMT or Large Power Transformer (LPT) and all required electrical plants installed on private property.

Note: The review of third-party utility service drawings (e.g., BC Hydro, Telus and Shaw) will not be initiated until all drawings have been received by the

Utilities Management Branch (UMB). For questions on this requirement, contact the Utilities Management Branch at umb@vancouver.ca

ENG 2.9 Provide a waste management plan accounting for Quantity and type of container for each waste stream, collection frequency of each waste stream and

Note: Waste rooms should equate to 2 to 2.5 times the physical footprint of the waste and recycling containers, to allow for maneuverability. Depending on collection frequency the weekly waste generation volume in the residential units may exceed the capacity of the rental waste room..

Pending the waste management plan, staff may recommend that the developer consider either 1) an increase to the size of the waste room and the number or capacity of containers; or 2) an increase in collection frequency.



Housing Policy (HP) Notes: This Schedule is for internal and external use and is integral to conditions from all departments that must be met Prior to Development Permit issuance. Agreements in this Schedule, if any, are to the satisfaction of the Director of Legal Services, and to the satisfaction of related reviewers, or Directors or Managers of same.

MATRIX **UD** **DRB** **LD** **ENG** **HP** **CS** **LS** **UF** **ACC** **PA** **Part 3** **Part 4**

Reviewer

Emily Brooker
emily.brooker@vancouver.ca

HP Part 1 Revisions & Clarifications Required in Drawings

HP 1.1 Confirm on drawings that common indoor and outdoor amenity spaces are shared between market rental and below-market rental tenants

Note: Drawings currently refer to amenity areas as “market rental amenity”

DRB Part 2 CONDITIONS Documents & Agreements

HP 2.1 Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant



Contaminated Sites (CS) Notes: This Schedule is for internal and external use and is integral to conditions from all departments that must be met Prior to Development Permit issuance. Agreements in this Schedule, if any if any, are to the satisfaction of the Director of Legal Services, and to the satisfaction of related reviewers, or Directors or Managers of same.

MATRIX UD DRB LD ENG HP CS LS UF ACC PA Part 3 Part 4

Reviewer

Rosalie Budau
rosalie.budau@vancouver.ca

CS Part 1 Revisions & Clarifications Required in Drawings

N/A

DRB Part 2 CONDITIONS Documents & Agreements

- CS 2.1** The property owner shall:
- a. Submit a Site Disclosure Statement to Environmental Services
 - b. As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter and Section 85.1(2)(b) of the Land Title Act, if applicable
 - c. If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this development, until a Certificate of Compliance for each of the on-site contamination and the dedicated lands, if any, have been issued by the Ministry of Environment and provided to the City

Note:

- a. Condition has been met
- b. Condition has been met
- c. Based on information provided in the site disclosure statement, a remediation agreement will not be required



Legal Services (LS) Notes: This Schedule is for internal and external use and is integral to conditions from all departments that must be met Prior to Development Permit issuance. Agreements, if any, are to the satisfaction of the Director of Legal Services, and to the satisfaction of related reviewers, or Directors or Managers of same.

MATRIX UD DRB LD ENG HP CS LS UF ACC PA **Part 3** Part 4

LS Part 1 Revisions & Clarifications Required in Drawings

N/A

LS Part 2 Documents & Agreements

LS 2.1 Provide contact information of your legal counsel to initiate the coordination and registration of legal agreements. The City's Legal Services will assign a solicitor to the file and prepare pending documents once the owner's representation is provided

This does not include Rezoning legal agreements required for enactment.

Matrix of Legal Agreements

Reviewer	Condition	Agreement Nature	Staff Contact
Urban Design	None		
Development Review Branch			
Landscape Design	None		
Engineering Services	2.1	Shared Access	Carol.yee@vancouver.ca
	2.2	Letter of Credit	Carol.yee@vancouver.ca
	2.4	TDM	Carol.yee@vancouver.ca
	2.5	Shared Vehicle	Carol.yee@vancouver.ca
Housing Policy	None		
Contaminated Sites	None		
Urban Forestry	None		
Arts, Culture and Community	None		
Public Art	None		



Urban Forestry (UF) Notes: *This Schedule is written for internal and external use and is integral to the Prior to Letter and contains conditions that must be met before permit issuance. Agreements, if any, are to the satisfaction of the Director of Legal Services, and to the satisfaction of related reviewers, or Directors or Managers of same.*

MATRIX **UD** **DRB** **LD** **ENG** **HP** **CS** **LS** **UF** **ACC** **PA** **Part 3** **Part 4**

Reviewer

Jesse McQuillan
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UF Part 1 CONDITIONS Revisions & Clarifications in Drawings

UF 1.1 Plant the following tree species for proposed boulevard trees:

- a. Acer x freemanii 'Morgan' on Barclay Street
- b. Parrotia persica 'Inges Ruby Vase' on Thurlow Street

Note: Parks will allow the removal of City Tree #4 and #8 in conjunction with the private tree removal permit issuance

UF 1.2 Install structural soil under the sidewalks along Thurlow Street in volumes consistent with [Engineering Design Manual](#) (EDM) Section 9.3.3.2

DRB Part 2 CONDITIONS Documents & Agreements

N/A

Arts, Culture and Community (ACC) Notes: *This Schedule is written for internal and external use and is integral to the Prior to Letter and contains conditions that must be met before permit issuance. Agreements, if any, are to the satisfaction of the Director of Legal Services, and to the satisfaction of related reviewers, or Directors or Managers of same.*

MATRIX UD DRB LD ENG HP CS LS UF ACC PA Part 3 Part 4

Reviewer

Henry Lau
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Food Assets

Austin Lui
austin.lui@vancouver.ca
Community Benefit Agreement

ACC Part 1 CONDITIONS

Revisions & Clarifications in Drawings

Social Policy – Food Assets

ACC 1.1 Satisfaction of 3 Food Assets to the Director of Social Policy as follows:

Note: Refer also to [Sustainable Large Developments Administrative Bulletin](#) and the [City's Urban Agriculture Guidelines for the Private Realm](#). Clearly identify on plans and written response, the allocation of each asset, including cross reference to each tower and permit. Engage with Food Policy staff for further guidance at foodpolicy@vancouver.ca. Refer to Conditions ACC 2.2 and ACC 2.3

- a. Provide an additional 5 individual or shared garden plots, 0.9 m x 2.4 m (3.0 x 8.0 ft.) in size, to meet minimum of 23 plots required between east and west tower

Note: Label support facilities and dedicated areas for the garden plots. Refer also to Condition ACC 2.1

- b. Provide infrastructures to enable sharing of food in the public realm at grade, including: access to vehicular spaces, parking, and electrical receptacles per Rezoning Condition 1.38 b).

Note: Staff recognise there are limitations and challenges for the food truck infrastructure on this site and should it not be feasible, will work with the applicant to explore an off-site option in lieu. As per Rezoning Condition 2.21, a legal agreement will be required for outdoor dining and food gathering infrastructure as needed

- c. Provide a turn-key fit indoor urban farm with a minimum 38.0 sq. m (410 sq. ft.) area and identify supporting infrastructure:

- i. Provide access to a Class B loading bay to enable delivery/pick up of farm materials and produce; visible public location at grade on site.

Note: Loading on city street or lane is not supported. If at grade space is not feasible, a location at P1 level may be supported. Per Rezoning Condition 2.21, a legal agreement will be required for the urban farm

- ii. Provide a test fit of all grow banks, support facilities, and utility connections.

Note: Incorporate specifications identified in Quantotech document into development permits drawings.

- iii. Note on plans: “*Urban farm to be activated by a farm operator for use to produce fruit, herbs, and/or vegetables*”

Note: Refer to Condition ACC 2.2

DRB Part 2 CONDITIONS

Documents & Agreements

Social Policy – Community Benefit Agreement

ACC 2.1 Provision of monitoring measures and reporting structures to ensure successful fulfilment of the Community Benefit Agreement Policy (CBA) prior to the issuance of the Development Permit

- a. Written submission of a lettering confirming retention of independent third party monitor
- b. Initiate first meeting of Project Specific Working Group with the appropriate representatives of City staff, the development and construction team, sub-contractors, etc.
- c. Written submission of a high level construction schedule, including estimates on # of workers on site, and amount of procurement activity

Note: Refer to Rezoning Condition 2.23 and [CBA Policy](#). Connect with the Social Planner responsible for the CBA conditions to review the CBA policy and process at CED@vancouver.ca

Social Policy – Food Assets

ACC 2.2 Written submission of an urban farm operations plan, including operator selection process, access to amenities (e.g., washroom, space to sell), hours of access, and reporting

Note: This condition is to confirm the feasibility of the urban farm to function and operate on site. Confirmation of specific operator and agreements to be secured prior to the issuance of the building permit

ACC 2.3 Provide a shadow study for all urban agricultural plots areas to demonstrate sufficient solar exposure from March to October to support vegetable production

Public Art (PA) Notes: *This Schedule is written for internal and external use and is integral to the Prior to Letter and contains conditions that must be met before permit issuance. Agreements, if any, are to the satisfaction of the Director of Legal Services, and to the satisfaction of related reviewers, or Directors or Managers of same.*

MATRIX UD DRB LD ENG HP CS LS UF ACC PA **Part 3** Part 4

Reviewer

Tamara Tosoff
tamara.tosoff@vancouver.ca

PA Part 1 CONDITIONS

Revisions & Clarifications in Drawings

N/A

DRB Part 2 CONDITIONS

Documents & Agreements

PA 2.1

Prior to issuance of a Development Permit the Owner will deliver the following to the ACCS Deputy General Manager of Arts, Culture & Tourism and the Head of Public Art:

- a. The approved Detailed Public Art Plan and the 10% Option A Payment; or
- b. Notice that the Owner intends to satisfy the Public Art Requirements through Option B

Note: If the Owner elects to satisfy the Public Art Requirement by Option A, then the Owner will be responsible at its sole cost and expense to commission an artist to conceive, create, design, manufacture and install the Public Art at a cost to the Owner of not less than ninety percent (90%) of the Public Art Cost

For greater certainty, in the case of Option A, the Detailed Public Art Plan must be approved by the Public Art Committee and the ACCS Deputy General Manager of Arts, Culture & Tourism prior to issuance of a Development Permit

The Public Art Plan should take a cohesive approach to the two buildings identified in pending CD-1 By-Law approved by council on May 11, 2023.

Contact public art staff at publicart@vancouver.ca to discuss the options

Part 3**PERMIT TERMS
DP-2023-00651 - 1060 BARCLAY ST**

Part 3 Permit Terms: This Appendix is for internal and external use.

(The below are conditions attached to the permit and must be addressed but not before the permit is issued)

MATRIX **UD** **DRB** **LD** **ENG** **HP** **CS** **LS** **UF** **ACC** **PA** **Part 3** **Part 4**

- 3.1 All approved off-street vehicle parking, loading, and unloading spaces, bicycle parking and end-of-trip spaces shall be provided in accordance with the relevant requirements of the Parking By-law, Transportation Demand Management Agreement and Loading Management Plan **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
- 3.1 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
- Note:** In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit [amount to be determined by the City] as a guarantee for completion of the work by an agreed upon date
- 3.2 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
- 3.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning
- 3.4 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans
- 3.5 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions
- 3.6 This Development Permit is valid for a period of 12 months from the date of issuance - unless otherwise validated by a Building Permit
- 3.7 The property owner must fulfill requirements of Section 571(B) of the Vancouver Charter and Section 85.1(2) of the Land Title Act by submitting a complete and accurate Site Disclosure Statement and entering into legal agreements, if required, as follows: 1) an agreement to remediate the site and contaminants that have migrated therefrom; and 2) a Section 219 Covenant to restrict occupancy until a Certificate of Compliance or Final Determination is issued

Part 3**PERMIT TERMS
DP-2023-00651 - 1060 BARCLAY ST**

by Ministry of Environment and Climate Change Strategy for the site, including any dedicated lands

- 3.8 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work
- 3.9 All work on the site must be conducted in compliance with British Columbia's Environmental Management Act and Contaminated Sites Regulation
- 3.10 In the event that contamination of any environmental media is encountered, a Contaminated Site Groundwater Quality Declaration or Waste Discharge Permit Application must be submitted prior to commencing dewatering activities
- 3.11 A Key Plan shall be submitted by the applicant, and approved by the City prior to any third-party utility drawing submissions. It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:
- a. The Key Plan shall follow the specifications in the [City of Vancouver Key Plan Process and Requirements Bulletin](#)
 - b. All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City

Note: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required

For questions on this requirement, contact the Utilities Management Branch at umb@vancouver.ca.

- 3.12 Provision of immediate notification to the City of any changes that may be material to the City's review of the study (e.g. if the proposed excavation depth increases). Email the City at groundwater@vancouver.ca
- 3.13 Construction-related discharge to the sewer must be measured, and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the issuance of a Building Permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca
- 3.14 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024

Note: The applicant will be required to demonstrate compliance with these requirements at the building permit application stage. See vancouver.ca/rainwater for more information

Part 3**PERMIT TERMS**
DP-2023-00651 - 1060 BARCLAY ST

- 3.15 Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License

Note: Applications for provincial Approvals of Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act

Part 4

NOTES TO APPLICANT
DP-2023-00651 - 1060 BARCLAY ST

Part 4 General Notes: This Appendix is for internal and external use.

(The below are conditions attached to the permit and need to be addressed but not before the permit is issued)

MATRIX	UD	DRB	LD	ENG	HP	CS	LS	UF	ACC	PA	Part 3	Part 4
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- 4.1 The Development Permit may be issued when the above conditions have satisfied; however, if they have not been substantially met on or before September 18, 2024, this Development Application may stand as refused
- 4.2 It should be noted that if Conditions 1.0 and 2.0 have not been addressed on or before **(6 months after DP Board date)**, this Development Application may be refused, unless the date for compliance is first extended by the Director of Planning
- 4.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- 4.4 If this application necessitates the demolition of existing residential rental, per Section 10.14.2 and except as set out in section 10.14.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued. No development permit shall be issued for the demolition unless and until a development permit for the new development has been issued
- Note:** The development permit for the new development shall not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable
- 4.4 If this Development Application included a written notification of neighbouring property owners or other interested parties, a copy of this letter will be sent to all respondents advising them of the decision
- 4.5 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows, and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors, and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows, or ventilation openings
- If the building design cannot meet these requirements, modifications must be made. If you wish to discuss design options, please contact Electrical Inspections Plan Reviewer at 604.871.6401.
- 4.6 This application may be eligible for Development Cost Levy (DCL) Waiver Additional fees, conditions and processing time may be required should a Development Cost Levy DCL Waiver be pursued. More information is available at: <https://vancouver.ca/files/cov/development-cost-levies-bulletin.pdf>
- 4.7 Submission of most Building Permit applications now requires an appointment. When your Building Permit application is ready, please phone 604.873.7611 to book an appointment for an application intake with the Project Coordinator who will manage your application. Only full and complete applications will be accepted. For additional information on obtaining a Building Permit for this proposal please visit vancouver.ca/building-permit. If you need advice in preparing your application, you may book an enquiry appointment (604.873.7611), or submit questions to <https://vancouver.ca/home-property-development/contact-development-buildings-or-licensing.aspx>