

Milestone:
 Prior to issuance: Date:

Prior to

Conditions of Approval

Bruce Currie
bcurrie@bosaproperties.com

RE 1080 BARCLAY STREET (West Tower)

DP-2023-00652 is approved subject to conditions of approval contained herein to develop:

- a. A 57 storey residential tower
- b. 296 market strata units and 89 social housing units
- c. Retail Space at grade and
- d. Childcare facility on Level 7

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	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—2.10	0 of 8
Housing Policy	HP1.1—1.3	None	0 of 3
Contaminated Sites	None	CS 2.1	0
Legal Services	None	LS1.1	
Urban Forestry	UF1.1—1.2		0 of 2
Real Estate	None	RE2.1—2.3	
Arts Culture & Community	ACC1.1—1.8	ACC 2.1	0 of 8
Public Art	None	PA 2.1	
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
- 2. Child daycare dedicated fire exit
- 3. Social housing floor area minimum requirements

Sincerely,

Katrina Hsieh
 Project Coordinator
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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 RE 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 along Thurlow Street and the proposed mid-block connection as follows:

Note to Applicant: Refer to Rezoning Conditions 1.4. The mid-block connector between Barclay Street and Ted Northe Lane should contribute to the pedestrian and green network in the West End and be interconnected with all the building entrances and lobby spaces that are facing into this active interface. The mid-block connection and the interfacing building elements should encourage a range of activities creating an accessible and vibrant environment for building residents and the large community. Further improvements to the pedestrian experience may be achieved by the following:

- a. Enhance by way of lighting, texture and materiality animation, and overlook on the cantilevering podium massing at Thurlow Street with special attention given to the treatment of the overhanging soffit
- b. Increase the scale of the mid-block connection by maximizing its overall clear width
- c. Introduce more activating outdoor programming space (e.g. outdoor common amenity space) adjacent to the mid-block connection
- d. Consider relocating the proposed self-standing art work

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 as follows;

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. Simplifying the proposed rooftop form and expression
- b. Reassessing 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

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 incorporate additional 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), maximizing opportunities for natural surveillance by providing:

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

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

Part 2 Documents & Agreements

N/A

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MATRIX **UD** **DRB** **LD** **ENG** **HP** **CS** **LS** **UF** **RE** **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 8.2 – Building Height, of the Draft CD-1 By-law by providing interpolation calculations derived from Official Building Grades (BG-2023-00162) at the corners of the site, to the top of roof mechanical screen
- Note:** The mechanical screen is the highest point of all the roof appurtenances and to illustrate height compliance to a maximum of 177.4 m. (582.02 ft.)
- DRB 1.2** Comply with Section 6.1 and 7 – Conditions of Use and Floor Area, of the Draft CD-1 By-law as follows:
- a. Provide an additional minimum 178.3 sq. m. (1918.7 sq. ft.) of social housing floor area to meet the required 23% floor area. Refer to Condition HP 1.1
 - b. Provide net floor area calculations for each use, housing type and social housing units with below Housing Income Limits (HILS)

Note: Net floor areas for retail, child day care facility, housing, and market strata use are to include pro-rated common areas, such as shared elevator, stairs and corridors between these uses. The floor area for each use is required to calculate parking requirements
 - c. Provide floor area calculations for residential storage below grade
- DRB 1.3** Confirmation of compliance with Section 11.3.1 - Dwelling Unit size of the Zoning and Development By-Law
- Note:** Dwelling Unit size is measured from the interior walls excluding in-suite storage. Consider providing a dwelling unit size legend. Dwelling unit size is used for parking and bicycle space calculations. Future conditions may be required.
- DRB 1.4** Comply with Section 4 – Parking spaces of the Parking By-Law as follows:
- a. Provide 1 additional physical accessible stall for residential use to meet the minimum 15 stalls required per Section 4.8.4
 - b. Illustrate internal pedestrian access/path to parking, loading, bicycle, and garbage for each proposed land use per Section 4.7.5
- DRB 1.5** Comply with Section 6 – Bicycle spaces of the Parking By-Law by reducing vertical and stacked Class A bicycle spaces by 109 spaces to meet the maximum 60% (506 spaces) per Section 6.3.13. Refer also to Condition ACC 1.5

- DRB 1.6** Provide accurate and consistent information within drawings and project statistics as follows:
- a. Label all spaces and the intended users including parking, loading, and bicycle spaces
 - b. Update site area data to include site of entire development area
 - c. Delete all references to the proposed signage, or note on plans confirming that: “all signage is shown for reference only and is not approved under this Development Permit”

Note: Signage is regulated by the [Sign By-law](#) and requires separate approvals. The owner[s] assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits”. Contact sign.permits@vancouver.ca

- d. Delete all patio seating adjacent to non-residential units on Level 1

Note: A separate permit is required for patio seating

- 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 the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law”
- e. “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”
- f. “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 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 Report by an Acoustical Consultant, which assesses noise impacts on the site and recommends noise mitigation measures to achieve noise criteria
- DRB 2.5** All supporting reports and documents and drawings provided by Professional Architects and/or Engineers under this Development Permit application (including FSR overlays) will have to be digitally signed and sealed by Professional Architect and/or Engineer
- DRB 2.6** Written acknowledgement of compliance with Section 10.14.2 - Demolition of a Building, of the Zoning and Development By-law
- Note to Applicant:** 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 2.7** Written confirmation is to be submitted that the notification signs on the site have been removed



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MATRIX **UD** **DRB** **LD** **ENG** **HP** **CS** **LS** **UF** **RE** **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 Provision of 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

Part 2 Documents & Agreements

N/A

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 RE ACC PA Part 3 Part 4

Reviewer

Carol Yee
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ENG Part 1 CONDITIONS

Revisions & Clarifications in Drawings

- ENG 1.1** Provision of Public Bike Share (PBS) station, per the [Design Standards for Public Bike Share](#), including:
- a. Minimum 16.0 m by 4.0 m (52.49 ft. by 13.12 ft.) station on private property near the intersection of Barclay Street and Thurlow Street
 - b. Relocate-proposed fire connection/hose bib on adjacent building face that is in conflict with the station
 - c. Remove proposed station stone paving and provide an uninterrupted broom finished saw-cut concrete surface

Note: Cast in place (C.I.P) concrete paving (similar to COV sidewalk) is required to meet PBS station anchoring requirements
 - d. Maximum 3% cross slope and 5% grade along the length of the station
 - e. Minimum 5.0 m. (16.4 ft.) vertical clearance
 - f. Provide single electrical connection (junction box) at one end of the station

Note: Show and label the location of the power connection for PBS on the landscape plan. Refer to: <http://vancouver.ca/files/cov/design-standards-for-public-bike-share.pdf>
- ENG 1.2** 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 *Nassella tenuissima*, *Viburnum davidii*, and *Cornus sericea* 'Farrow' are not acceptable adjacent to sidewalks
 - d. Permanent irrigation system outside of street Right of Ways (SRW)

Note: All planting on SRW is to be maintained by the adjacent property owner

- ENG 1.3** Comply with Section 5.5.1.2 - Loading spaces, per the Parking Bylaw by providing: minimum 10.7 m. (35.0 ft.) length for parallel Class B loading spaces
- ENG 1.4** Comply with Section 6 - bicycle spaces, per the Parking By-Law by labelling elevator for Class A bicycle users to access bicycle rooms per Section 6.3.6 and providing end of trip clothing lockers for retail use per Section 6.5
- ENG 1.5** 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 1.6** Provide correctly labeled interpolated building grades, including Design Elevations (DE) at corner of driveways, parking stalls, middle of entrances, and access pathways along Barclay Street and on the Lane South of Barclay Street
- Note:** Refer to Building Grade Letter, BG-2023-00162, and attached PDF with additional details and locations. For further clarification contact building.grades@vancouver.ca.
- ENG 1.7** Label and dimension applicable Statutory Right of Way (SRW) areas along Thurlow Street, at public bike share station space; and at the mid-block connection SRW per Rezoning Condition 2.3
- ENG 1.8** Provision of updated and notation on plans as follows:
- a. "Proposed new fire hydrant, is not part of this Development Permit application review"

Note: For further clarification and information for finalization and location of fire hydrant, contact watercommercialpermits@vancouver.ca
 - b. Relocate existing Telus communication kiosk along Thurlow Street per rezoning condition 2.7 (c)(iv)
 - c. Indicate and label either a Pad Mount Transformer (PMT) at grade or a "Unit Substation" room on the plans
- ENG 1.9** 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 property, 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 Street
- d. Reference City standard C2.1 broom finished, saw cut concrete sidewalk with 4-piece concrete tree surround detail along Thurlow Street
- e. Delete proposed back boulevard pavers from Engineering Street SRW along Barclay Street

Note: Broom finished concrete connector paths 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. (1.0 ft.) or for plantings adjacent to sidewalks

- f. Delete proposed connecting sidewalk to the back of curb shown on Barclay Street
- g. Provide of a standard concrete lane crossing including new curb returns and curb ramps on both sides of the Ted Northe Lane entry on Thurlow Street
- h. Show a cold control joint in sidewalk at the property line (PL) on Barclay Street and Thurlow Street
- i. Indicate removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk and curb to current standards on Barclay Street
- j. 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

ENG Part 2 CONDITIONS

Documents & Agreements

- ENG 2.1** Enter into a shared access agreements 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** Provide 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 Entry into an agreement for a statutory right-of-way (SRW) to provide a 16.0 m. (52.49 ft.) by 4.0 m. (13.12 ft.) Public Bike Share Station on private property

ENG 2.4 Provide updated Transportation Demand Management (TDM) Plan, with minimum 30 points meeting the requirements for Large Sites noting that the proposed plan achieved 29 points

Note: 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.

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

ENG 2.5 Entry into a TDM agreement, securing TDM measures FIN-01, ACT-02, ACT-05, ACT-07, COM-02, SUP-01, SUP-03 OTH-01, and securing:

- a. Funding towards long-term TDM monitoring in the amount of \$2 per square metre of gross floor area
- b. City access for post occupancy monitoring of the TDM Plan
- c. Agreement to make reasonable adjustments to TDM measures, based on TDM monitoring results

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

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

ENG 2.7 Provide a waste management plan accounting for quantity and type of container for each waste stream, collection frequency of each waste stream and clarify if waste from West building is to be staged and collected in East building staging area

ENG 2.8 Submission of a written clarification of garbage pick-up operations

Note: Confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane.

ENG 2.9 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:
 - i. 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 2.10

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 (e.g., PMT, LPT, Vista, etc.) provided for entirely within 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.



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

Reviewer

Emily Brooker
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HP Part 1 Revisions & Clarifications Required in Drawings

HP 1.1 Design development per Rezoning Condition 1.20, to provide a total net residential floor area allocated to social housing of at least 23% of the total residential floor area of the west tower building containing the strata and social housing

Note: The proposed application proposes 22.5%, approximately 178.0 sq. m. (1,915 sq. ft.) less than the minimum required

HP 1.2 Social Housing Dwelling Units to meet Rezoning conditions and [Housing Design and Technical Guidelines](#), and [BC Housing Design Guidelines](#) as follows:

- a. Minimum 5% of units to be wheelchair accessible with dimensioned turning radius. See Rezoning Condition 1.22(c)
- b. Minimum 3.7 sq. m. (40.0 sq. ft.) in-suite storage with minimum clear horizontal dimension of 1.2 m (3.9 ft.) in all directions. See Rezoning Condition 1.22(d)
- c. Provide a private open balcony for unit W0201. See Rezoning Condition 1.29 (a)
- d. Minimum 3.66 m. (12.0 ft.) clear width for living areas
- e. Improved, optimized units by removing narrow openings in Southeast units W0808 (Levels 8-12) and long corridors to Southwest units W0302 (Levels 3-6)

Note: **For b**, if in-suite storage cannot be achieved in all units, below grade storage can be considered for studio and 1-bedroom units if not dedicated as accessible. **For d**, Units on levels 2-6 provide less than is required

HP 1.3 Provide and label sufficient areas below grade, independent from the rest of the development, for social housing and child day care facility electrical, heating, ventilation, and mechanical cooling systems

Note: See Housing Design and Technical Guidelines and refer to Rezoning Strategic Analysis (6) City Ownership and Terms 3.1 to 3.3

HP 1.4 Design alterations and refinements for Social Housing and shared areas to demonstrate sufficient floor area for programming requirements by providing:

- a. Dedicated heat treatment room for Social Housing use below grade directly accessible to elevators and loading area per Rezoning Condition 1.23(a)
- b. Separately marked bins for social housing and child day care garbage and recycling room. See Rezoning Condition 1.28

- c. Matched Level 2 amenity room floor to floor height with corridor and remove stair access
- d. Dimensioned accessible turning radius and relocate door to provide access from corridor around for one of the Level 2 washrooms to ensure adequate size

HP 1.5 Further design development of the common outdoor amenity space per Rezoning Conditions 1.23, 1.29 and 1.30 as follows:

- a. Increase shared social housing and strata outdoor amenity space by a minimum 41.99 sq. m. (452.0 sq. ft.) to meet minimum 129.97 sq. m. (1,399.0 sq. ft.) required
- b. Provide common access to shared children's play space
- c. Provide accessible urban agriculture planters along with supporting infrastructure. See Rezoning Condition 1.31

Note: For a, this area to include children's play area. For b, Staff recommend extending the corridor south to allow for common access for all users

HP 1.6 Provide dedicated bicycle maintenance facilities in West tower for Social Housing Use with direct access from bicycle spaces and/or rooms or demonstrate direct convenient access to from West tower bicycle spaces and/or rooms to East tower bicycle maintenance facilities

HP 1.7 Indicate the extent of the social housing areas with a contrasting colour hatch or outline, including all below grade spaces per Rezoning Condition 1.22 a)

Note: This is to clarify all social housing areas and is not part of floor area calculations

HP 1.8 Consider increasing the amount of social housing parking to match the ratio of the east tower market rental parking.

Part 2 CONDITIONS

Documents & Agreements

Refer also REFM Part 2 Documents & Agreements



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

Reviewer

Rosalie Budau
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CS Part 1 Revisions & Clarifications Required in Drawings

N/A

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

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



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** **RE** **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 draft documents once the owner's representation is provided.

Matrix of Legal Agreements

Reviewer	Condition	Agreement Nature	Staff Contact
Urban Design	None		
Development Review Branch	None		
Landscape Design	None		
Engineering Services	ENG 2.1	Shared Access	carol.yee@vancouver.ca
Engineering Services	ENG 2.2	Letter of Credit	carol.yee@vancouver.ca
Engineering Services	ENG 2.3	SRW	carol.yee@vancouver.ca
Engineering Services	ENG 2.5	TDM	carol.yee@vancouver.ca
Housing Policy	None		
Contaminated Sites	None		
Real Estate and Facilities Management	RE 2.1	Construction and Transfer Agreement	joceline.kuch@vancouver.ca



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** **RE** **ACC** **PA** **Part 3** **Part 4**

Reviewer

Jessie McQuillan
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UF Part 1 CONDITIONS

Revisions & Clarifications in Drawings

UF 1.1 Provision of new tree species for proposed boulevard trees to be planted as follows:

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

Note: Applicant has permission to remove City Tree #4 and #8 in conjunction with the private tree removal permit issuance

UF 1.2 Provision of structural soil to be installed under the sidewalks along Thurlow Street in volumes consistent with Engineering Design Manual Section 9.3.3.2

UF Part 2 CONDITIONS

Documents & Agreements

N/A

Real Estate (RE) 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 to the satisfaction of the General Manager of Real Estate Services before development permit issuance.*

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

Reviewer

Joceline Kuch
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Part 1 Revisions & Clarifications Required in Drawings

See HP and ACC design conditions

Part 2 CONDITIONS Documents & Agreements

RE 2.1 Entry into a Construction & Transfer Agreement securing the obligation to design, build, finish, equip and deliver social housing and childcare for the city and register prior to the issuance of the Development Permit

Note: A Letter of Credit is required prior to issuance of the Building Permit

RE 2.2 Submission of a letter by the applicant prior to the release of the Development Permit to confirm an Independent Commissioning Provider (as the term is defined in BC Housing Building Commissioning Guidelines) will be engaged that the Owner and the City of Vancouver mutually agree to

RE 2.3 Provision of mechanical and electrical concepts for review and acceptance prior to release of Development Permit hold to the satisfaction of Housing Regulation, Real Estate and Facilities Management (REFM)

Note: This condition will be satisfied through the provision of Owners Project Requirements (OPR), Basis of Design (BOD) and Commissioning Plan as defined in the BC Housing Building Commission Guidelines. Applicant to meet with REFM Operations to review these concepts

Arts Culture Community 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 RE ACC PA Part 3 Part 4

Reviewer

Yvonne Hii
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ACC Part 1 CONDITIONS

Revisions & Clarifications in Drawings

Child Day Care Facility

ACC 1.1 Provide a dedicated interior fire exit stair for child day care use from Level 7 to the ground floor leading to the building exterior for safety

Note: The shared fire exit is a major safety concern for Provincial Childcare Licencing in the event of an emergency where the Child day care level is required to exit with the residences of the 50 stories above. It will be difficult to manage all the children and ensure they are all safe with such a large occupant load using the same fire exit

The addition of the fire exit stairs should not reduce any area that is required for the Child day care and social housing. Workshop meetings can be arranged with the project facilitator to develop a design solution

ACC 1.2 Further design development to meet minimum space and area allocations required for a safe and functional child day care facility use per *Childcare Design Guidelines* and Rezoning Conditions 1.39 including:

- a. Minimum 429.0 sq. m. (4,618.0 sq. ft.) indoor child day care facility, exclusive of mechanical and electrical rooms, stairwells, elevator shafts and lobbies
- b. Minimum 441.0 sq. m.(4,746 sq. ft.) outdoor area including each program area. See Rezoning Condition 1.39
- c. Identifying user-friendly circulation, safe access and wayfinding to the child day care facility from various entry points, parking and loading spaces

Note: For a, This space must be able to accommodate minimum requirements for kitchens, washrooms, storage, and other equipment and rooms required for functional and safe use as outlined in the Rezoning conditions. **For b,** Staff support this 15% reduction based on the specific site configuration

Workshop meetings can be arranged with the project facilitator to develop a design solutions

ACC 1.3 Further design development and revisions is required to improve the programming, layouts, and adjacencies for a 37 space child day care facility per Rezoning Condition 2.22(a) by providing:

- a. Shorten long columns in activity spaces to ensure appropriate sightlines are provided to supervise children

- b. Provide access to the west core electrical closet through the elevator corridor
- c. Provide separate kitchens, staff rooms, laundry and janitorial spaces for each program
- d. Provide at least one (1) accessible staff washroom showing turning radius
- e. Provide a gross motor/nap room with a minimum 12 mats/cots in toddler 0-3 age space, and 18-20 mats/cots in 3-5 age space with a minimum 18-24 inches separation between mats

Note: For b, maintenance access to the electrical closet should not be through the childcare for safety and security purposes. In addition, this corridor space should not be included in the childcare indoor area total

For c, the kitchen should not be used to access the laundry or staff room. Soiled laundry may not be taken through the kitchen to meet Provincial health standards. Food and dirty dishes should not be taken through the staff room to be delivered to the program area

ACC 1.4 Floor plan layout recommendations to optimize the facility to ensure space meets the rezoning conditions for minimum indoor space

- a. Provide narrower cubby rooms for both ages 0-3 and ages 3-5. Change the two east double doors off the cubby rooms to the outdoor play space to a single swing door. Keep the double swing door on the south access
- b. Relocate age 3-5 nap room north in place on the unlabeled room and span across to the elevator core. Preference to have fewer windows in the nap rooms
- c. Shared storage can be provided in the current staff room location. Add a door for access from the corridor. Storage in program spaces can be smaller
- d. A notch on the west wall near the kitchen should be removed to add functionality to the layout
- e. Remove the notch on the south outdoor play space and bring the east railing straight across to increase space function

ACC 1.5 Provide dedicated Bicycle parking and end of trip facilities for childcare. See Rezoning Condition 1.39(j)

ACC 1.6 Provide 3 Class A and 6 Class B spaces at grade located near the L1 child day care entry

ACC 1.7 Clearly mark garbage and recycling bins for social housing and child day care on the drawings. See Rezoning Condition 1.39(i)

Note: Provide 1 full size garbage bin, 1 full sized recycling bin, 1 composting bin and 5 recycling bins

- ACC 1.8** Provide access to childcare parents through P1 main elevator corridor. Separate card readers to be added at these doors. Add a man door to the west side of the elevator lobby to provide access through lobby
- Note:** There is a safety concern for children walking through the drive aisles to access the childcare elevator. Access through the elevator lobby would provide a safer access avoiding the loading vehicles
- ACC 1.9** Indicate the extent of the child day care areas with a contrasting colour hatch or outline, including all below grade spaces
- Note:** This is to clarify all child day care areas and is not part of floor area calculations

Reviewer

Henry Lau
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 Food Assets

Austin Lui
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 Community Benefit Agreement

Part 1 CONDITIONS

Revisions & Clarifications in Drawings

FOOD ASSETS

- ACC 1.10** Satisfaction of 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 also to Conditions ACC 2.2 to 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 and 2.2
 - 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 and 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

ACC Part 2 CONDITIONS

Documents & Agreements

ACC - Child Day Care Facility - Refer to RE 2.0 Conditions

Social Policy – Food Assets

ACC 2.1 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 2.2 Provide a shadow study for all urban agricultural plots areas to demonstrate sufficient solar exposure from March to October to support vegetable production

Social Policy – Community Benefit Agreement

ACC 2.3 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 letter 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

Public Art 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 RE ACC PA **Part 3** Part 4

Reviewer

Tamara Tosoff
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PA Part 1 CONDITIONS

Revisions & Clarifications in Drawings

N/A

PA 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 way of 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 *CD-1 (Pending) By-Law* approved by council on May 11, 2023

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

Part 3

PERMIT TERMS
DP-2023-00652 - 1080 BARCLAY ST

Part 3 Permit Terms Notes (P3): 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 RE ACC PA Part 3 Part 4

- 3.1** The Air Space Parcel (ASP) for Social Housing to meet Rezoning Condition 2.17 and meet the *Housing Design and Technical Guidelines*
- 3.2** The Air Space Parcel (ASP) Childcare facility to be licensable for 37 spaces by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL) to meet Rezoning Condition 2.22 and meet the *Childcare Design Guidelines* and the *Childcare Technical Guidelines*
- 3.3** Provide sufficient areas required for the dedicated social housing and childcare electrical system and the heating, ventilation, and mechanical cooling system. See Rezoning Strategic Analysis (6) City Ownership
- Note:** These systems are to be independent from the rest of the development as per the Housing Design and Technical Guidelines. Indicate on the drawings the secured utility and service rooms to safely accommodate such items as hot water tanks, electrical panels, data lines, telephone and security equipment/monitoring systems, gas, water, or hydro meters and any other mechanical or electrical equipment as required as well as the exterior area required for the air source heat pump and other mechanical equipment
- The utilities for social housing are required to be separately metered, and the monitoring systems (DDC, security) are required to be separately monitored
- 3.4** 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, TDM Plan and Agreement, 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
- 3.5** 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
- 3.6** 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
- 3.7** This Development Permit is valid for a period of 12 months from the date of issuance - unless otherwise validated by a Building Permit
- 3.8** A detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents

Part 3**PERMIT TERMS
DP-2023-00652 - 1080 BARCLAY ST**

- 3.9** Any existing City infrastructure adjacent to the site damaged during construction activities must be replaced to current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents. Replacement is to be determined at the sole discretion of the General Manager of Engineering Services
- 3.10** 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: i) an agreement to remediate the site and contaminants that have migrated therefrom; and ii) a Section 219 Covenant to restrict occupancy until a Certificate of Compliance or Final Determination is issued by Ministry of Environment and Climate Change Strategy for the site, including any dedicated lands
- 3.11** 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
- 3.12** All work on the site must be conducted in compliance with British Columbia's Environmental Management Act and Contaminated Sites Regulation
- 3.13** 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. Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:
- 3.14** 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
<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>
 - 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
- 3.15** 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

Part 3**PERMIT TERMS
DP-2023-00652 - 1080 BARCLAY ST**

3.16 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

3.17 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

3.18 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-2023-00652 1080 BARCLAY ST

General Notes (P4): 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	RE	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 A new Development Application will be required for any significant changes. This approval is subject to any change in the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued

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

4.3 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

4.4 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

4.5 This application may be eligible for Development Cost Levy (DCL) Waiver

4.6 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>