

---

---

CITY OF VANCOUVER  
DEVELOPMENT, BUILDINGS, & LICENSING

DEVELOPMENT PERMIT STAFF COMMITTEE  
MEETING  
July 20, 2022

FOR THE DEVELOPMENT PERMIT BOARD  
September 6, 2022

---

---

1477 West Broadway (COMPLETE APPLICATION)  
DP-2022-00383 – CD-1 (PENDING ENACTMENT)

DC/MLH/MC/DS/KI

---

---

## DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

### Present:

J. Greer (Chair), Development Services  
K. Spaans, Urban Design & Development Planning  
M. Au, Development Services  
C. Chant, Engineering Services

### Also Present:

D. Cha, Urban Design & Development Planning  
M. Lee-Hunt, Rapid Transit Office  
D. Sharif, Urban Design & Development Planning  
M. Cheng, Development Services  
E. Fredericksen, Arts, Culture and Community Services  
K. Imani, Development Services

---

### APPLICANT:

Kate O'Neill  
PCI Developments  
#300 – 1030 West Georgia Street  
Vancouver, BC V6 2Y5

### PROPERTY OWNER:

1489 West Broadway Nominee Corp  
C/O Warrington PCI Management  
300-1030 West Georgia Street  
Vancouver BC, V6E 2Y3

---

## EXECUTIVE SUMMARY

- **Proposal:** To develop this site with a 40-storey mixed-use building consisting of office, retail and grocery uses on the first to eighth storeys, dwelling uses on the ninth to thirty-ninth storeys providing 44 below market rental housing units and 182 secured market rental housing units, and an at-grade transit station entrance at southwest corner of the site to serve the Broadway Subway project, all over six levels of underground parking having vehicular access from the lane, subject to enactment of the CD-1 By-law and Council's approval of Form of Development.

See Appendix A Standard Conditions  
Appendix B Standard Notes and Conditions of Development Permit  
Appendix C Urban Design Panel Minutes  
Appendix D Plans and Elevations  
Appendix E Applicant's Design Rationale  
Appendix F Public Engagement Summary  
Appendix G Building Grades Plan

### ● Issues:

1. Public realm interface and design at grade including transit entrance
2. Cohesive architectural expression
3. Housing agreement securing rental and below market rental

- **Urban Design Panel: Support with recommendations (4/1)**
-

**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DP-2022-00383 submitted, the plans and information forming a part thereof, thereby permitting the development of a 40-storey mixed-use building consisting of office, retail and grocery uses on the first to eighth storeys, dwelling uses on the ninth to thirty ninth storeys, providing 44 below market rental housing units and 182 secured market rental housing units, and an at grade transit station entrance at southwest corner of the site to serve the Broadway Subway project, all over six levels of underground parking having vehicular access from the lane, subject to the following conditions:

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

1.1 design development to improve the interface of the building with the adjacent public realm to reinforce the importance of this corner in the urban context as follows:

- i. at the corner transit entrance plaza:
  - a. further refining the expression of the feature column and the geometry of the grocery store corner facades;

**Note to Applicant:** The expression and geometry of the grocery store corner, the plaza soffit, and the column should contribute to a cohesive and legible pedestrian realm while being a stand-out part of the urban fabric. Strategically carving away the grocery store corner massing with visual relief to fully express the column as an architecturally distinctive feature is strongly recommended.

While public art may be permitted on the column as approved at the conclusion of the discretionary City of Vancouver Public Art Process, in keeping with Rezoning Condition of Approval 1.1 (b) the architectural design of the column and adjacent façade should anticipate that public art may not be supported at this location.

Alternative potential public art locations as identified by Development Planning and Urban Design, and Arts, Culture, and Community Services staff may include:

- i. Level 3 facing Granville Street where opaque spandrel panels are proposed;
- ii. Level 3 above the grocery store entry on West Broadway where opaque spandrel panels are proposed with consideration given to Recommended Condition 1.1 ii. and/or;
- iii. Level 9 mechanical facades as part of the design development required by Recommended Condition 1.3 ii.

Annotations indicating public art to be removed on all architectural drawings including sheet A301A.

Details of the interface between the column and façade elements should be carefully considered to mitigate against maintenance issues. Also refer to Standard Condition **A.1.4**.

- b. provision of architectural feature lighting distinctive to the corner plaza to provide for visually-appealing and active illumination of the public realm including the feature column in compliance with Rezoning Condition of Approval 1.5 (b) and;

**Note to Applicant:** Consideration should be given to adding a visually appealing light fixture over the entrance plaza, inset lighting within the plaza floor surface to contribute to intuitive wayfinding, and illumination of the stairs to improve pedestrian safety. Proposed light fixtures should be provided on the architectural and landscape drawings, and may require supplemental reflected ceiling plans, perspective images, or other architectural drawings. Also refer to Standard Condition **A.1.3**.

- c. relocation of the proposed Level 3 grocery store signage to a location further away from the corner of West Broadway and Granville Street to reinforce the feature column, plaza and the surrounding architecture as the main focal point with visual interest to distinctly mark the corner;

**Note to Applicant:** Large exterior architectural signage is not supported at the corner. Interior design elements visible from the public realm that includes signage or branding may be considered at the corner subject to further urban design review. Also refer to Standard Condition **A.1.3**.

- ii. at the grocery store entry, introducing architecturally integral design strategies to improve the visual prominence and legibility of the entry on the streetscape in keeping with Rezoning Condition of Approval 1.1 (f). Priority should be given to design elements that provide for passive or intuitive wayfinding. This may be achieved by way of the following suggested design strategies:

- a. designing the façade at and above the entry to read as a distinct, prominent building element of greater hierarchical importance than the office entry;

**Note to Applicant:** Expressing the grocery store entry as a prominent two-storey building element is strongly encouraged.

- b. adding a canopy of significant visual prominence, height, and depth with high quality architectural detailing and bold colours, and/or;
- c. adding architectural lighting fixtures distinctive from other points of entry;

**Note to Applicant:** Active wayfinding strategies, such as signage, should be supplemental to architectural design features. Signage should be predominantly pedestrian-oriented and should enhance the performance of the public realm. Also refer to Standard Condition **A.1.3**.

- 1.2 design development to provide a second transit entrance door fronting on West Broadway at the south façade of the transit headhouse in compliance with Rezoning Condition of Approval 1.4 (f). Completion of all required studies (Computational Fluid Dynamics (CFD), smoke dispersion, passenger circulation, etc.) and any agreements to enable this additional door being ready for use at the time of building occupancy

**Note to Applicant:** The applicant is to work with TransLink's Facility Design Group to satisfy any and all conditions that would enable the applicant in providing and constructing the second entrance door fronting West Broadway. For further information in

this regard, please contact TransLink Real Estate Adjacent and Integrated Development (AID) program ([aidreview@translink.ca](mailto:aidreview@translink.ca)).

Large scaled architectural details of the second entrance door are required. Also refer to Standard Condition **A.1.4**.

1.3 design development to improve the cohesiveness of the architectural concept and the performance of the building as an important landmark as follows:

i. at Level 8, simplifying the façade treatments to better integrate with and reinforce the architectural concept;

**Note to Applicant:** The vertical and horizontal Brise Soleil elements at Levels 5-7 successfully reflect the architectural characteristics of the surrounding urban context. Simplifying Level 8 will allow this expression to read more clearly from the public realm and better contribute to the urban fabric.

ii. at Level 9, introducing architectural and material design strategies to significantly improve the performance of all facades as integral to the architectural concept in keeping with Rezoning Condition of Approval 1.3, and;

**Note to Applicant:** As proposed, the mechanical level presents as disconnected from the architectural concept, and may appear unsympathetic to the urban context when viewed from the public realm. Louvers should be visually interesting, if not entirely concealed from view. Particular design rigour is required to ensure this floor is designed as an intentional architectural design element that reinforces the overall concept of the building. High-quality large scaled plantings to conceal visible louvers may be acceptable subject to Landscape Review assessment of supplemental details and planting schedules.

iii. more clearly reflecting the façade design concept of the podium on all sides of the tower to ensure the building is a legible element of the West Broadway skyline when viewed from multiple aspects;

**Note to Applicant:** This building and the adjacent public realm will be one of the most significant locations in central Vancouver for many decades to come. The design of the building including its materiality and the architectural expression should anticipate the importance of this building as a landmark and urban placemaker in the city.

1.4 Arrangements shall be made, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services, to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as secured rental housing units, excluding Seniors Supportive or Assisted Housing, including at least 20 per cent of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law secured as below market units subject to the conditions set out below for such units and in accordance with the requirements set out in the *Moderate Income Rental Housing Pilot Program*, for a term equal to the longer of 60 years or the life of the building, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

i. A no separate sales covenant;

ii. A no stratification covenant;

- iii. A provision that none of such units will be rented for less than one month at a time;
- iv. All rental units will be secured as rental for a term of 60 years or the life of the building, whichever is greater;
- v. That a rent roll be provided indicating the agreed initial monthly rents for each below market rental unit, when the Housing Agreement is entered into and again prior to development permit issuance;
- vi. That the average initial starting monthly rents for each below market rental housing unit, which comprise at least 20% of the residential floor area that is counted in the calculation of the floor space ratio, will be at or below the following rents, not subject to adjustment, as set out in section 3.1A (d) of the Vancouver Development Cost Levy By-law and section 2a of the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements And Available Incentives Administration Bulletin*:

Unit Type	Proposed Average Starting Rents
Studio	\$950
1-bed	\$1,200
2-bed	\$1,600
3-bed	\$2,000

- vii. and that a rent roll indicating the agreed maximum average initial monthly rents for the units secured at below market rates will be required prior to Development Permit issuance, and again prior to issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability and the Director of Legal Services;
- viii. That the average size of each unit type is at or below the limit as contemplated by the Vancouver Development Cost Levy By-law:

Unit Type	Maximum Average Unit Size
Studio	42sqm (450sqft)
1-bed	56sqm (600sqft)
2-bed	77sqm (830sqft)
3-bed	97sqm (1,044sqft)

- ix. That rent increases for the below market units will be capped at the Residential Tenancy Act maximum annual allowable increase, as published by the Province of British Columbia, regardless of a change in occupancy;
- x. The applicant will verify eligibility of new tenants for the units secured at below market rates, based on the following:
  - a. For new tenants, annual household income cannot exceed 4 times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
  - b. There should be at least one occupant per bedroom in the unit.

- xi. The applicant will verify the ongoing eligibility of existing tenants in the units secured at below market rates every five (5) years after initial occupancy:
  - a. For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
  - b. There should be at least one occupant per bedroom in the unit.
- xii. On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below market rental housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below market units, and a summary of the results of eligibility testing for these units; and
- xiii. Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require in their sole discretion.

**Note to Applicant:** Confirmation to be provided that Housing Agreement By-Law enacted and agreement registered, in order to meet Rezoning Condition of Approval X.

- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.**
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.**

• Technical Analysis:

Technical Review: 1477 West Broadway				Pending CD-1		DP-2022-00383			
PERMITTED / REQUIRED				PROPOSED					
<b>Site Area</b>	Per rezoning, prior to dedication			2,404.1 sq m		Per Survey Plan		2,404.1 sq m	
<b>Uses</b>	Dwelling Uses			Dwelling Uses					
	Office Uses			Secured Market Rental Housing					
	Retail Uses			Below Market (Moderate Income Rental Housing MIRH)					
				Office Uses					
				General Office					
				Retail Uses					
				Retail Store					
				Grocery or Drug Store					
<b>Height</b>	Top of parapet			124.0 m		Top of parapet		123.3 m	
	Common indoor rooftop amenity			128.6 m		Common indoor rooftop amenity		126.7 m	
<b>Floor Area and FSR</b>						<i>FSR</i>		<i>Area</i>	
						Dwelling Uses		7.08	
						Office Uses		3.96	
						Retail Uses		1.23	
						All Uses - Total		12.27	
								0.00 sq m	
<b>Exclusions <sup>1</sup></b>	Maximum Balcony			Balcony					
	Dwelling Uses			12%		2,042.30 sq m		Dwelling Uses	12.16%
	Other Uses			8%		998.26 sq m		Other Uses	0%
	Maximum Amenity			Amenity					
	All Uses					1,000.00 sq m		All Uses	951.70 sq m
	Minimum MIRH in-suite storage			20%		855.90 sq m		MIRH in-suite storage	20.68%
								885.00 sq m	
<b>Dwelling Unit Mix and Area</b>	Minimum MIRH dwelling unit area			20%		2,540.93 sq m		MIRH dwelling unit area	20.15%
								2,560.31 sq m	
						MIRH			
						Studio		23%	
						1 bedroom		41%	
						2 bedroom		23%	
						3 bedroom		13%	
						MIRH - Total		44 units	
						Secured Market Rental Housing			
						Studio		26%	
						1 bedroom		38%	
						2 bedroom		28%	
						3 bedroom		8%	
						Secured Market Rental Housing - Total		182 units	
						All Units - Total		226 units	
<b>Horizontal Angle of Daylight</b>	One angle of 50°, or two angles with a sum of 70° over an unobstructed distance of 24 metres, or minimum distance of 3.7 m at the discretion of Development Permit Board			Complied					
<b>Acoustics</b>	Acoustical report per Section 9 of CD-1			Submitted					

Continue with Parking, Loading, Bicycle, and Passenger on the next page

Technical Review: 1477 West Broadway					Pending CD-1			DP-2022-00383
PERMITTED / REQUIRED					PROPOSED			
<b>Parking</b> <sup>2</sup>		<i>Minimum per By-law</i>	<i>Minimum after Reduction</i>	<i>Maximum</i>				
	Dwelling Uses Accessible	8						
	Dwelling Uses - Minimum	136						
	20% reduction for Transit Accessibility		109					
	Dwelling Uses - Maximum			222				
	Visitor - Minimum		11					
	Visitor - Maximum			23				
	Non-residential Uses Accessible	6						
	Non-residential Uses - Minimum	176						
	10% reduction for Transit Accessibility		158					
	Non-residential Uses - Maximum			312				
	Overall - Minimum after Reduction		278					
	Overall - Maximum			557				
					Dwelling Uses, Visitor, Non-residential Uses			
					Standard		202	
					Small		69	
					Accessible		14	
					Dwelling Uses, Visitor, Non-residential Uses - Total			285
					TransLink			3
					All Uses - Total			288
<b>Loading</b> <sup>3</sup>		<i>Class A</i>	<i>Class B</i>	<i>Class C</i>				
	Dwelling Uses	0	1	0				
	Office Uses	2	2	0				
	Retail Uses	0	2	1				
	All Uses - Total	2	5	1				
						<i>Class A</i>	<i>Class B</i>	<i>Class C</i>
					All Uses - Total	4	3	0
<b>Bicycle</b> <sup>4</sup>		<i>Class A</i>	<i>Class B</i>		<i>All bicycle figures are based on applicant's drawings.</i>			
	Dwelling Uses	422	12			<i>Class A</i>	<i>Class B</i>	
	Office Uses	56	6		Dwelling Uses	420	14	
	Retail Uses	9	6		Office Uses	56	6	
	All Uses - Total	487	24		Retail Uses	9	6	
				All Uses - Total	485	26		
<b>Passenger</b> <sup>5</sup>		<i>Class A</i>	<i>Class B</i>	<i>Class C</i>				
	Dwelling Uses	2	0	0				
	Office Uses	1	0	0				
	Retail Uses	1	0	0				
	All Uses - Total	4	0	0				
						<i>Class A</i>	<i>Class B</i>	<i>Class C</i>
					All Uses - Total	3	0	0



**Notes:**

1 Note on Exclusions - Balcony:

Standard Condition **A.1.6.iv.e** is seeking clarification on balcony areas. The discrepancy triggers an overage of approximately 27 sq m in balcony areas. Include overage in the computation of floor area if proposed.

1 Note on Exclusions – Amenity:

Staff prepared “Yellow Memo” forming part of the rezoning application to Public Hearing on April 14 and 19, 2022. Section 6.5 of the draft CD-1 By-law has been amended to permit amenity areas to be excluded in the computation of floor area, at the discretion of the Director of Planning or Development Permit Board, provided that the area does not to exceed the lesser of 10% of the total floor area being provided or 1000 sq m.

2 Note on Parking:

Standard Condition **A.1.5.i** is seeking additional details to confirm each category is compliant.

3 Note on Loading:

All proposed loading spaces are shared between all proposed uses. Applicant is seeking a relaxation of 2 Class B loading spaces, and one Class C loading space. Staff support this relaxation subject to the provision of an acceptable Shared Loading Agreement, Loading Management Agreement, and Loading Management Plan per Rezoning Conditions 1.31, 1.32, and 1.33.

4 Note on Bicycle:

All proposed bicycle spaces are based on applicant's drawings. Standard Condition **A.1.5.ii** is seeking additional details to confirm each category is compliant.

5 Note on Passenger:

All proposed passenger spaces are shared between all proposed uses. Staff supports a relaxation of one passenger space subject to the provision of an acceptable Shared Loading Agreement, Loading Management Agreement, and Loading Management Plan per Rezoning Conditions 1.31, 1.32, and 1.33.

● **Legal Description:**

Lot: 1  
 Block: 331  
 District Lot: 526  
 Plan: EPP98876

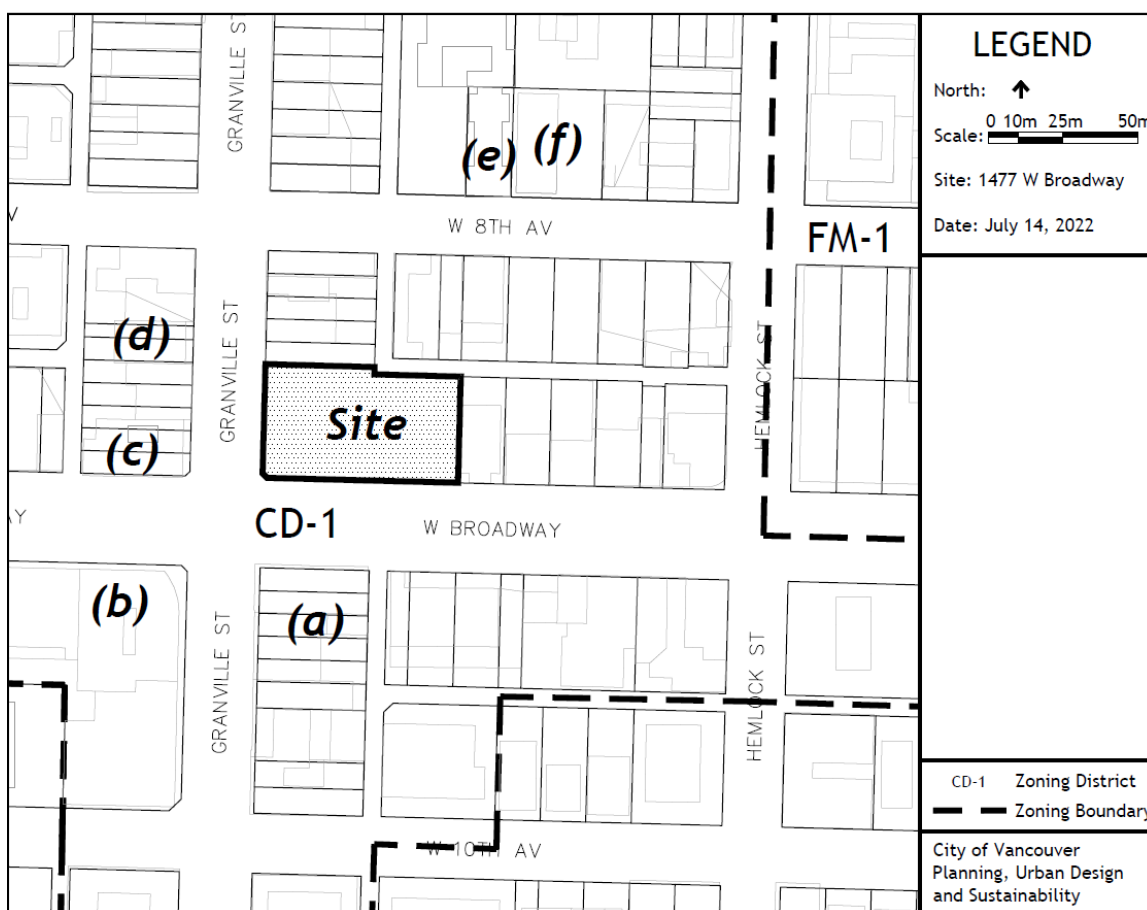
● **History of Application:**

22 05 02 Complete DP submitted  
 22 06 22 Urban Design panel  
 22 07 20 Development Permit Staff Committee

● **Site:** The site is located at the northeast corner of the intersection of West Broadway and Granville Street, which included the closure and sale of a portion of lane in 2019 in order to create a single contiguous parcel. This development proposal is constrained by a sloping site with a north-south crossfall of 6.92 ft. (2.11 m).

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

- a) Dick Building, 1484-1490 West Broadway, 3-storey mixed-use building, Heritage Site: A(M), (c.1930);
- b) 1508 West Broadway, 9-storey mixed-use building, (c.1998);
- c) The Clock Tower, 1501 West Broadway, 5-storey mixed-use building, (c.1985);
- d) Edwards Block, 2421-2425 Granville St, 4-storey mixed-use building, Heritage Site: B, (c.1913);
- e) Creswell Apartments, 1455 W 8th Ave, 3-storey residential building, Heritage Site: C, (c.1912); and
- f) 1443 W 8th Ave, 2-storey residential building, Heritage Site: C, (c.1922)



• **Background:**

The subject site is zoned CD-1 (Pending), having been rezoned from C-3A. A development permit application for a five-storey mixed-use building under the C-3A District Schedule (herein referred to as 'DP-1') was approved by the Development Permit Board (the 'DPB') on December 9, 2019, with development and building permits issued in early 2020. As the project site falls within the *Broadway Plan* (the '*Plan*') area, it was subject to the general moratorium on rezoning applications imposed by the *Broadway Plan Interim Rezoning Policy*, and staff could not consider anything beyond that provided for under existing zoning. The applicant, of their own accord, designed the structure, parking levels, and some programmatic elements of the building not requiring DPB discretion to accommodate future expansion pending approval of the *Plan* with the objective of maintaining an uninterrupted construction schedule. Construction at the site, including works related to the integrated Broadway Subway transit station, commenced in mid-2021.

Due to the Covid-19 health crisis, the construction of the approved building, the planned timelines of delivery of the *Plan*, and the anticipated timeline of construction of a prospective taller building became out of sync. Having considered the refined directions of the *Plan*, the tight construction timelines and complex legal agreements between the applicant and the Province of British Columbia related to delivery of integrated subway infrastructure, and the impacts of ongoing construction to the active transit station, City Council instructed staff to review a rezoning application as an exception to the *Broadway Plan Interim Rezoning Policy*. This rezoning application (the 'RZ') was reviewed by Council and approved on April 26, 2022, with the second development permit application (herein referred to as 'DP-2') submitted shortly thereafter.

This proposal complies with the provisions of the pending CD-1, and generally reflects the form of development, use, height, and density expectations for Broadway transit areas as outlined in the approved *Plan*.

The building as proposed was reviewed by the Urban Design Panel on June 22, 2022 with a vote of Support with Recommendations (4/1).

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

- CD-1 (Pending) By-law approved by City Council on April 26, 2022
- Broadway Plan (the "Plan") approved by City Council on June 22, 2022 (Effective: September 1, 2022)
- Metro Core Jobs and Economy Land Use Plan (the "Metro Core Plan") (2009)
- Employment Land and Economy Review: Phase 2 (2020)
- Green Buildings Policy for Rezoning (2010, last amended 2018)
- Housing Vancouver Strategy (2017)
- Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives (the "MIRHPP") (2017, last amended 2020)
- High Density Housing for Families with Children Guidelines (1992)
- Community Amenity Contribution Policy for Rezoning (1999, last amended 2021)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- C-3A District Schedule (last amended 2021)
- Central Broadway C-3A Urban Design Guidelines (1976, last amended 2004)
- Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2022)
- Vancouver Utilities Development Cost Levy By-law No. 12183 (2018)

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

**Introduction**

Located at the northeast corner of the important intersection of West Broadway and Granville Street, at the foot of the South Granville Village high street, and sited at the crest of the Fairview Slopes, this development has the potential to be one of long-lasting impact to the urban fabric of Vancouver. The activity of the integrated South Granville subway station, located at the busy southwest corner of the site, further increases the role of this building as an urban placemaker that residents and visitors will interact with on a daily basis for decades to come. Having been approved by City Council ahead of the *Broadway Plan*, this development will set the urban design performance standard by which new developments in the Broadway transit areas will be measured.

The proposal significantly contributes to City of Vancouver objectives for quality public life, livability, housing needs, and economic development by:

- encouraging mass transit use and sustainable urban living by providing a wholly integrated subway station;
- reinforcing the economic nature of the Central Broadway area and encouraging job generation by providing substantial office floor area;
- increasing pedestrian activity in and around the South Granville high street, and on West Broadway;
- adding 223 secured rental residential units with 20% of the residential floor area designated as below market units to the supply of housing in the city;
- providing space for a large, local-serving grocery store in an underserved area, along with commercial retail units at grade.

Following is a summary of this application's compliance with relevant policies, plans, and guidelines:

**CD-1 (Pending) By-law**

The proposed uses, density, and height conform to the provisions of the CD-1 By-law, and the Council-adopted Rezoning Conditions of Approval.

The form of development remains largely the same between the RZ and DP-2, with consequential changes made to the building massing over the corner plaza, along with other design refinements commonly seen when a project evolves from rezoning to development permit. Compliance with RZ conditions related to the expression of Level 9 of the podium has not yet been achieved, and this is reflected in the recommended Conditions of Approval outlined in this report.

Staff note that the proposal at the time of the RZ did not contemplate an extra partial storey for a rooftop common amenity room with contiguous outdoor space, as is enabled by the CD-1 By-law. This storey is excluded from the maximum allowable height subject to provisions outlined in the CD-1. By locating the common amenity room to this upper level, the applicant was able to reconfigure lower residential floors and further articulate the form of the tower, improving overshadowing performance.

There are elements of DP-2 that do not yet satisfy RZ Conditions of Approval, including the design of the plaza, corner column, and building massing overtop of the transit entrance plaza. The applicant is obligated to comply with the RZ Conditions of Approval, and this is reflected in the Recommended Condition of Approval **1.1** in this report.

**Broadway Plan**

At the time of RZ the proposal was reviewed and approved as an exception to the *Broadway Plan Interim Rezoning Policy* ahead of City Council approval of the *Plan*. The development is therefore not governed by the *Plan*; however, its contribution to the anticipated future urban and economic fabric of the area enabled by the *Plan* forms the basis of staff review and recommendations.

The *Plan* identifies this site as falling within Granville / Burrard Slopes – Area A (FGBA), a Broadway ‘Station Area’ where Choice-of-Use developments of up to 30- to 40-storeys, and a maximum density of 12.25 FSR, are anticipated. Maximum height and density are generally reserved for developments that directly integrate station infrastructure. This development aligns with these expectations, and will contribute to the vibrancy and walkability of the area.

*Plan* Section 11 – Built Form and Site Design outlines form of development principles for the site. The development generally complies except that the *Plan* provides for podium heights of no more than six storeys whereas the subject building presents an eight-storey podium. Staff note that this will mean that the building is generally inconsistent with the prospective urban context, but that this exceptional increase in podium height does not negatively impact important urban design performance criteria such as overshadowing of the adjacent context. Further, staff note that the articulation of the podium at the east side of the site, where the building steps from eight down to six to meet the prevailing street wall.

Economic development and housing considerations in the *Plan* are in part formed by the proceeding policies governing the RZ and DP-2 for the subject site.

### **Metro Core Jobs and Economy Land Use Plan**

The *Metro Core Jobs and Economy Land Use Plan* identified a shortfall of job space and put forth zoning amendments and policy changes to meet 30-year economic growth targets. The subject site is located in the Broadway Corridor Area with policy directions to increase potential for job space and mixed-use residential/commercial capacity located on future transit investment, and exploration of increased height and density where appropriate.

The development transitions a formerly Commercial – Office-only site to one with a diversity of uses at a higher capacity in a strategically important part of the city.

### **Employment Lands and Economy Review: Phase 2**

With its provision of a diversity of uses, including substantial jobs-creating space with direct access to an important transit project, the proposal contributes to the objectives of the *Employment Lands and Economy Review*.

### **Green Buildings Policy for Rezonings**

Sustainability performance in DP-2, including meeting LEED Gold requirements and compliance with Vancouver’s TEDI, TEUI, and GHGI targets, remain as per the approved RZ.

The project will provide green infiltration and quality management by using absorbent landscaping, permeable patio stormwater management systems, a detention tank, flow control devices, and a mechanical treatment system.

### **Housing Vancouver Strategy**

The proposal addresses housing affordability in Vancouver by providing 223 dwelling units to the city’s pressured market rental housing stock, including contributing secured housing options for those earning between \$30,000 and \$80,000.

### **Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives**

The proposed unit mix in DP-2 remains as per the RZ, and generally complies with the unit mix guidelines in the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives*.

### **High Density Housing for Families with Children Guidelines**

Per the RZ, DP-2 dwelling units, provision of common amenities, and unit mix are provided in accordance with the *High Density Housing for Families with Children Guidelines*.

The intent of these guidelines is to address key issues of the site, building and unit design to achieve livability objectives for families with children. The guidelines provide direction on project planning, project design, unit design and amenity areas. The guidelines also identify the need for children's play areas, with the possibility for supervised play.

While the proposal generally adheres to the provisions in the guidelines, further design details should be provided for a functional outdoor children's play area.

### **Community Amenity Contribution Policy for Rezoning**

The public benefit achieved for the RZ is the 100% rental residential floor area with a provision of 20% below-market rental housing. Provision of these public benefits remain the same in DP-2. Real Estate Services staff have reviewed the applicant's development pro forma and concluded that no cash CAC contribution is required.

### **Public Art Policy and Procedures for Rezoned Developments**

Per the RZ, the applicant will be required to proceed through the City of Vancouver's Public Art process as administered by Arts, Culture, and Community Services. This process is considered integral to the final performance of the building as contributing to the urban and cultural fabric of the city, but it is independent of DP-2.

Staff note that previous references made by the applicant to the feature column being the Public Art installation at the time of the RZ have been removed for DP-2.

### **C-3A District Schedule**

Having been rezoned to CD-1 for the current proposed form of development, height, and use, the development no longer complies with the C-3A District Schedule; however, the overall objective of C-3A as a diverse, vibrant, jobs intensive district remain met.

### **Central Broadway C-3A Urban Design Guidelines**

The proposed mix and location of retail uses at-grade generally continues to satisfy the provisions of the *Guidelines*, with the noted exception being the westernmost commercial retail unit which, being accessed exclusively off of the station welcome mat, was previously determined not to sufficiently activate the Granville St frontage at DP-1. Further design development at the time of the RZ and with DP-2 demonstrates significant improvement to this interface. Further design development, as outlined in the Recommended Conditions of Approval 1.1 and 1.2, is required to important parts of the building that interface with the public realm, including the corner plaza, the grocery store entry, and the entrance into the station head house.

● **Conclusion:**

The proposal of 1477 West Broadway represents the amalgamation of significant, active urban uses at a high-profile, high-traffic intersection. The combination of retail and office space, and secured rental housing in an urban-form tower over a subway station is in close alignment with many important City objectives and existing and emergent policies. For these reasons, it will be both a prominent landmark in the urban fabric, and a long-standing reflection of this moment in the evolution of the city. Staff recommend approval of this proposal subject to further design development, particularly where such exercises would result in a notably higher performing public realm on two major pedestrian thoroughfares.

**URBAN DESIGN PANEL**

The Urban Design Panel reviewed this application on June 22, 2022, and provided the following comments:

**EVALUATION: Support with Recommendation (4-1)**

Please see Appendix 'C' for the UDP minutes

**ENGINEERING SERVICES**

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

**CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

The Crime Prevention Through Environmental Design (CPTED) recommendations are contained in the prior-to conditions noted in Appendix A attached to this report.

**HOUSING POLICY & PROJECTS**

The recommendation of the Housing Policy Group are contained in the prior-to conditions noted in Appendix A, attached to this report.

**ENVIRONMENTAL PROTECTION BRANCH**

The recommendations of Environmental Protection are contained in the prior-to conditions noted in Appendix A & B attached to this report.

**BUILDING REVIEW BRANCH**

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

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

## NOTIFICATION

On June 8, 2022, the proposal was posted on the City's Shape Your City webpage and two site signs were installed on-site, one along Granville Street and the other at the corner of Broadway and Granville Street. In addition, on June 27, 2022, email notifications were distributed to the Granville Business Improvement Association and the Burrard Slopes Stakeholder Association, advising them of the application, and offering additional information on the City's website.

A total of 13 responses were received through the Shape Your City portal, one of which was in support while 12 respondents expressed concern as summarized below.

### Change in number of storeys

The proposal has added an additional storey since rezoning (from 39 to 40-storey residential tower).

#### Staff Response:

The CD-1 Bylaw contains provision for additional height for common indoor rooftop amenity space. The rezoning proposal did not take advantage of this additional height provision and incorporated the amenity and mechanical space all on the 39<sup>th</sup> Level. However, following rezoning approval, the applicant revised their plan to add an additional storey solely serving as indoor amenity on the 40<sup>th</sup> Level.

The overall building height is within the prescribed CD-1 bylaw allowances while the proposed height is consistent the Refined Directions of the Broadway Plan which stipulates heights up to 30 to 40 storeys in station areas.

### Height and shadow impact

The building height causes too much shadowing.

#### Staff Response:

Staff have assessed the shadow analysis provided by the applicant and confirm the proposed building will shadow neighbouring properties during the spring and fall equinoxes, however no major public parks or plazas are shaded by this development. Shadowing along Granville Street between West Broadway and West 7th Avenue will occur from 10:30 am to just after 12:00 pm on the spring and fall equinoxes.

### Population growth and affordability

The development does not do enough to address population growth and affordability.

#### Staff Response:

The applicant must provide 100% secured rental units with a minimum of 20% of residential floor area as below market units. This application would deliver approximately 182 market rental units with 44 units to be rented at rates that meet the affordability requirements of below market households, as illustrated in the following table.



	Below Market Units		Newer Market Rental Buildings – Westside	
	Average Starting Rents	Average Household Income Required <sup>1</sup>	Average Market Rent <sup>2</sup>	Average Household Income Required
Studio	\$950	\$38,000	\$1,832	\$73,280
1-bed	\$1,200	\$48,000	\$1,975	\$79,000
2-bed	\$1,600	\$64,000	\$2,804	\$112,160
3-bed	\$2,000	\$80,000	\$3,349	\$133,960

1. As per CMHC, affordable housing is defined as shelter costs equal to less than 30% of total before-tax household income, and these values represent the average minimum household income required for the average unit according to the CMHC definition. The actual rents and income required will be a range.
2. Data from the October 2020 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2011 or later on the westside of Vancouver.

All 226 units in the project will be secured as rental through a Housing Agreement and a Section 219 Covenant for the longer of 60 years or the life of the building. The agreement will also limit the rates at which rents for the below market units may be increased, even on a change in tenant. Annual reporting on the operation of the below market units will be required and will contain information including rents and verification of tenant eligibility. The addition of new below market units and market rental units contributes towards Housing Vancouver targets. Conditions relating to securing the rental units are captured as Recommended Condition of Approval 1.4.

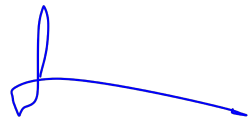
Further, the development incorporates approximately 102,000 sq. ft. of office space, a grocery and retail uses as well as an integrated station to serve the future South Granville Station as part of the anticipated Broadway Subway Project.

**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by both the Development Permit Board and the Director of Planning.

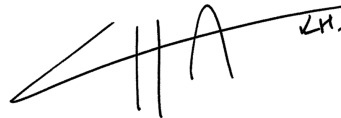
With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of loading and passenger loading. The Staff Committee supports the relaxations proposed.



---

J. Greer  
Chair, Development Permit Staff Committee



---

D. Cha  
Development Planner



---

M. Cheng  
Project Coordinator

Project Facilitator: K. Imani

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

### A.1 Standard Conditions

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

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

### Standard Urban Design Conditions

A.1.3 provision of an architectural lighting and signage strategies to strengthen the prominence and provide for visually-appealing and active illumination of the public realm at all hours. Considerations should be given to subtle but distinctive feature lighting of upper levels of the building to provide visual interest on the skyline when viewed from the multiple aspects;

**Note to Applicant:** Proposed light fixtures and wayfinding strategies in accordance to the Sign By-law should be provided on the architectural and landscape drawings, and may require supplemental reflected ceiling plans, perspective images, or other architectural drawings. Refer to Recommended Conditions 1.1 and 1.2.

A.1.4 provision of a detailed material schedule with product information and typical enlarged architectural details with dimensions indicating the following:

- i. interface of the feature column and the building façade including soffit at the entrance plaza;
- ii. interface of the feature column and the ground level public realm;
- iii. horizontal and vertical architectural fins / sunshades, including connection with cladding and glazing system;
- iv. glass and steel canopies, and;
- v. guardrails at balconies and roof decks that are prominent when viewed from the public realm;

**Note to Applicant:** The detailing of these building elements should contribute to the long term performance of the building as an important place in the city. Architectural design details, rather than building envelope or construction details, are required for development permit review. Details should generally be in section, at a large scale such as 1:20 or equivalent, and include notes and dimensions. Review of these drawings may result in additional Urban Design comments or conditions. Refer to Recommended Conditions 1.1 and 1.2.

### Standard Development Review Branch Conditions

A.1.5 confirmation of compliance with Sections 4 and 6 of the Parking By-law, as follows;

- i. Parking:
  - a. verify required parking spaces in summary table, sheet A001;

- b. provide a summary table indicating proposed parking spaces by type and by use for each parking level;
  - c. verify proposed small car spaces;
  - d. specify visitor parking spaces;
  - e. specify parking spaces by use;
  - f. verify all residential parking spaces are located behind security gate;
  - g. specify required and proposed electrical vehicle charging infrastructure requirements in accordance with Sections 4.14.1, 4.14.2, and 4.14.4;
- ii. Bicycle:
- a. provide a summary table indicating proposed bicycle spaces by type and by use for each level;
  - b. verify required Class A bicycle spaces for dwelling uses;
  - c. specify bicycle spaces by type and by use on the plans;
  - d. specify required and proposed types of Class A bicycle spaces in accordance with Sections 6.3.5, 6.3.9, 6.3.13, 6.3.13A, 6.3.16, and 6.3.21;
- A.1.6 confirmation that dwelling unit area complies with Section 3 of CD-1 Bylaw for the following items:
- i. confirm every unit area shown in "Residential Dwelling Area & Storage Breakdown" summary table on FSR-00 correspond to the definition of "Dwelling Unit Area" as specified in Section 3 of the pending CD-1 By-law;  
  
**Note to Applicant:** Dwelling Unit Area to be consistently measured to the inside of all perimeter walls excluding any floor area as required by Section 6.4. Clearly reference this summary table as "Net Dwelling Unit Area". Verify Level 36.
  - ii. specify every unit area shown on the floor plans as "Gross Dwelling Unit Area";
  - iii. revise the partially-shown in-suite storage at Level 10 near gridlines 3G;
  - iv. verify the following discrepancies between floor plans and summary tables, and update all applicable pages:
    - a. proposed FSR;
    - b. Moderate Income Rental Housing dwelling unit areas at Levels 11 to 16;
    - c. Secured Market Rental Housing in-suite storage areas at Levels 31 to 35;
    - d. Secured Market Rental Housing dwelling unit areas at Levels 36 to 39;
    - e. balcony areas at Levels 11 to 35;
-

**Note to Applicant:** The discrepancy triggers an overage of approximately 27 sq m in balcony areas. Include overage in the computation of floor area if proposed.

A.1.7 provision of a finalized City building grades plan;

**Note to Applicant:** Refer to condition **A.2.5**

A.1.8 provision of an original, signed and sealed copy of a survey plan of the site, verified by a British Columbia Land Surveyor is to be submitted, clearly indicating the site area;

### **Crime Prevention Through Environmental Design (CPTED)**

A.1.9 provisions for Crime Prevention Through Environmental Design (CPTED) including:

i. having particular regard for mischief in alcoves and vandalism such as graffiti;

**Note to Applicant:** Particular care should be taken to ensure the secondary entrance off of Granville St, currently identified as a future residential lobby, expresses a highly-permeable and maximally active interface in its interim condition. A rigorous lighting and security strategy should be employed at this entrance to mitigate CPTED issues that often arise at infrequently active building entrances on major streets.

ii. outdoor common area and path lighting, and;

iii. visibility and security in the underground parking garage in accordance with the Parking By-law including:

a. providing 24 hour overhead lighting at exit doors and steps lights;

b. providing white-painted walls, and;

c. ensuring a high degree of visibility at doors, lobbies, stairs, and other access routes.

**Note to Applicant:** Light fixture types, locations, and illumination levels should be indicated on the landscape or site plans, and should be integrated into the site and building design. Site lighting should address strategies for path and exit lights, wayfinding, security, decoration, and mail delivery. Exterior lights should be oriented away from adjacent residential properties.

### **Standard Housing Policy & Projects Conditions**

A.1.10 design development in accordance with the *High-Density Housing for Families with Children Guidelines*, including but not limited to the provision of:

i. common outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, and situated to maximize sunlight access;

**Note to Applicant:** Play equipment is not required for the children's play area but a soft surface play area and creative landscape/play features (such as balancing logs and boulders, sandbox, creative motor-skills developing features etc.) which provide a myriad of creative play opportunities for a range of ages is encouraged

Provide further design details for the children's play area on Level 10.

---

- ii. maintain a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit, with in suite storage highly encouraged for all family units;
- iii. maintain the multi-purpose indoor amenity spaces as proposed, to allow for the greatest range of uses, and should include a wheelchair accessible washroom and kitchenette; and,
- iv. maintain private open space (e.g. balcony) for each unit as proposed, at a minimum of 1.8 m deep by 2.7 m wide.

A.1.11 submission of the DCL Waiver Form that includes a breakdown of rents for all proposed below market units, and unit areas for the below market and market rental units to demonstrate compliance with the DCL By-Law.

## **A.2 Standard Engineering Conditions**

A.2.1 provision of a Letter of Credit as per original Rezoning Condition 2.2 for Services Agreement works.

A.2.2 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement & Indemnity Agreement BE250834 (canopy encroachment) prior to building occupancy.

**Note to Applicant:** Arrangements are to be secured prior to issuance of the development permit, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition at the Development Permit stage. Prior to building occupancy the applicant is to supply a written request to the City, a fresh title search and a copy of the documents along with executable discharge documents to affect the releases.

A.2.3 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for an encroachment agreement for all portions of non-standard sidewalk treatments on City street.

A.2.4 provision of design elevations to be shown on the site (A102) plan:

- i. design elevations are missing from the plan at middle of entrances along West Broadway (see markup for location/details)
- ii. design elevations are missing from the plan at middle of entrances along Granville Street (see markup for location/details)
- iii. design elevations are missing from the plan at corners of driveways along the lane (see markup for location/details)

**Note to Applicant:** Please refer to Appendix G for building grade markup for more details.

A.2.5 provision of City issued Building Grades survey benchmark Monument V-2218 to be used on Site Plan, sheet A102 and Level 1, sheet A207, or provide written confirmation specifying the benchmark denoted on any topographic survey used for design purposes is consistent with the benchmark elevation established on the building grade plan issued by the City.

A.2.6 submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for in the rezoning. Where a design or detail is not available, make note of the improvement on the site and/or landscape plans. The landscape and site plans are to include the following:

- i. provision of a notation on the plan as follows: "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. 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. Call Park Board for inspection after tree planting completion".

A.2.7 provision of improved access and design of bicycle parking, including the following:

- i. automatic door openers for all doors providing access to Class A bicycle storage;

**Note to Applicant:** This should be noted on the plans.

A.2.8 notation of the following on all ground level and parking level plans:

*"Loading layout approved, subject to compliance with approved Loading Management Plan."*

A.2.9 provision of the following information as part of the drawing submission to facilitate a complete Transportation review:

- i. all types of parking and loading spaces individually numbered, and labelled on the drawings;
- ii. show or note all automatic door openers required for access to Class A bicycle storage;
- iii. indication of the stair-free access route from the Class A bicycle spaces to reach the outside;

**Note to Applicant:** Stair ramps are not generally acceptable.

A.2.10 deletion of new door swings that swing onto City property. Proposed door swings are not to exceed the allowable limits of 1'-0".

**Note to Applicant:** The Vista Chamber and Large Power Transfer (LPT) rooms are showing door swings entirely within City lane.

A.2.11 provision of a draft final Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the following:

- i. General Requirements;
  - a. provide a summary of all catchment areas in a tabular form which includes the required capture and treatment, any direct capture and treatment achieved from adjacent surfaces, and storage capacities for that catchment. Catchments must be shown in a proposed site plan drawing or figure as part of the Final Rainwater Management Plan Report; and

**Note to Applicant:** Provide a concise summary table indicating how the Volume Reduction criteria is met during the 24mm event for the entire site area.

- b. provide the landscape plan that supports the use of the landscape area or feature as a rainwater management practice.

**Note to Applicant:** The current submission is missing the attachment for Appendix E.

---

- ii. volume reduction; and
  - a. demonstrate how the provided permeable patio stormwater management system storage volume will be utilized on an average annual basis through supporting calculations such as a breakdown of the irrigation demands vs. rainwater supply for the landscaping that will be passively irrigated from the detention system.

**Note to Applicant:** As the passive irrigation system capture volume is greater than the proposed landscaping water retention volume, there is concern that this stored water may not be consistently used and the passive irrigation system storage could remain full for long periods of time.

Passive irrigation water storage may only be considered a Tier 2 practice if the proposed storage volume is fully utilized (drawn down to empty) on an average annual basis. Storage volume should be sized for up to the first 24 mm rainfall captured from contributing surfaces. Excess storage may be provided but will not contribute to the Volume Reduction requirement. Coordination with the Landscape Architect is encouraged to select appropriate species for the system.

- iii. release rate
  - a. Use appropriate runoff coefficients for different surface types.

**Note to Applicant:** Permeable paving areas on slab should be considered as hardscape areas for the purposes of determining the site release rate as these areas do not support infiltration and could be expected to directly runoff or overflow during larger storm events.

Clarify the post-development condition runoff coefficient and release rate. There is a minor difference in release rate between Section 5.2 of the RWMP and the calculations in Appendix C.

**Note to Applicant:** As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final RWMP will include all relevant details.

Please contact the City of Vancouver's Rainwater Management Review group for any questions or concerns related to the conditions or comments prior to resubmission with the DP application. A meeting may be scheduled upon request by contacting [rainwater@vancouver.ca](mailto:rainwater@vancouver.ca).

- A.2.12 registration of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services prior to the issuance of the Development Permit.

**Note to Applicant:** The legal agreement restricts the issuance of any further building permit(s) until the final Rainwater Management Plan (RWMP) and Operations & Maintenance (O&M) Manual have been accepted by the City. The approved documents shall be attached to the Agreement as schedules and be registered on the property's title. The rainwater management system shall be inspected as necessary during and after construction. A Registered Professional is to inform the City by letter bearing their professional seal whether the system has been so constructed as per the accepted rainwater management plan and if not, sealed final design drawings showing the details of the modified system must be provided.



A.2.13 provision of a utility design to the satisfaction of the General Manager of Engineering Services through provision of:

- i. all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground;
- ii. primary BC Hydro service; and
- iii. all required electrical plants provided for entirely within private property.

**Note to Applicant:** Written confirmation is required to clear the condition. 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 Utilities Management Branch (UMB). For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at [umb@vancouver.ca](mailto:umb@vancouver.ca).

Submission of a draft 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:

- i. The draft Key Plan shall follow the specifications in the City of Vancouver Key Plan Process and Requirements Bulletin at <https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>; and
- ii. All third party service lines to the development is 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.

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, please contact Utilities Management Branch at 604-829-9447 or at [umb@vancouver.ca](mailto:umb@vancouver.ca).

A.2.14 provision of written confirmation that clarifies garbage pick-up operations and that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage.

**Note to Applicant:** Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

### **A.3 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:**

A.3.1 submission of a Site Disclosure Statement to Environmental Services;

A.3.2 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

A.3.3 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 from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering 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 rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

**B.1 Standard Notes to Applicant**

- B.1.1 The applicant is advised to note the comments of the Building Review Branch, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated **July 20, 2022**. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the “prior-to” response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been addressed on or before **March 6, 2023**, this Development Application may be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.6 Maintain the proposed unit mix for the below market units to include 23% studio units, 41% one-bedroom units, 23% two-bedroom units, and 13% three-bedroom units, that generally comply with the unit mix guidelines in the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives* and must include a minimum of 35 percent family units (two-bedroom and three-bedroom units).
- B.1.7 Maintain the proposed unit mix for the market units to include 26% studio units, 38% one-bedroom units, 28% two-bedroom units, and 8% three-bedroom units, that generally comply with the unit mix guidelines in the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives* and must include a minimum of 35 percent family units (two-bedroom and three-bedroom units).
- B.1.8 The Broadway Subway construction has begun with an anticipated completion date by 2025. During construction, street use (above and below grade) along Broadway, 2nd Avenue/Great Northern Way and intercepting north-south streets (e.g. Granville Street) will be highly restricted in order to facilitate Broadway Subway construction and maintaining movement along the corridor. As such, we are providing advance notice to any future development to bare this in mind during planning for any construction activities within the area.
-

**B.2 Conditions of Development Permit:**

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.4 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 12<sup>th</sup> floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.5 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.
- B.2.6 Provision of a final signed and sealed RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services **prior to the issuance of any further building permits.**
- B.2.7 Provision of a final signed and sealed standalone rainwater Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services **prior to the issuance of any further building permits.**
- B.2.8 Requires a Certificate of Compliance or Final Negative Determination from the Ministry of Environment prior to issuance of the occupancy permit.
- B.2.9 Waste Discharge Permit or Contaminated Sites Groundwater Quality Declaration required for dewatering on the site.
- B.2.10 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.
- B.2.11 All work on the site must be conducted in compliance with British Columbia's Environmental Management Act and Contaminated Sites Regulation.
-

**B.2.12 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**