

CITY OF VANCOUVER
DEVELOPMENT, BUILDINGS, & LICENSING

DEVELOPMENT PERMIT STAFF COMMITTEE
MEETING
August 16, 2023

FOR THE DEVELOPMENT PERMIT BOARD
September 18, 2023

1780 Fir St. (COMPLETE APPLICATION)
DP-2022-00814 – FCCDD

HK/LC/LB/LB/JLB

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

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

Also Present:

H. Kobayashi, Development Planning
L. Chang, Landscape Planning
L. Brunn, Housing Policy and Regulations
L. Berdahl, Development Services
JL. Borsa, Development Services

APPLICANT:

BHA Architecture Inc.
205 – 1628 W 1st Avenue
Vancouver, BC.

PROPERTY OWNER:

Marquee Residence @ Granville Island Inc.
2857 Mara Drive
Coquitlam, BC.

EXECUTIVE SUMMARY

• **Proposal:**

To develop this site with a six (6) storey mixed-use building; containing, retail at grade and 100 rental dwelling units, of which 20% of the residential floor area is allocated to below market units, over three (3) levels of underground parking, with vehicular access off West 2nd Ave.

See Appendix A Standard Conditions
 Appendix B Standard Notes and Conditions of Development Permit
 Appendix C Applicant's Design Rationale
 Appendix D Plans and Elevations
 Appendix E Amendments to the Area Development Plan By-law No. 5478 Referral Report
 Appendix F Text Amendment
 Appendix G Shape Your City Report

• **Issues:**

1. Architectural expression and contextual fit
2. Public realm design and interface
3. Housing agreement

• **Urban Design Panel:** Support with Recommendations (6/2)

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2022-00814 submitted, the plans and information forming a part thereof, thereby permitting the development of a six (6) storey mixed-use building; containing, retail at grade and 100 rental dwelling units, of which 20% of the residential floor area is allocated to below market units, over three (3) levels of underground parking, subject to the following conditions:

1.0 Prior to submission of a complete application and a final decision, the applicant is to carry out the following;

Urban Design and Development Planning

1.1 design development to the overall architectural expression and articulation of the proposal as follows;

- i. refine the proposed building design, façade articulation and materiality including the colour scheme to enhance the prominent corner location and existing neighbourhood context; and

Note to Applicant: Staff strongly encourage a more contextually-responsive design, and suggest simplifying the street fronting elevations and exploring complimentary material palette. Cladding that reflects the industrial heritage of Granville Island and the Armoury District, such as pre-cast concrete, metal panel, glass and brick as used on the Waterfall Building and The Galleria are recommended.

- ii. improve the articulation and treatment of the façade elements of the north interface at the lower levels to respond to the residential context to the immediate north of the site;

Note to Applicant: Particular attention is required where the site interfaces with residential units to the north oriented entirely to the shared property line. Here, additional resilient planting, architecturally integral greenery, and variation in façade elements should be explored.

Staff note that buildings in the context use cladding such as pre-cast concrete, metal panel, glass and brick to reflect the industrial heritage of the area.

1.2 design development to improve the site design to reinforce the active pedestrian-oriented nature of the urban context by way of the following;

- i. improve the visibility and physical presence of the residential entrance at Fir Street, and mitigate the potential safety concerns resulting from the deeply inset alcove and the lack of visual connection between the interior and the sidewalk;

Note to Applicant: Design consideration to create distinctive, legible residential entries to contribute to the perception of accessibility and activity. The visual permeability, illuminated residential entrance reinforce the safe and comfortable public realm interface.

- ii. enhance physical and visual access between the public realm, and retail and restaurant spaces by adding points of entry, specifying high transparency glazing and increasing the prominence of primary business entrances;

Note to Applicant: The covered outdoor dining terrace is strongly supported;

However, the design of the operable glass walls must carefully take into account visual permeability, as this will be an important activating space when viewed from the public realm. Deleting the operable glass walls and providing a fully unenclosed outdoor dining area with overhead heaters is encouraged.

- iii. provision of high quality street furniture for residents and the general public to occupy the public realm especially at main points of entry;
- iv. provision of an architecturally integral signage and lighting strategy;
- v. consider presenting a smaller-scale retail expression at grade commercial retail units and functional restaurant space in keeping with the character of the neighbourhood: and;

Note to Applicant: A strategy for future demising of larger retail units should be explored and demonstrated on the architectural drawings, along with possible future points of entry.

- vi. explore opportunities to further enhance the pedestrian experience by providing quality and varied paving and additional landscape features;

Note to Applicant: Also refer to Landscape Condition A.1.13

Housing Policy & Projects

- 1.3 make arrangements 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 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 floor space area per the CD-1 By-law secured as below-market rental 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 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:
 - a) a no separate sales covenant;
 - b) a no stratification covenant;
 - c) a provision that none of such units will be rented for less than one month at a time;
 - d) that a rent roll be provided indicating the agreed initial monthly rents for each below-market rental dwelling unit, when the Housing Agreement is entered into, prior to Development Permit issuance, prior to Building Permit Issuance, and again prior to Occupancy Permit issuance, each to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or his or her successor in function);
 - e) that the average initial starting monthly rents for the below-market rental dwelling units in the project will be at or below the following rents, which are 20% below the average market rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the 2022 Rental Market Survey Data

Tables for Vancouver, and if applicable, subject to adjustment as contemplated by section 3.1B(d) of the Vancouver Development Cost Levy By-law:

Unit Type	Proposed Maximum Average Initial Starting Rents for Below-Market Rental Dwelling Units
Studio	\$1,135
1-bedroom	\$1,303
2-bedroom	\$1,818
3-bedroom +	\$2,447

or as otherwise determined by the General Manager of Planning, Urban Design and Sustainability in accordance with Section 3.1A(d) of the Vancouver Development Cost Levy By-law, as may be amended from time to time;

- f) that the average size of all units by unit type is at or below the limits set out in the Vancouver Development Cost Levy By-law:

Unit Type	Maximum Average Unit Size – Apartment Unit	Maximum Average Unit Size – Townhouse Unit*
Studio	42 sq. m (450sq. ft.)	N/A
1-bed	56 sq. m (600 sq. ft.)	56 sq. m (600 sq. ft.)
2-bed	77 sq. m (830 sq. ft.)	90 sq. m (970 sq. ft.)
3-bed	97 sq. m (1,044 sq. ft.)	112 sq. m (1,205 sq. ft.)

*Townhouse units of two or more storeys with internal stairways may add 4 sq. m (43 sq. ft.) to these maximums.

- g) following initial occupancy, on a change in tenancy for a below-market rental dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- h) that the applicant will verify eligibility of new tenants for the below-market rental dwelling units, based on the following:
- i) that the applicant will verify the ongoing eligibility of existing tenants in below-market rental dwelling units every five (5) years after initial occupancy;
- j) 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 dwelling 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 rental dwelling units, and a summary of the results of eligibility testing for these units; and
- k) such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law.”

- 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:**

	1780 Fir Street				Zone	FCCDD				
	Permitted/Required					Proposed				
Site Size ¹						35,188.0 ft ²				
Height ²	Number of Storey 6 st.					6 + rooftop amenity				
Floor Area ³					Commercial	10,296.00 ft ²				
					Dwelling	<u>69,760.00</u> ft ²				
	Area: 82,000.00 ft ²				Total:	80,056.00 ft ²				
Building Area ⁴	0.21 Ha					0.17 Ha				
Balcony:	Total:	12%	9,606.72	ft ²	Total:	9%	6,933.00	ft ²		
Amenity	Total:	10%	8,005.60	ft ²	Total:	1%	1,084.00	ft ²		
Dwelling Unit Type					Type	%				No.
					Studio	5%				5
					One Bedroom	57%				57
					Two Bedroom	38%				38
					Three Bedroom	0%				0
					Total:	100%				100
Parking	Minimum required 66				Total Standard				57	
	Permitted S/C: 25% 17				Small Car				30	
	Accessible 5				Accessible				6	
	Total minimum required 66				Total provided				98	
	Visitor 5				Visitor				5	
Loading ⁶ Residential Commercial	Class	A	B	C	Class	A	B	C		
		0	1	0		4	1	0		
		0	2	0						
	Total	0	3	0	Total	4	1	0		
Bicycle ⁷	Use		Class A	Class B	Class A		Class B			
	Commercial		3	0	<u>190</u>		<u>6</u>			
	Residential:		186	6	Locker:	12%	22			
	Total:		<u>189</u>	<u>6</u>	Horizontal:	28%	53			
	O/S	5%	9		Vertical	5%	10			
	Lockers	10%	19		Stacked:		96			
	Vertical	30%	57		Vertical + Stacked:	56%	106			
	Vrt + Stack	60%	113		Over Sized:	5%	9			
Passenger Loading ⁸	Class	A	B	C	Class	A	B	C		
	Res'd	1	0	0		1	0	0		
	Total	1	0	0	Total	1	0	0		

1 Note on Site Area This corner site is 35,188.0 square feet in area, located on the corner of Fir Street and West 2nd Avenue (previously known as 1595 West 2nd Avenue). The rear backs onto a greenway. Vehicular access will be from West 2nd Avenue.

2 Note on Height: The False Creek Comprehensive Development District (FCCDD), Area 10B, Site F permits a building up to 6 storeys. The proposed is 6 storeys plus rooftop amenity. The proposed roof top amenity has been excluded based on Section 10.1.1 of the Zoning and Development By-law

3 Note on Floor Area: The False Creek Comprehensive Development District (FCCDD), Area 10B, Site F permits a floor area of 82,000 square feet. Standard condition A.1.3 seeks clarification of areas included and excluded in the computation of floor area, and revised data statistics table reflecting the clarifications.

4 Note on Building Area: Building area is site coverage. Standard condition A.1.5 seeking compliance with Built Area for Site F at a maximum of 0.21 hectares.

6 Note on Loading: Engineering support the proposed relaxation of 2 Class B loading spaces with provision of 4 Class A loading spaces in lieu, for a total of 1 Class B and 4 Class A loading spaces required, as well as a Shared Loading Agreement.

- **Legal Description**

Lot: Parcels 1 & 2, A
Block: 220
District Lot: 526 Group 1 New Westminster
Plan: LMP277720 and BCP19152

- **History of Application:**

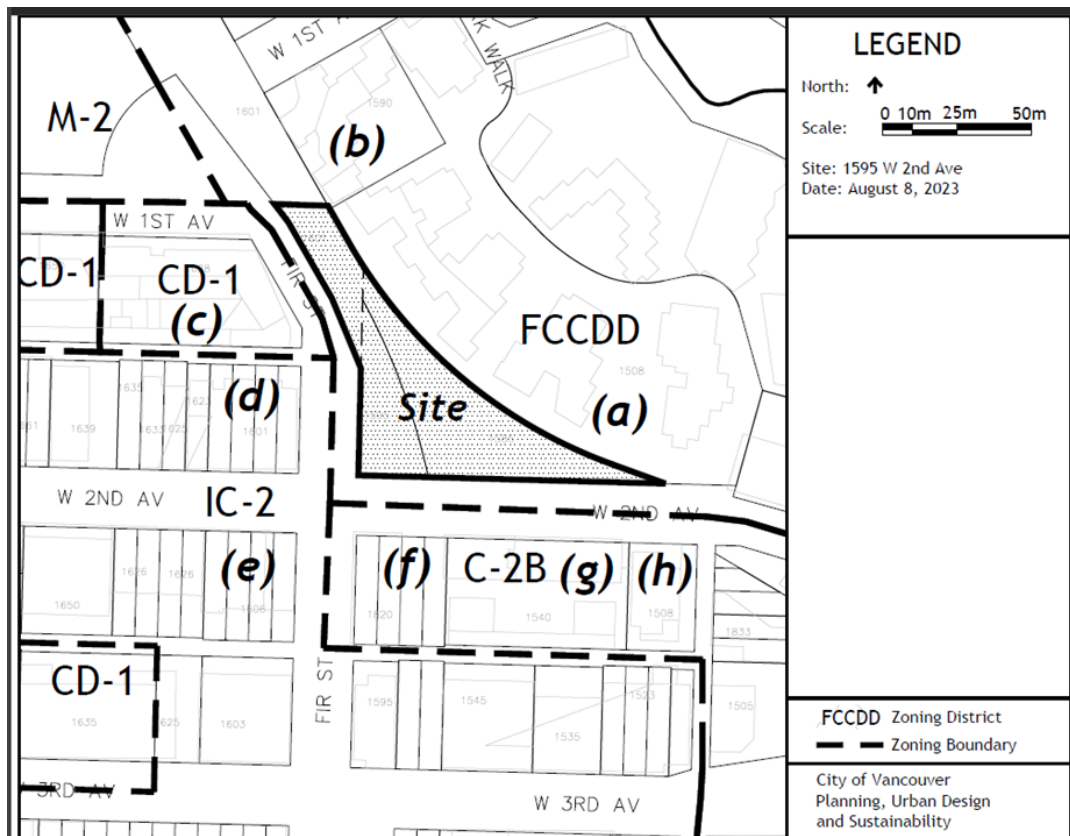
10 18 22 Complete DP submitted
05 10 23 Urban Design Panel
07 13 23 Text Amendment Public Hearing
06 16 23 Development Permit Staff Committee

- **Site:** The site is located at the Northeast corner of West 2nd Avenue and Fir Street. The subject site is the triangle-shaped lot located at corner of West 2nd Avenue and Fir Street. The immediate context includes a mid-rise residential complex to the north under FCCDD zoning, and a CD-1-zoned mixed-use commercial/residential building (the 'Galleria') to the west along with a number of smaller commercial and industrial buildings zoned IC-2. To the immediate south is the mixed-use commercial/artist live-work Waterfall Building.

- **Context:** Significant adjacent development includes:

- 1508 Mariner Walk: four to six storey residential building (c. 1986)
- 1590 W 1st Avenue: Marina Co-op, seven storey residential building (c.1983)
- 1628 W 1st Avenue: the Galleria, five storey mixed-use building (c. 1996)
- 1611 W 2nd Avenue: four-storey commercial (automobile service) building (under construction);
- 1606 W 2nd Avenue: two-storey commercial building (c. 1949)
- 1500-1590 W 2nd Avenue: 2-storey commercial building (c.1912)
- 1540 W 2nd Avenue: The Waterfall Building, four to six storey mixed-use commercial/artist live-work studio building (c.2001)
- 1508 W 2nd Avenue: three-storey commercial building (c.1970)

Figure 1: Context Map



- **Background:**

Site and Context

The subject site is located within the traditional territories of the Musqueam, Squamish and Tsleil-Waututh (“MST”) Nations. False Creek, including the area adjacent to the subject site, was the site of an ancient village known in the Squamish language as Sen’ákw and in the Musqueam language as sən’a?qw. The MST Nations have a strong connection to the False Creek area. Historically, there were MST settlements located along False Creek, and their fishing, hunting, and harvesting grounds. The Nations’ people were displaced from the Kitsilano Reserve – located just west of the subject site – in the early 20th century and transported to reserves on Burrard Inlet. Each Nation continues to have their own relationship with the False Creek area, including their own place names and historical uses for the lands and resources. This land was never ceded, or relinquished to Canada or British Columbia through a treaty or any other means.

The subject site is 3,273 sq. m (35,230 sq. ft.) in area and is located at the corner of West 2nd Avenue and Fir Street. The site was formerly used by the Canada Pacific Railway (‘CPR’) as part of their rail line serving the Molson Brewery. Currently, the site is used for public parking. To the south, the site is adjacent to commercial and residential buildings of up to five storeys. Light industrial buildings front the site to the west and a number of residential buildings are adjacent to the north that range in height from three to six storeys.

Squamish Nation

The subject property is approximately 100m away from the closest provincially registered archaeological site. However, feedback from Squamish Nation has identified strong concern of impacting an as-yet identified archaeological site on the property. Given the subject location is not currently within a Provincially-regulated site boundary, the City is limited in the requirement to conduct an archaeological assessment but has explained the risks of encountering archaeological materials to the applicant. The Applicant has been strongly encouraged during the review process to conduct an archeological assessment in advance of Development and Building Permit issuance to determine the risk of encountering archaeological materials.

By-Law Amendments

The False Creek Area Development Plan for Area 10B By-law No. 5748 (“Area Development Plan”) for 1780 Fir Street was enacted on October 6, 1981. This amendments to the Area Development Plan By-law No. 5478 was approved by Council on April 28, 2020 (See Appendix E) to create a new Development Area for this subject to allow for the development of a six-storey affordable rental residential building with local-serving commercial retail uses on the ground floor. To meet the housing objectives of the False Creek ODP, at least 20% of the rental housing floor area will be targeted to below market rents generally consistent with the City’s Moderate Income Rental Housing Pilot Program (“MIRHP Program”). The approved amendment stated that the gross floor area for all uses must not exceed 7,618 sq. m (82,000 sq. ft.), including all above grade interior floor spaces for all uses and all typical floor area exclusions.

Since approval of the April 2020 amendments to the *Area Development Plan*, staff have received more detailed floor area statistics through a development permit application for the site. This information identifies development challenges posed by the existing by-law conditions of not permitting typical floor area exclusions. As a result, on July 13, 2023 Council approved additional amendments to the Area Development Plan to permit typical floor area exclusions. See Appendix F.

Development Permit Process

This Development permit application for a six-storey mixed-use rental building consisting of 100 units with 20% of the Moderate Income Rental Housing Pilot Program was submitted on October 18, 2022 to review

the acceptable form of development under the Council approved Area Development Plan, False Creek Comprehensive Development District, and False Creek Official Development Plan. The proposal was reviewed by the Urban Design Panel on May 10, 2023 received and supported with recommendations. The UDP's comments have been considered by staff and incorporated in to the Recommended Conditions of Approval.

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

- *Amendments to the False Creek Area Development Plan for Area 10B (2023)*
- *False Creek Comprehensive Development District (FCCDD)(2019)*
- *False Creek Official Development Plan (1974)*
- *Housing Vancouver Strategy (2017)*
- *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives (2017)*
- *High-Density Housing for Families With Children Guidelines (1992)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*

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

False Creek Area Development Plan for Area 10B (2023)

Includes development guidelines for the area where the subject site is located. The *Area Development Plan* includes direction on development character, land use, building heights, public open space and pedestrian circulation, vehicular circulation and parking, and water area. The proposed uses, density and the maximum storey conform to the amended *Area Development Plan*.

False Creek Comprehensive Development District (FCCDD) By-Law No.4783

This comprehensive by-law allows Residential and commercial Uses. While most by-laws enable both the Director of Planning and the Development Permit Board to approve development applications, this by-law enables only the Development Permit Board.

False Creek Official Development Plan (1974)

The *False Creek Official Development Plan* (the '*False Creek ODP*') regulates development in the False Creek Comprehensive Development District ("FCCDD"). The intent of the *False Creek ODP* is to encourage high standards of design and development throughout the False Creek Basin. The *False Creek ODP* provides a framework for the preparation of development plans and it is also intended that the buildings, open spaces, circulation patterns, and land uses be designed and planned to complement this area. Staff note that compliance with the Plan will be improved by the aforementioned recommended Conditions of Approval.

Housing Vancouver Strategy (2017) and Housing Vancouver Three Year Action Plan (2018)

The Housing Vancouver Strategy (2018-2027) and the Three Year Action Plan (2018-2020) seek to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining diversity of incomes and households in the city, of shifting housing production towards rental to meet the greatest need, and of coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units.

This application, if approved, would add 100 housing units, including 80 market rental units and 20 below-market rental units, to the City's inventory of rental housing, which would contribute to the targets set out in the Housing Vancouver Strategy (see Figure 1).

Table 1 Progress Towards 10 Year Housing Vancouver Targets for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of March 31, 2023

Housing Type	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	Market Rental	16,000	12,271 (76%)
	Developer-Owned Below Market Rental	4,000	1,279 (32%)
	Total	20,000	13,550 (67%)

**Note that tracking progress towards 10-year Housing Vancouver targets began in 2017*

***Unit numbers exclude the units in this proposal, pending Council's approval of this application.*

Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives (2017)

The incentives outlined to encourage the delivery of new buildings where 100% of the residential floor area is secured rental housing, and at least 20% of the residential floor area that is counted in the calculation of the floor space ratio is made available to moderate income households; earning between \$30,000 and \$80,000 per year.

This project will include at least 20% of the residential floor area secured as below-market rental dwelling units.

Moderate Income Rental Housing Pilot Program (MIRHP Program)

Approved in November 2017, the MIRHP Program is intended to deliver moderate income rental housing across the city. Phase one of the program accepted applications between January 1, 2018 and July 1, 2019, for new buildings where 100% of the residential floor area is secured as rental housing with a minimum of 20% of the floor area secured at moderate income rental rates.

As per the April 2020 amendments to the False Creek Area Development Plan, this site will include at least 20% of the rental housing floor area targeted to below market rents generally consistent with the City's Moderate Income Rental Housing Pilot Program ("MIRHP Program").

Table 2: Comparable Average Market Rents and Home-Ownership Costs - Westside

	Proposed Maximum Average Initial Starting Rents for Below-Market Rental Dwelling Units ¹	Average Market Rent in Newer Buildings on the Westside (CMHC, 2021) ²	DCL By-Law Maximum Averages on the Westside (CMHC, 2021) ³	Monthly Costs of Ownership for Median-Priced Apartment with 10% down-payment on the Westside (BC Assessment 2021) ⁴	Monthly Costs of Ownership for Median-Priced Apartment with 20% down-payment on the Westside (BC Assessment 2021) ³
Studio	\$1,135	\$1,561	\$1,859	\$3,145	\$2,837
1-bed	\$1,303	\$2,073	\$2,243	\$3,856	\$3,473
2-bed	\$1,818	\$2,997	\$2,996	\$5,770	\$5,193
3-bed		\$3,785	\$4,135	\$8,889	\$7,982
Total		\$2,409			

¹ Rents calculated using 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver

² Data from the October 2021 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2012 or later on the Westside of Vancouver

³ For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all apartments in purpose-built rental buildings built since the year 2005 in the City of Vancouver as published by CMHC in the fall 2021 Rental Market Survey, plus 10%.

⁴ Based on the following assumptions: median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 10%/20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250 – 350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate)

• Conclusion:

The proposal for 1780 Fir Street (1595 West 2nd Avenue) represents a mixed-use rental development that meets the housing objectives envisioned under the False Creek Official Development Plan and Area Development Plan, including at least 20% of the residential floor area targeted to below market rentals units consistent with relevant policies, by-laws, plans and guidelines.

Further Urban Design conditions listed in this report seek refinements to the proposed amenity spaces, building articulation and public realm spaces to respond to the Plans and Design Guidelines.

Staff recommend approval of this proposal subject to the outlined Recommended Conditions.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on May 10, 2023, and provided the following comments:

EVALUATION: Support with Recommendations (6-2)

Introduction:

Hiroko Kobayashi, Development Planner, introduced the project with a brief description of the existing site context, followed by an overview of the policy context as per the Area Development Plan, Miss Kobayashi gave a brief description of the proposed building before concluding with Staff questions for the Panel.

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

1. **Public Realm Interface:** Does the proposed building design and landscape treatment successfully achieve the intent of the development plan to provide an enhanced pedestrian experience on all sides of building? Including at the existing unpaved path at the north property line and at the northern most part of the site adjacent to the potential future streetcar station?
2. **Overall Design Development and Materiality:** Please comment on the proposed building design, architectural expression, articulation of massing, and material treatments.

Applicant's Introductory Comments: Applicant Peter Higgins and Duff Marrs, Architect, BHA Architects, noted the objectives and gave a general overview of the project followed by Kristin Defer, Landscape Architect at eta landscape architecture presenting on the landscape design.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by MR. AEPLI and seconded by MR. STOVELL and was the decision of the Urban Design Panel:

THAT the Panel Recommend Support with recommendations to the project with the following recommendations to be reviewed by City Staff:

1. Further design development of the amenity space on level 2 to make it a larger and a more usable space;
2. Further design development of the exterior elevations to simplify and refine in order to respect the architectural context and neighborhood;
3. Improve the public realm expression and integrate the residential entrance on Fir Street with the overall street level design;
4. Further, design development of the podium north façade to humanize the scale of this elevation.

Summary of Panel Commentary:

Panel members were generally in support of the architectural expression however comments regarding how the building addresses at the prominent corner and building design, façade articulation and materiality be simplified to fit in better and respectful way in the surrounding context and historical surrounding nature and building to the south, the Waterfall building.

The panel appreciated it is a complex site, given the complexity the approach to location and parking and loading bay is appropriate however further design development to make it a more welcome, safe and usable space to have better experience.

The panel enhanced multiple times to simplify and design development to the proposed building materiality including the façade color, as it appears to be trying to do too much with too many elements and façade articulation should be relate programmatically.

The long south façade requires some design development, additionally needs more clarity on the programming and work with the north side as well including the high-unarticulated wall at podium, regardless it is facing a green space. Consider simplifying the elevations.

Additional review on the possibilities of adding some extra shadings in the west and south elevations.

Consider the lighting conditions and introducing the green buffer to create more inviting public realm conditions and ground level. , Consider further design development to the Fir street residential entrance to well contribute to the public realm interface. Others noted the ground plain is generally well done.

The children play needs further work consider diversifying the outdoor space. Outdoor amenity at the rooftop could be larger however consider facilities such as a washroom so that the space is more usable.

The panel noted they understand the intent with the parking ramp but review the opportunity of having the restaurant terrace, this may be more ideal. The restaurant and retail spaces may require more flexibility; particularly the proposed restaurant space may not be very practical size for the certain types of services.

A rehabilitated green space for a better SRW would be good however better programming is needed. Overall, the sustainability aspects are well proposed

Applicant's Response: The applicant team thanked the panel for their comments.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

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

HOUSING POLICY & PROJECTS

The recommendations of Housing Policy & Projects are contained in the Appendix A attached to this report.

ARCHEOLOGICAL SERVICES

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

LANDSCAPE

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

ENGINEERING SERVICES

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A.2 attached to this report.

ENVIRONMENTAL PROTECTION BRANCH

The recommendations of Environmental Protection Branch are contained in the prior-to conditions noted in Appendix A.3 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

A development permit information sign was installed on site March 12, 2023.

On June 5, 2023, 764 notification postcards were mailed to the neighboring property owners advising them of the application and offering additional information on the City's development applications website.

<https://www.shapeyourcity.ca/1780-fir-st>

Summary of Public Comments

Throughout the notification period, the City received 42 emails. Of those who responded, 11 were supportive of the proposal, positively commenting that the neighborhood is well suited for the increased density and proposed retail will benefit the local community, its vibrancy and inclusivity.

Mixed respondents (11), recommended additional green space and maintaining pedestrian access along North property line. Concerns of the MIRH program insufficiently securing affordable family units and impact of the future railway were expressed.

The 20 opposed, are concerned about the buildings scale, form and design not suitable with the surrounding architectural expressions, such as the Waterfall Building. The building scale is out of proportion to the site, and the increased density will surge vehicular traffic. Sidewalk depths should be widened and public amenity improved. (Refer to Appendix G)

Staff Response to Public Comments

"This building seems very unfitting for the rest of the neighborhood (Waterfall Building) and the flow of the area and Granville Island."

"The proposed block structure building is too large for a small parcel of land ...too high elevation for the surrounding area will impact negatively on the surrounding streets/building with shadow dispersion",

Staff Response: The proposed height, scale and uses comply with the Council approved *Area Development Plan*. There are some public comments concerning the relationship to the Waterfall Building and proposed building design. The staff insures that the proposed development on the subject site will be improved and refined to respect the "historic and iconic" nature of the neighborhood urban context including the Waterfall Building under the Recommended Conditions 1.1.

"The 3-levels of underground parking is not utilized for loading services, which could then be allocated to public amenity. The amount of parking suggests increase vehicle congestion and does not fit in with the green climate change mandate the city aspires to."

Staff Response: The City has policies which provide for reduced parking requirements for buildings with good access to transit and those which provide Transportation Demand Management measures that support walking, cycling and transit usage (Transportation Demand Management for developments in Vancouver). At this time most developments in the City, outside of downtown, do not have maximum parking allowances and the provision of Transportation Demand Management measures is optional. These policies are intended to allow for a market based provision of parking in new buildings. The current application proposes to pursue a parking reduction due to their proximity to transit. A steeper reduction to minimum parking is available should the applicant wish to pursue a further reduction through the TDM Policy.

As part of the development process, Engineering staff also review the application with respect to transportation impacts and include development conditions for off-site improvements adjacent to the site where required to improve transportation operations and safety for pedestrians, cyclists, and motorists. The development is well-sited to encourage reduced vehicle trips and parking demand. It is located in close proximity to the frequent transit network (along W 4th Ave) and cycling infrastructure (existing bikeways along W 2nd Ave, W 1st Ave, Fir St and the Seawall).

We are in the midst of a massive housing supply shortage crisis. What is the definition of moderate in regards to MIRHP? How does 2-bedroom equate to family living?

Staff Response: This project is adding 100 units to the neighbourhood, including 20 percent of the residential floor area targeted to below market rental units with increased affordability. (See Table 2: Comparable Average Market Rents and Home-Ownership Costs – Westside.) The proposed project will have 38% of the units as family units, which meets the minimum requirements of 35% in the False Creek ODP. The requirements for family units are to have a minimum of 2-bedrooms in each unit. Staff are encouraging the applicant to include 3-bedroom units as well.

The applicant is encouraged to meet the 'High-Density Housing for Families with Children Guidelines' which includes requirements for family housing to have: bulk storage, private open (outdoor) space, an outdoor amenity with children's play activities and urban agriculture, and an indoor amenity area.

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 and Official Development Plan 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.

It also requires the Board to consider a By-law relaxation for Parking and per Section 1.3 of the Official Development Plan. The Staff Committee supports the relaxations proposed.

The Staff Committee supports the application with the conditions contained in this report.



M. Au
Chair, Development Permit Staff Committee



H. Kobayashi
Development Planner



C. Profili signed on behalf of L. Berdahl
Project Coordinator

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

Urban Design and Development Planning

A.1.1 design development to the common amenity areas as follows:

- i. improve the layout of the indoor amenity space at Level 2 to ensure that the space is functional for building residents;
- ii. improve the design and location of the outdoor common amenities and adjacent indoor amenity spaces as needed to comply with Standard Landscape Condition A.1.14 and Standard Housing Policy & Projects Condition A.1.12.

Note to Applicant: The design of common of common amenities should reinforce accessibility and usability, and should encourage a sense of community in the building. Particular consideration should be given to providing for direct visual access between indoor amenity space and outdoor space identified for children's play.

A.1.2 design development to respond to CPTED principles, including;

- i. mitigating real and perceived safety risks in the public realm by avoiding inactive recesses and alcoves at the ground level; and
- ii. providing sufficient illumination of the public realm, with particular attention given to areas with low nighttime visibility, including at the north side of the building.

Note to Applicant: Lighting that provides for a safe and secure public realm should be integral to an overall architectural and landscape lighting strategy. High intensity flood lights, or other security lighting that will negatively impact the comfort of adjacent residents and the general public are not supported.

Development Review Branch

A.1.3 confirmation of compliance with Section 1 (4) - Density, of the False Creek Comprehensive Development District (FCCDD) of the Zoning and Development By-law;

- i. Provide updated data summary table including a clear breakdown per floor showing (1) gross area, (2) each type of excluded area and (3) net area;

Note to Applicant: FSR is limited to 82,000 square feet. Submission of detailed FSR overlays and summary table, with a clear breakdown of uses (retail/restaurant/residential/common area), included and excluded areas is required. Clarify if Bike maintenance/circulation is amenity space (the colour coding differs between the floor plan and the overlays).

A.1.4 demonstration by providing separate plans illustrating Built Area for Site F at a maximum of 0.21 hectares, of the False Creek Comprehensive Development District (FCCDD) of the Zoning and Development By-law;

A.1.5 provision of the following dimensions and additional information on the drawings;

- i. consistent and continuous dimension line hierarchy to be provided on the site plan, floor plans and overlays, in the following order:
 - a. overall building width, depth, height;
 - b. changes in building planes/projections;
 - c. offset from gridlines;
 - d. any other specific building features, units, walls, etc., as needed;

- ii. setback dimensions to locate building corners in relation to property line corners;

Note to Applicant: Setback dimensions and gross building measurements are to be to the exterior face of the cladding.

- iii. dimensions for building floor heights, height envelop references and geodetic elevation references to top of parapet, guards, and roof deck accesses for all building and floors;
- iv. existing and proposed grade elevations at major building corners added to the site plan, main floor plan and elevations;

- A.1.6 provision of a vertical vent space to accommodate future proposed restaurant exhaust from the commercial level;

Note to Applicant: Intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building. All exhausts must be located away from street fronts. All fresh-air intake portals must be located away from driveways and parking or loading areas. Any future ventilation location would require Director of Planning approval and depending on the location of the ventilation, it might not be supported.

- A.1.7 provision of the following notations on the submitted plans:

- i. "The acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations";
- ii. "The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law";
- iii. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces";
- iv. "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";
- v. "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";
- vi. "Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building"; and

- vii. An energized outlet capable of providing Level 2 charging or higher is installed in each residential parking space, excluding visitor parking spaces”;

Standard Housing Conditions:

- A.1.8 maintain the proposed mix of the residential units including 5 studio units (5 %), 57 one-bedroom units (57%), 38 two-bedroom units (38%).

Note to Applicant: Any changes in the unit mix may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% met both in the market and below-market rental units designed to be suitable for families with children, as per the False Creek Official Development Plan.

Note to Application: The incorporation of three-bedroom units in the project is highly encouraged.

- A.1.9 design development to meet the intent of the High Density Housing for Families with Children Guidelines by providing improved livability by meeting recommendations, including, but not limited to:
- a. an outdoor amenity area to include areas suitable for a range of children’s play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
 - b. A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - c. A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children’s play area to enable parental supervision from the amenity room (S. 3.7.3); and
 - d. A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant: Include dimensions of bulk storage in the drawings to confirm they meet the minimum size requirements.

Note to Applicant: Refer to Urban Design Condition A.1.1 and Landscaping condition A.1.15

Archeological Conditions

- A.1.10 applicant strongly encouraged to conduct an archaeological assessment in advance of Development and Building Permit issuance to determine the risk of encountering archaeological materials;

Standard Landscape Conditions

- A.1.11 design development to improve the public realm interface and street presentation as follows:

- i. enhance the open space / amenities at the intersection of Fir Street & West 2nd Ave. by providing seating areas to accommodate pedestrian functions and some planting where possible for visual interest to create a vibrant pedestrian environment;
- ii. consideration to improve the north service driveway and maneuvering area to be paved with decorative permeable or porous paving material where possible, softened with plantings and filtering of views to the street;

Note to applicant: refer to Urban Design condition 1.2

A.1.12 provision design development to enhance the landscape design and usability of common amenity space, as follows:

- i. provide larger and more usable outdoor space programmed to encourage social interaction, including children's play area etc., refer to High-Density Housing for Families with Children Guidelines;
- ii. provide taller plant material (hedge or equivalent) located between common and private outdoor areas to improve privacy screening;
- iii. consideration to provide green roofs to available flat roof tops outside the amenity space wherever possible, to better meet the intent of False Creek ODP Guidelines 2.3 (g);

Note to Applicant: refer to Standard Urban Design condition A.1.1

A.1.13 design development to improve and enable the retention and protection of existing trees, as follows:

- i. explore retention of Trees # 893, 895, 954 – 956 and 958 if possible, in accordance with the Protection of Trees bylaw;

Note to Applicant: As per the Arborist Report, trees #950-953 are to be retained, but #954-956 are shown to be removed; as stated trees # 954-956 are too close to building, but these trees are about the same size and in similar location relative to the building. Tree protection zones of trees#958, 895, and 893 do not seem to overlap with excavation. Confirmation on plan and provision of details that accommodate the retention of these trees where possible, or provision of updated Arborist Report and further details if retention is deemed not feasible.

- ii. coordination and confirmation on Site/ Landscape plan that Trees # 913-915 will be retained or removed;

Note to Applicant: as per the Arborist Report/ Tree Management Plan, these trees will be retained, but these trees are shown to be removed on Landscape Plan.

- iii. provision of dimensioned tree protection barriers on the landscape drawing, in coordination with arborist report & Tree Management Plan;

Note to Applicant: Further comments may follow upon receipt of complete information.

A.1.14 provision of complete plant information and graphic clarification, including but not limited to:

- i. complete Planting Plans and Plant List, to include and clearly delineate all trees, shrubs and ground covers, symbols and quantities;
- ii. complete plant information, including areas left blank or assumed to be grass;
- iii. additional labels, references, dimensions and notations as needed to clarify design intent on all plans, sections and details;

Note to Applicant: Further comments may follow upon receipt of complete information.

A.1.15 clarification of any irrigation requirements for all planted areas;

Note to Applicant: This can be confirmed by notations on the Planting Plans. Hose bibs should be provided for all private patios exceeding 100 sq. ft. (9.29 m²) in area.

- A.1.16 coordination with Streets Engineering and Park Board of any proposed planting in public realm and of new street tree planting to be provided adjacent to the development site, where possible, which shall be confirmed prior to the issuance of the Development permit. Street tree species and size shall be confirmed on plant list;

Note to Applicant: Contact Streets Engineering, ph: 604.871.6131 to confirm tree planting locations and Park Board, ph: 604.257.8587 for tree species selection and planting requirements, also refer to standard Engineering Condition A.2.9

- A.1.17 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following notes:

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

A.2 Standard Engineering Conditions

- A.2.1 arrangements are to be made to the satisfaction of the General Manager of Engineering Services, the Approving Officer and the Director of Legal Services for the consolidation of Parcels 1 and 2, Both of Block 220, District Lot 526, group 1 Plan LMP27720, and Parcel A, Plan BCP19152; All of New Westminster District to create a single parcel and subdivision of that site to result in the dedication of a 17m x 17m corner-cut truncation in the southwest corner of the site for road purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:
<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- A.2.2 provision of a Shared Use Loading Agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for the 1 Class B loading space(s) between the commercial and residential uses and label the space(s) as ‘Residential and Commercial Loading’.
- A.2.3 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 a building permit until the final RWMP and Operations & Maintenance (O&M) Manual have been accepted by the City. 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 to confirm the system has been constructed as per the accepted RWMP prior to occupancy.

- A.2.4 Provision of a complete Rainwater Management Plan (RWMP) achieving the following conditions. Ensure that all information expected in a complete RWMP as described in the appendix of the Rainwater Management Bulletin is included in the submission:
- i. C.7. Provide post development site plan(s) that includes the following; proposed service connections to the municipal sewer system; location and labels for all proposed rainwater management practices; and delineated catchments to demonstrate BMPs are appropriately sized.

- ii. D.3. Provide calculation-sizing summaries of all rainwater BMPs proposed. The calculation-sizing summaries shall demonstrate how each BMP achieves the volume reduction, water quality, and release rate requirements. Note that excess storage provided for rainwater practices will not contribute towards the volume reduction requirement.

Note to Applicant: Update the peak flow calculations to control the post-development 1:10 year return period to the pre-development 1:5 year return period with minimum inlet time as per Engineering Design Manual Table 5-6. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values.

- iii. D.5. Provide detailed drawings of all proposed rainwater management systems including, but not limited to: locations, geometric properties (including footprint, volume, and depth), method of flow control (including orifice size and control structure configuration), emergency bypass, inverts, stage-storage-discharge table, design criteria and all assumptions. Relevant drawings from other disciplines or design professionals such as landscaping or mechanical plans should be provided as part of the submission package.
- iv. D.6. Provide cross-sections and details to demonstrate the overall rainwater management configuration of underground system, if proposed, including the tie-in connection to the municipal service pipe.
- v. D.7. Provide all supplementary documentation for any proprietary products that clearly demonstrates how they contribute to and/or meet the volume reduction, water quality, and release rate requirements.

Note to Applicant: Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review for all proprietary devices:

- Product Name and Manufacturer/Supplier
 - Total area and % Impervious being treated
 - Treatment flow rate
 - Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area.
 - Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV.
 - Location of device in drawing or figure in the report.
- vi. D.9. Ensure all designs are in conformance with Book II (Plumbing Systems) of the Vancouver's Building By-law. Note that conformance with the Building By-law is not reviewed by Engineering Services and acceptance of any RWMP does not indicate or imply compliance with the Building By-law.
- vii. D.10. Provide a written response clearly indicating how each of the Prior-To-Letter conditions relevant to Rainwater Management below are addressed in the updated submission.
- viii. D.11. Provide a completed Rainwater Management Project Summary Form as a PDF in a separate file to the RWMP. For a fillable copy of the form, refer to the rainwater management webpage.

Note to Applicant: Please contact the City of Vancouver's Rainwater Management 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.

Rainwater management requirements are proposed to move from the Zoning & Development By-law to the Vancouver Building By-law effective January 1, 2024. If council approved, this change would affect the rainwater management review process, submission requirements, as well as the number of developments requiring rainwater management controls. Please email rainwater@vancouver.ca to request a copy of a memo summarizing the proposed changes.

A.2.5 provision of a letter of commitment stating that all impacted utility companies will be contacted and notified of the following requirements:

- i. all utility services (e.g., BC Hydro, Telus and Shaw) shall be underground;
- ii. BC Hydro service shall be primary with pad mounted transformer (PMT or LPT) installed on private property; and
- iii. all required electrical plants (e.g., PMT, LPT, Vista, etc.) provided for entirely within private property.

Note to Applicant: 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, please contact the Utilities Management Branch at umb@vancouver.ca.

A.2.6 provision of crossing design to the satisfaction of the General Manager of Engineering Services.

A.2.7 provision of correct building grades (BG) shown on plans;

Note to Applicant: 2 BG's on W 2nd Ave are incorrect, see approved building grades plan BG-2021 and staff mark ' 1595 W 2nd BUILDING GRADE STAFF MARK UP' up for details

A.2.8 provision of the following improvements to the satisfaction of the General Manager of Engineering Services:

- i. street improvements along W 2nd Ave adjacent to the site and appropriate transitions including the following:
 - a) 3.05 m (10.0 ft.) wide broom finish saw-cut concrete sidewalk;
 - b) removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;
 - c) double curb ramps at the intersection of W 2nd and Fir St.
 - d) full funding towards the design and relocation of the existing fire hydrant which is in conflict with proposed driveway crossing

Note to Applicant: an estimated amount will be provided at a later date

- ii. street improvements along Fir St adjacent to the site and appropriate transitions including the following:

- a) 3.05 m (10.0 ft.) wide broom finish saw-cut concrete sidewalk;
- b) removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;

Note to Applicant: Engineering will provide a geometric design to inform the location of the sidewalks required on Fir Street and on W 2nd Avenue in order to ensure that they are coordinated with future improvements to Fir Street and W 2nd Avenue which will be delivered by others.

A.2.9 provision of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this development permit, and shall include the following items and notes:

- i. inclusion of the following notes on the landscape plans:
 - a) *"required street improvements will be as per City issued geometric design";*
 - b) *"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."*
 - c) *"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".*

Note to Applicant: Engineering will provide a geometric design to inform the location of the sidewalks required on Fir Street and on W 2nd Ave in order to ensure that they are coordinated with future improvements to Fir St and W 2nd Ave which will be delivered by others.

- iii. landscape plans updated to clearly show and note the new property line at the corner of Fir St and W 2nd Ave;
- iv. deletion of the granite sett bands, flush metal band, and any other speciality paving proposed within the 17' x 17' dedication area on the corner of Fir St and W 2nd Ave;

Note to Applicant: any paving proposed within the dedication area must be City standard broom finish saw-cut concrete.

A.2.10 provision of improved access and design of bicycle parking, including the following:

- i. design development to provide access to each Class A bicycle storage room and remove all conflicts between doors, columns and proposed bicycle spaces;

Note to Applicant: Refer to bicycle storage rooms on Plan A3.01.

- ii. automatic door openers for all doors providing access to Class A bicycle storage;
- iii. manufacturer design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.

Note to Applicant: Racks must be usable for all ages and abilities.

- A.2.11 provision of improved access and design of the parkade layout and compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:

- i. minimum 2.9 m (9.5 ft.) width for parking spaces where both sides abut any portion of structure;

Note to Applicant: Column encroachments are not accepted for these spaces. Refer to the single stall module located on Plan A2.00.)

- A.2.12 provision of the following information as part of the drawing submission to facilitate a complete Transportation review and may result in additional conditions:

- 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;
- iv. indication of the stair-free access route from the Class A bicycle spaces to reach the outside;
- v. relocate proposed commercial driveway crossing that services Class B loading area to avoid conflict with existing power pole;

Note to Applicant: if driveway crossing cannot be shifted north to avoid the conflict, Engineering will require documented permission from all utility companies that use said pole that relocation of the pole is feasible.

- A.2.13 a canopy application is required for all portions of the proposed glass canopy that cross over the property line;

- i. complete attached canopy application and include it with next document submission;
- ii. provide demountable detail of the proposed canopy;

Note to Applicant: welds are not acceptable

- iii. provide the following notes with the canopy detail:

a) *"canopy to be fully demountable and conform with VBBL 1.8.8"*

b) *"canopy to drain to the buildings internal storm system"*

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

- A.3.1 the property owner shall:

- i. submit a Site Disclosure Statement to Environmental Services;
- ii. 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)(g) of the Land Title Act, if applicable; and

- iii. if required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this development, until a Certificate of Compliance for each of the on-site contamination and the dedicated lands, if any, have been issued by the Ministry of Environment and provided to the City.

Note to Applicant:

- (i) Condition met. The Site Disclosure Statement declared Schedule 2 activities and has been forwarded to the Ministry of Environment.
- (ii) Ministry of Environment Release Notice or Certification Document (e.g. AiP) required.
- (iii) A remediation agreement is required.

B.1 Standard Notes to Applicant

B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **March 30, 2024**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.

B.1.2 submission of a letter confirming construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License.

Note to Applicant: Applications for provincial Approvals or 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.

B.1.3 provision of construction details to determine ability to meet municipal design standards for shotcrete removal (street restoration manual section 02596 and Encroachment By-law (#4243 section 3A) and access around existing and future utilities adjacent to your site;

Note to Applicant: detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

B.1.4 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.1.5 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.1.6 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

B.2.1 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 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.5 Provision of a Construction Management Plan directly to Translink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and Translink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement> [translink.ca]) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

- B.2.6 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.2.7 Submission 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:
- 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>; and;
 - 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.

Note to Applicant: 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.

- B.2.8 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 building permit.

- B.2.9 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 building permit.
- B.2.10 All archaeological sites that are known, unknown, or suspected to predate AD 1846, are protected under the BC Heritage Conservation Act and must not be altered in any way without appropriate authorizations. During ground disturbance, if any archaeological materials are found, all work on the property must stop and the Provincial Archaeology Branch, City and First Nations must be notified.
- B.2.11 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.**