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Tuesday, June 22nd, 2020

To:

Planning, Urban Design &
Sustainability,
City of Vancouver,
515 West 10th Avenue,
Vancouver BC V5Z 4A8

Re: Design Rationale & Response to Re-zoning Conditions of Approval:

DESIGN RATIONALE

Retna Investments Ltd. proposes to construct 35 secured rental units in a 6 storey building at the corner of Balaclava street and W 4th Avenue. Out of 35 units, 8 units will be dedicated to and conform to Moderate Income Rental Housing Pilot Policy guidelines set out by the City of Vancouver.

CONTEXTUAL STATEMENT

The proposed project is located in between 2 commercial hubs along West 4th Avenue at McDonald & 4th and Alma & 4th. The project is ideally located, in a pedestrian and transit friendly neighborhood directly along a major bus route as well as along a major bike route.

The area is served by Kitsilano Secondary School (20min. Walk) & General Gordon Elementary School (5 min. Walk), Mc Bride & Tatlow parks (5 min. Walk each) and retail areas at major intersections.

To the west is a 4-storey multi-family development, 'Santa Barbara' Zoned RM-4 on 3036, W 4th Avenue. On the north, across W 4th avenue is 2983, W 4th avenue, zoned RM-4 with a 4 storey multi-family development. On the west across Balaclava street is single family home on RM-4 Zoned property at 2015, Balaclava Street.

MASSING APPROACH

Our approach towards massing has been to minimise the apparent height, provide a prominent entry and develop distinct contemporary identity with a neighborhood friendly aesthetic. Every endeavour has been made to simplify the articulation and have minimal moves in response to the feedback received from the Planning and the neighborhood through the Public Information Meeting

The building has a distinctive base, a middle and top. The set back on the 6th floor reduces the apparent height of the building when viewed from the street.

ARCHITECTURAL EXPRESSION

The color palette has been kept fresh with extensive use of light grey color on the building. The darker grey is restricted to recessed articulations, setbacks and windows and doors etc. This patterning of colors forms a large part of the proposed contemporary aesthetic.

The exterior cladding material is a high-quality textured cladding system (CERACLAD). This cladding system features a deeply textured surface, combined with a high-density ceramic coating, pre-formed corners and a

proprietary clip and track mounting system. The combined effect projects quality and solidity, and maintains a high degree of finish quality for the life of the building.

A 3-storey tall section of the building adjacent to the neighboring residential context has been clad in masonry (brick), providing both material and scale transition related to the context.

Balcony guards are glass, with solid portions designed to provide privacy and visual screening for miscellaneous exterior furnishings. These solid portions of the balcony guards have been individually colored to provide visual interest and articulate the individual residential units. A palette of rich compatible earth tone colors was selected.

PROGRAM

The main entrance to the building is on the west along Balaclava street. Amenity room along with the main entry wraps a more public program along the prominent North West corner of the building. Vehicular access to the underground parkade is to the south east from the Lane.

DEVELOPMENTAL STATISTICS

The total site area is 687.4 sq.mt (7,400 sq.ft.) and the proposal includes net building area of 2,027.52 sq.mt (21,824 sq.ft.) at an FSR of 2.95.

Out of the total 35 units proposed, 8 are dedicated MIRHPP Units. 7 MIRHPP units are located on the level 02 and 1 on level 03.

The unit mix proposed is as follows:

Overall Unit break down

1 bed	14	40%
2 bed	13	37%
Studio	8	23%
Total	35	100%

MIRHPP Unit break down

1 bed	3	38%
2 bed	3	38%
Studio	2	25%
Total	8	100%

Total 15 cars parking stalls are provided against 14 required and a total of 54 Bike stalls are provided against 53 required.

Market rental is a key component of a healthy housing supply. Once built this project will offer secured market rental units and much needed Moderate Income Rental Homes in Kitsilano area by adding new housing with minimal disruption of the community.

RESPONSE TO RE-ZONING CONDITIONS OF APPROVAL

The following are the conditions of approval set in Appendix B of the Referral Report to Council. We have provided responses to each item below with *indented italics*

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Ekistics Architecture, received January 23, 2020, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

1.1 Design development of the proposed height to reduce the scale of the building and improve neighbourhood compatibility as follows:

(a) reduce overall building height to 19.3 m by providing a typical 10 ft. floor-to-floor height.

Building Height has been reduced to 61'-8.5" (18.81m)

(b) reduce apparent building height by use of a tripartite design, establishing a base, middle and top with different materials, textures and colour, and a visually lighter top floor; and,

The building has a distinct 1st floor base, with a 4 storey middle and a set-back 6th level top.

(c) reduce the apparent parapet height at the 5th floor by setting the guardrail back from the edge of the roof, reducing the amount of solid guardrail and substituting a translucent material such as glass, and providing landscaping to soften the roof edges.

The request change to the parapet condition, use of glass guards and landscaping (planters) at the edge of the rooftop decks have been provided.

1.2 Design development to the architectural form, massing and character to better blend with the Kitsilano context, with the following suggested directions:

(a) Incorporate higher quality, textured building materials, including traditional residential materials such as masonry and wood, with colour variation for visual interest.

As originally intended but not explicitly indicated on the re-zoning drawings, the exterior cladding material is a high-quality textured cladding system (CERACLAD).

A 3-storey tall section of the building adjacent to the neighboring residential context has been clad in masonry (brick), providing both material and scale transition related to the context.

Balcony guards are glass, with solid portions designed to provide privacy and visual screening for miscellaneous exterior furnishings. These solid portions of the balcony guards have been individually colored to provide visual interest and articulate the individual residential units. A palette of rich compatible earth tone colors was selected.

Note to Applicant: The RM-4 Design Guidelines state, "...new development should incorporate sympathetic exterior materials and detailing". Increased use of colour, pattern, texture and detailing can be used to add visual interest to the building's simple cubic form. Feature masonry in key locations would also help relate to the context. Wood soffits are desirable to promote a residential character. Consider using a variety of natural earth tones to blend with the neighbourhood.

(b) Articulate the building facades to better relate to the scale and proportion of the surrounding buildings;

Masonry (brick) cladding has been introduced to articulate the façade and relate to material and scale of neighboring context. Solid/void (window pattern) rhythms have been accentuated to break-down the overall scale of the building into smaller scale elements. Mirroring of the balcony glass/solid panel patterns further reinforces residential identity and scale.

Note to Applicant: More variation in the wall planes by creating projections and voids would greatly enhance architectural expression with shadow and texture to improve neighbourhood compatibility.

NOTE that building technology (CLT floor slabs) and energy performance (form factor) are both strong constraints that preclude deviation from the simple planar exterior wall conditions. We have made efforts to meet the intent of the condition with additional cladding materials, variation in the pattern of balconies, and strong articulation of window patterns to visually reduce the impression of a solid 'box' massing.

(c) Provide high-quality windows with substantial mullions and deep, recessed glazing to add shadow and texture to the facades;

As per previous comment, the geometric relationship of the window frame to the plane of the exterior cladding is dictated by energy performance requirements, which are more significant for this building because of its small floorplate dimensions.

(d) Emphasize the residential entrance with a more prominent canopy integrated with the proposed pergola, augmented with feature landscaping both at grade and at the second floor;

Note to Applicant: Landscape elements such as pergolas, arbors, trellises, flower boxes and decorative gates are features often seen in Kitsilano, defining site edges and entries, providing screening, and opportunities for vine and other planting. The entry canopy design should relate to its Kitsilano context, while establishing a unique identity for the project. A robust landscape structure with planting would help give scale to the building. Introduction of warmer wood-like materials at the lower levels of the building is desirable. (Refer also to Landscape Conditions)

This has been provided.

(e) Provide direct access from each ground-floor unit to the adjacent public sidewalk, with porch entry canopies or similar features to highlight each unit door as possible; and

Note to applicant: Visually prominent porches and individual unit entries are desirable wherever possible. Doors and porches should incorporate high quality design and materials. Sliding doors are not supported as entry doors.

This has been provided.

(f) Provide individual private patios that are 1.8 m (6 ft.) with a 1.2 m (4 ft.) landscape buffer interfacing with the sidewalk with substantial landscaping and high-quality low fencing to define the edge.

This has been provided.

1.3 Design development to improve the streetscape and the building's connection to the public realm as follows:

(a) Reconfigure the parkade to minimize its footprint, to provide more opportunity for large-scale tree planting off the slab;

This has been provided. The parkade has been reconfigured, with zones of low overhead clearance at the perimeter to allow sufficient soil depth for larger scale tree plantings.

(b) Set the north parkade wall, adjacent to the existing mature City trees at the northeast corner, back a minimum of 4.6 m (15 ft.) to align with the building face and increase the size of the root protection zone;

This has been provided (as per revised re-zoning package prior to public hearing), and reviewed with arborist.

(c) Eliminate proposed retaining walls within the setback areas, and substitute layered shrub and tree planting in a naturalistic pattern around the site edges with some on the street-side face of the perimeter fencing;

This has been provided.

(d) Develop a landscape feature at the northwest corner coordinated with the outdoor amenity area and any existing street furniture (Refer also to Engineering Services Condition 1.43);

This has been provided, as per new landscape design with this application.

(e) Improve the pedestrian experience by providing street furniture and benches inside the property line at key locations around the site.

This has been provided.

Note to Applicant: The RT-7 and RT- 8 Design Guidelines note Kitsilano exhibits a wide variety of architectural styles, with extensive green landscaping providing a "cohesive framework improving the chances of a compatible fit between buildings". The RM-4 Design Guidelines state, "new landscaping should complement and enhance landscaping on adjacent properties". Large-scale shade trees are needed to fit into the immediate context, and to soften the bulk of the building. The parkade should be reduced in size, pulled in from the property lines, and lowered to not project above grade. Ancillary below grade spaces should be reduced to the minimum size needed in order to increase the area of undisturbed soil outside the parkade wall. The parkade section should slope down to the lowest possible ceiling height at the building perimeter and maximize soil volume for tree planting. Re-use of existing mature site vegetation, such as the existing magnolia at the northwest corner, and other elements found on site, such as boulders, is encouraged. (Refer to Landscape Conditions 1.9, 1.10, 1.13, and 1.14.)

1.4. Design development to improve the south residential interface with the neighbouring properties across the lane, as follows:

(a) Relocate the garbage and recycling out of the south setback area, possibly below grade or within the building envelope;

As per revised re-zoning package issued prior to public hearing, this has been addressed, with garbage room inside building.

(b) Develop the south setback area as a secondary outdoor amenity, with opportunities for urban agriculture and possibly a children's play area;

As per revised re-zoning package issued prior to public hearing, the south west corner has been re-designed to provide raised-planter urban agriculture.

Note to Applicant: Lush, layered planting with flowering trees and shrubs, such as magnolia and dogwood, and with ornamentals, such as palm trees, is recommended to establish a more neighbourly interface. The south parkade exit stair could be reconfigured to strengthen the indoor-outdoor connection. Explore opportunities for landscape screening between the PMT and the ramp. (Refer also to Landscape Condition 1.9.)

(c) Develop the southwest corner as a landscape feature, with a large-scale feature tree to soften views of the building from the south and west;

As per revised re-zoning package issued prior to public hearing, the south west corner has been re-designed to provide raised-planter urban agriculture, and includes a larger tree.

(d) Consider installing a row of upright deciduous trees inside the property line along the lane to screen views from the south;

Because of the multiple building exits, facilities and amenity features required on this lane-facing property edge, such row of deciduous trees can not be accommodated. However a maximal amount of landscape screening has been provided.

(e) Coordinate balcony locations and type with tree planting (i.e. shift south-facing balconies to the west facade, provide inset balconies at the corners, or substitute Juliet balconies); and,

Note to Applicant: This also applies to the northeast corner balconies, to be coordinated with the existing conifers on the City boulevard.

Constraints of internal unit layouts preclude moving the balconies on the south-west corner to the west (Balaclava) facade. We are open to the use of a Juliette balcony, provided the director of planning can waive the requirement for an exterior balcony for those units.

- (f) Consider incorporating glazed corners at the fifth floor, to visually reduce massing.

This was considered. The visual impact on massing was not significant, and was incompatible with the composition of façade elements.

1.5 Design development to improve the east residential interface, as follows:

- (a) Enclose the parkade ramp to mitigate the impact of vehicular noise and exhaust fumes on the residential neighbour;

This has been provided.

- (b) Coordinate the proposed fencing type, location and planting with the existing conditions at the adjacent Santa Barbara Apartments site to maximize the green landscape buffer along the east property line and soften the six-storey façade; and

Note to Applicant: An existing laurel hedge in a raised planter of varying widths currently provides screening along the property line. The best location of a new fence should be established in dialogue with the neighbour at the Development Permit stage. (Refer also to Landscape Condition 1.13)

This has been accommodated.

- (c) Coordinate architectural treatments of the east façade with the adjacent buildings, courtyard, and landscaping, including:

- (i) locations of proposed windows with existing windows of adjacent buildings to mitigate overlook, with consideration of translucent glazing where required;

This has been accommodated. 2 windows partially overlap, and overlook/privacy is a not concern for the affected windows.

- (ii) special treatments of blank wall surfaces; and,

The blank wall of the parkade ramp will be screened with climbing vegetation.

- (iii) consideration of green roof at the first floor over the parkade ramp (Refer to Landscape Condition 1.13).

1.6 Design development to ensure a high standard of livability as follows:

- (a) In outdoor amenity area(s), include spaces suitable for a range of children's play activities and urban agriculture, ranging in size from 130 sq. m (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situated to maximize sunlight access;

This has been provided.

- (b) Confirm on Development Permit drawings indoor amenity room and washroom are wheelchair accessible throughout;

Provided.

- (c) Provide usable private open space for all residential units; and

Note to Applicant: This can be achieved by providing balconies measuring 1.8 m (6 ft.) deep with a minimum area of 4.6 sq. m (50 sq. ft.). Reductions to this depth may be considered by demonstrating the ability to accommodate elements such as a table and seating for two people and offer generous common amenity spaces on site. Reductions may also be considered as necessary to maintain the health of any immediately adjacent trees in conflict with a larger balcony. Refer to the High Density Housing Guidelines for Families with Children for more information.

This has been provided.

(d) Provide adequate room sizes to accommodate reasonable furniture layouts.

Note to Applicant: The unit count and unit mix from the rezoning application may only be varied at the discretion of the Director of Planning or Development Permit Board. Detailed unit plans and furniture layouts are to be included as part of a Development Permit application. Livable units are a goal of the City. Staff will work with you through the Development Permit process to ensure unit layouts are viable.

Furnish ability of all rooms has been considered, and is shown on plans.

1.7 Submission of a bird-friendly strategy for the design of the building in the application for a development permit.

Note to Applicant: Refer to the Bird-Friendly Design Guidelines for examples of built features that may be applicable. For more information, see the guidelines at: <http://guidelines.vancouver.ca/B021.pdf>

Bird Friendly Design Strategy will be provided.

Crime Prevention through Environmental Design (CPTED)

1.8 Design development to consider Crime Prevention through Environmental Design (CPTED) principles, and incorporate CPTED strategies in the drawings, as follows:

- (a) Maximize visibility and natural surveillance throughout the pedestrian realm and the underground parking;
- (b) Provide non-glare, decorative pedestrian-scale lighting around the building;
- (c) Provide 24-hour lighting in the underground parkade, including step lights at exit stairs and doors;
- (d) Provide glazing for visibility into publicly accessible areas such as access routes, elevator lobbies, stairs, and storage rooms;
- (e) Paint the parkade walls white;
- (f) Avoid creation of hidden alcoves and concealed spaces along the streets and underground; and,
- (g) Reduce opportunities for graffiti around the building by limiting access to walls with landscaping and by using rough finished materials.

All the above CPTED conditions have been provided.

Landscape

1.9 Design development to present a softer, greener and more street-friendly edge to the neighbourhood along the site perimeter, especially at the south and east, by the following:

- (a) Soften the parkade ramp by deleting raised planters and the raised wall at the southeast corner, and adding flush planting beds with more substantial planting; and

This has been provided.

- (b) Improve lane interface by relocating the garbage and recycling area and replacing with street-facing planter beds.

This has been provided.

1.10 Design development to improve public realm along Balaclava Street by planting a minimum of three new street trees, in coordination with Engineering and the Park Board.

This has been provided.

1.11 Design development to expand programming of the outdoor amenity area(s) by the addition of a children's play area and urban agriculture plots located to maximize solar orientation, suggested to be on the rooftop as an intensive green roof and a secondary, more active amenity area.

Both children's play area and urban agriculture have been provided at grade.

1.12 Design development to ensure the feasibility of the retention of the three City trees at the northeast corner, by provision of further assurances by the arborist and discussion of the methods of protection, including an increased 4.6 m (15'-0") setback to the parkade wall. Note to Applicant: Retention of the three cedar trees provides scale, enhances the public realm, and represents an important neighbourhood natural amenity. Assurances that this is feasible should be provided by the arborist. Changes to the parkade will be required. (Refer to Urban Design Condition 1.2.)

This has been provided.

1.13 Design development to improve the sustainability strategy, by the following:

(a) Explore the provision of green roofs to all available flat rooftops (see also Urban Design Condition 1.4);

Structural, building envelope and building maintenance issues make the provision of green roofs for this project impractical. Where possible, planters have been provided on roof decks.

(b) Provide high quality materials to all landscape areas for durability into the future;

This has been provided.

(c) Add substantially more landscape around all common entry areas, to accent and soften them;

This has been provided.

(d) Consider addition of vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular "green wall" systems); and

This has been provided.

(e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.

Where possible, as per Landscape design.

1.14 Design development to the landscape treatment on slab to allow for planting flush with the ground, while providing adequate planting depths, by reconfiguring the parkade wall, and lowering the slab to the greatest extent possible, rather than planting in raised planters.

Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the parkade structure. Soil depths should exceed CSLA Landscape Standard. At the perimeter of the building, the slab can be angled downward (1 m across and 1.2 m down) to maximize contiguous soil volumes.

This has been provided.

1.15 Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.

1.16 Design development to the Integrated Rainwater Management Strategy to explore opportunities for on-site rainwater infiltration and soil absorption, as follows:

(a) maximize natural landscape best management practices;

(b) minimize the necessity for hidden mechanical water storage;

(c) increase the amount of planting to the rooftop areas, where possible;

(d) consider linear infiltration bio-swales along property lines, at lower site areas;

(e) use permeable paving;

(f) employ treatment chain systems (gravity fed, wherever possible); and

(g) use grading methods to direct water to soil and storage areas.

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

RWMP provided.

1.17 Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

(a) detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;

(b) a separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones; and

(c) an overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

Note to Applicant: The sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

Provided as per RWMP.

1.18 Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.

Provided.

1.19 Provision of complete information, such as detail references and schedules, confirming all landscape elements.

Provided.

1.20 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

Provided.

1.21 Provision of detailed architectural and landscape cross sections (minimum 1/4 in. scale) through common open spaces, semi-private patio areas and the public realm.

Note to Applicant: The sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

Provided.

1.22 Provision of a "Tree Management Plan".

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/protection related matters.

Arborists report provided.

1.23 Provision of an arborist "letter of undertaking" to include signatures by the owner, contractor and arborist.

Note to Applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

Arborists "letter of undertaking" provided.

1.24 Coordination for the provision of new street trees or any proposed City-owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New proposed street trees to be shown and confirmed on the development permit plans. Contact Engineering (604-871-6131) to confirm tree planting locations and Park Board (604-257-8587) for tree species selection and planting requirements. Provide 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, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

In process

1.25 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

As per Landscape plans.

1.26 Provision of an outdoor Lighting Plan.

In progress.

Sustainability

1.27 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin Green Buildings Policy for Rezoning – Process and Requirements (amended April 28, 2017 or later).

As per Sustainable Design Strategy report by BC Building Science

Zero Waste

1.28 In order to minimize waste, a salvage strip-out must be done to remove fixtures, systems, and elements such as doors, deck, and fencing, for reuse. Any buildings which are not already subject to the Green Demolition By-law must achieve a 75% recycling rate for demolition. Buildings subject to the Green Demolition By-law must meet the by-law requirements in place at the time of the demolition permit application.

These requirements are acknowledged and will be addressed at time of demolition permit application.

Engineering Services

1.29 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 and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware of a minimum 60 days' lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.

Noted.

1.30 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.

Noted.

1.31 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 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 StreetUseReview@vancouver.ca for details.

These requirements are acknowledged and will be addressed at time of building permit application.

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

“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.”

Noted. These requirements are acknowledged.

1.33 Provision of a draft final Rainwater Management Plan (RWMP) prior to DP issuance. 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 report will include all relevant details.

A draft RWMP is included with this submission.

1.34 Provision of a final RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of Engineering Services prior to BP Stage 2 issuance.

This will be provided.

1.35 A legal agreement related to Rainwater Management will be required prior to issuance of a Development Permit.

Note to Applicant: The applicant is requested to schedule a meeting with Integrated Water Management (IWM) Branch prior to moving forward with the RWMP and resubmission with the DP application. To schedule the meeting, contact rainwater@vancouver.ca.

Note to Applicant: The resubmission at DP must include the following amendments;

- (a) A RWMP report to accompany any drawings, outlining how the requirements have been met.
- (b) Peak flow calculations to use 1:5 year return period. Minimum Inlet time = 10 minutes. Travel time to be estimated by applicant. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values.
- (c) Recalculate the required 24 mm capture for the site, as the volume listed as ‘Soil detention over impervious’ is actually the potential soil volume capacity and can only be claimed if it can be demonstrated that that volume of water is being directed to the landscaping. Coordination with the landscape architect, soil storage capacities and a grading plan will be required to support any proposal of grading hardscapes into adjacent landscaping.
- (d) Ensure the detention tank volume will be equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 and Tier 2 practices.

A draft RWMP is included with this submission.

1.36 Provide an updated site map detailing how rainwater will be directed or retained in each area. Include the following:

- (a) All routing of rainwater throughout the site.
- (b) Area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method.

(c) Summary table of the catchment areas.

A draft RWMP and Landscape plans are included with this submission and address these requirements.

1.37 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Parking By-law.

This has been provided.

1.38 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.

The parkade level design has been updated to address these requirements.

1.39 Provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle.

Provided.

1.40 Provision of bicycle spaces number 53 and 54 located in the parkade to be located in bicycle lockers.

Bicycle parking has been re-organized. 10 lockers, including 3 oversize, have been provided in the parkade. The balance of the total 54 bicycle spaces have been provided in bicycle parking rooms.

1.41 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:

(a) Provision of improved visibility at the bottom of the parkade ramp and within the parkade to reduce conflicts between vehicles and bicycles. Mirrors are required.

Noted. Required mirrors to provided improved visibility will be provided.

1.42 Provision of the following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:

(a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.

(b) All types of parking and loading spaces individually numbered, and labelled on the drawings.

(c) Dimension of column encroachments into parking stalls.

(d) Show all columns in the parking layouts.

(e) Dimensions for typical parking spaces.

(f) Dimensions of additional setbacks for parking spaces due to columns and walls.

(g) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.

Provided.

1.43 Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.

Provided.

1.44 Areas of minimum vertical clearances labelled on parking levels.

Provided.

1.45 Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

Provided.

1.46 Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.

Provided.

1.47 Existing street furniture including bus stops, benches, etc. to be shown on plans.

Provided.

1.48 The location of all poles and guy wires to be shown on the site plan.

Provided.

Housing

1.49 The unit mix to be included in the Development Permit drawings, including studio, one-bedroom and two-bedroom units, must generally comply with the unit mix guidelines in the Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives, for both the market and below market (moderate income) units, and must include a minimum of 35% family units (two-bedroom and three-bedroom units).

Note to Applicant: Any changes in the unit mix from the rezoning application may only be considered at the discretion of the Director of Planning or Development Permit Board provided that the mix does not go lower than 35% of the dwelling units designed to be suitable for families with children and meets the intent of the unit mix guidelines in the Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives (<https://bylaws.vancouver.ca/zoning/policy-rezoning-mirhpp.pdf>).

Unit Mix has not been modified since final submission for re-zoning.

1.50 The development should comply with the High-Density Housing for Families with Children Guidelines, including the provision of:

(a) Common outdoor amenity areas with a children's play area;

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, are encouraged.

This has been provided.

(b) seating with direct line of sight to the play area; and

This has been provided.

(c) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit.

This has been provided.

1.51 Prior to issuance of a development permit, applicant to display a sign on the site, throughout construction, that acknowledges that secured market and moderate income rental housing is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City.

This will be done.

We trust the above meets with your approval.

Regards,

Charles Leman, Architect AIBC,
Senior Project Architect and Manager, Ekistics Architecture