

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

Urban Design

A.1.1 design development to maximize the privacy of building residents and improve the interface of the building with the public realm on Arbutus St by way of one of the following recommended design strategies:

- i. introducing substantial, tall plantings between the at-grade east-facing private outdoor areas and the sidewalk;
- ii. introducing high-quality fence / guards to between delineate the private and the public realms;
- iii. raising the grade of Level 1 and adjacent east-facing private outdoor areas to vertically separate the private and public realms; and / or,

Note to Applicant: the exposed face of any resultant landscape or retaining walls must be clad in high-quality materials or sufficiently screened by plantings.

- iv. a combination of the aforementioned strategies;

Note to Applicant: The perception of “eyes on the street” is an important component of neighbourhood character and CPTED, and while the measures noted above are intended to provide for enhanced privacy for residents, particularly with the forthcoming subway station anticipated to increase pedestrian traffic in the area, they shouldn’t subsequently impact the appearance of round-the-clock activity in the area. Refer to Urban Design condition A.1.3, Landscape Review condition A.1.11, and Crime Prevention Through Environmental Design (CPTED) condition A.1.15.

A.1.2 design development as required to comply with provisions for horizontal angle of daylight and building height as stipulated in the *District Schedule*;

Note to Applicant: The below-grade recreation space is considered a habitable room based on the *Zoning and Development By-law* and must be provided with windows that comply with horizontal angle of daylight requirements. Light wells oriented toward the public realm are not supported. Redefinition or deletion of these below-grade spaces is strongly recommended. Also refer to Development Review Branch condition A.1.6.

A.1.3 provision of an architectural lighting strategy, with particular consideration given to providing secondary lighting of the public realm, particularly near residential gates, landings, or outdoor areas;

Note to Applicant: Refer to CPTED condition A.1.15.

A.1.4 identification on the architectural and landscape drawings of any built features intended to create a bird-friendly design;

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted.

Development Review Branch

- A.1.5 Compliance with Section 4.7 - *Floor Space Ratio* and Section 4(b) –*Regulations* of the RM-4 District Schedule;

Note to Applicant: The proposed floor area exceeds the permitted maximum 1.45 FSR. Refer to Standard Development Review Branch condition A.1.9 for additional items that may affect FSR.

- A.1.6 Compliance with Section 4.10 – *Horizontal Angle of Daylight* of the RM-4 District Schedule;

Note to Applicant: All habitable rooms other than those specified under Section 4.10.6 shall meet minimum HAD requirements. The “rec rooms” located in the basement level do not comply with regulations.

- A.1.7 Confirmation of compliance with Section 4 of the Parking By-law;

Note to Applicant: Though the required parking for this application is proposed on the adjacent site and to be secured through an off-site parking agreement, one (1) disability space is required and is to be shown on the parking plans for the adjacent site.

- A.1.8 Confirmation of compliance with Section 6 of the Parking By-law;

Note to Applicant: Minimum eight (8) Class A bicycle spaces are required for this application. It is assumed that bicycle parking for this site will also be secured through an off site parking agreement on the adjacent site, which shows no parking for this site. Ensure that minimum and maximum Class A bicycle space types and sizes are met.

- A.1.9 Submission of an updated drawing package which includes:

- i. Revised Project Statistics which includes:
 - a. The correct required and proposed set back requirements.
 - b. All applicable Sections from the Parking By-law for all Parking, Loading and Bicycle requirements.
 - c. FSR and floor area figures to be coordinated with the provided FSR Overlays.

Note to Applicant: The current proposed FSR and Floor Area does not correctly reflect that area proposed on the FSR Overlays.

- ii. Revised Site Plan to include elevations of all landings, loading spaces, top/bottom-of-retaining walls, stairs, etc. and to be coordinated with Landscape Drawings.
- iii. Revised Roof Plan which is coordinated with the Elevation drawings and includes elevations of all top-of-planters, top-of-guard, top-of-roof, top-of-parapet, etc.
- iv. Revised FSR Overlays which:
 - a. Includes the following into the total cross sectional area of all stairs which access private roof decks into the computation of floor area;

Note to Applicant: Any roof access, which exceeds 4 ft. (1.2 m) in height, shall be included in FSR. It is recommended to verify that the proposed roof access complies with the Vancouver Building By-law as the current proposal does not appear to comply with

current requirements. Should a proposal, which has a height under 4 ft. (1.2 m), be supported by the VBBL, then this condition may stand resolved.

- b. Are coordinated and reflect the applicable floor plans;

Note to Applicant: The current FSR Overlays do not visually represent the associated floor plans (ie. no walls, stairs, etc.).

- c. Correctly identifies and itemizes all areas excluded from FSR, including, but not limited to amenity, balcony, storage rooms, etc.

Note to Applicant: No storage room exclusions have been identified.

Note to Applicant: Refer to Standard Development Review Branch condition A.1.5

- v. Site Coverage Drawings.

Note to Applicant: Site Coverage shall not exceed maximum 65% or approximately 2,625 ft² (244 m²) in order to achieve additional FSR as per Section 4(b) –*Regulations* of the RM-4 District Schedule and shall be verified through illustration on the drawings.

- vi. Revised Elevation drawings which:

- a. Identify all elevations for top-of-planters, top-of-guard, top-of-roof, top-of-parapet, etc.
- b. Include proposed grades at all corners of the building.

- vii. Horizontal Angle of Daylight Drawings for the basement level.

Note to Applicant: No HAD drawings have been provided for this level. See Standard Development Review Branch condition A.1.6.

A.1.10 Provision of the following notations to be included on the submitted plans:

- i. *“The acoustical measures will be incorporated into the final design and construction, based on the consultant’s recommendations”;*
- ii. *“Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building”;*
- iii. *“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”; and*
- iv. *“All proposed yards, setbacks and building dimensions are measured to the outside of cladding”.*

Landscape Review

A.1.11 design development to the landscape treatment as follows:

- i. provision of a revised design that respects the specified SRWs along Arbutus St and ensures adequate privacy for street-facing first floor living space;

Note to Applicant: Mitigate privacy impact to street-facing living space. Consider consolidating unit outdoor space to back yard and provide landscape screening (or alternative

solution) to ensure adequate privacy for residents. Also refer to Standard Urban Design condition A.1.1.

- ii. revisions to improve the graphic clarity of the landscape plans to accurately illustrate locations of all proposed plant material; and

Note to Applicant: The hatches used to illustrate locations of plant material do not match the information in the legends.

- iii. provision of a minimum of two large specimen trees located on free grade.

Note to Applicant: Select a resilient, large-growing species (Quercus sp., Fagus sp., Fraxinus sp. or equivalent).

- A.1.12 provision of an Arborist Letter of Assurance, signed by the owner, which verifies that the arborist has been engaged to supervise work impacting tree retention.

Note to Applicant: The letter should specify the phases of the project and items of work that require arborist supervision.

- A.1.13 provision of referenced larger-scale detail sections (minimum $\frac{1}{2}$ "=1') for all typical landscape features and construction, including but not limited to trellis for vine support confirming low maintenance type, planters on structure with dimensioned depth of soil, fences, screens, furnishings etc.

Note to Applicant: Depth of growing medium for planting on structures should exceed the CSLA Standard for viability into the future.

- A.1.14 provision of utility coordination as follows:

- i. provision of confirmed locations for utility connections, avoiding conflict with tree root zones.

Note to Applicant: Relocation of trenching locations are required if in conflict with tree protection. Relocation of trenching locations are required if in conflict with tree protection. Ensure new specimen trees are planted away from utility connections to avoid future conflict and to allow for satisfactory growing conditions into the future.

- ii. Provision of the following note on plan:

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

Note to Applicant: Methods of tree protection for street trees (as per Engineering/Park Board guidelines) to be shown on plan.

Crime Prevention Through Environmental Design (CPTED)

- A.1.15 provisions for Crime Prevention Through Environmental Design (CPTED) including:

- i. having particular regard for public safety challenges in alcoves and intentional damage; and,

Note to Applicant: particular regard must be given to the real and perceived security of the east-west lane at all hours.

- ii. outdoor public realm, path, and common area lighting;

A.2 Standard Engineering

A.2.1 Provision of the following improvements to the satisfaction of the General Manager of Engineering Services:

- i. Street improvements along Arbutus Street adjacent to the site and appropriate transitions including the following. These dimensions are provided as offset distances from the ultimate edge of the SRW area:
 - a. 0.3m wide sod grass back boulevard;
 - b. 3.0m wide broom finish saw-cut concrete sidewalk;
 - c. Front boulevard in the remaining space between the edge of the sidewalk and the back of the curb;
 - d. Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations.
 - e. Provision of new or replacement duct bank adjacent to the development site that meets current City's standards. Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure.
 - f. Adjustment to all existing infrastructure to accommodate the proposed street improvements.

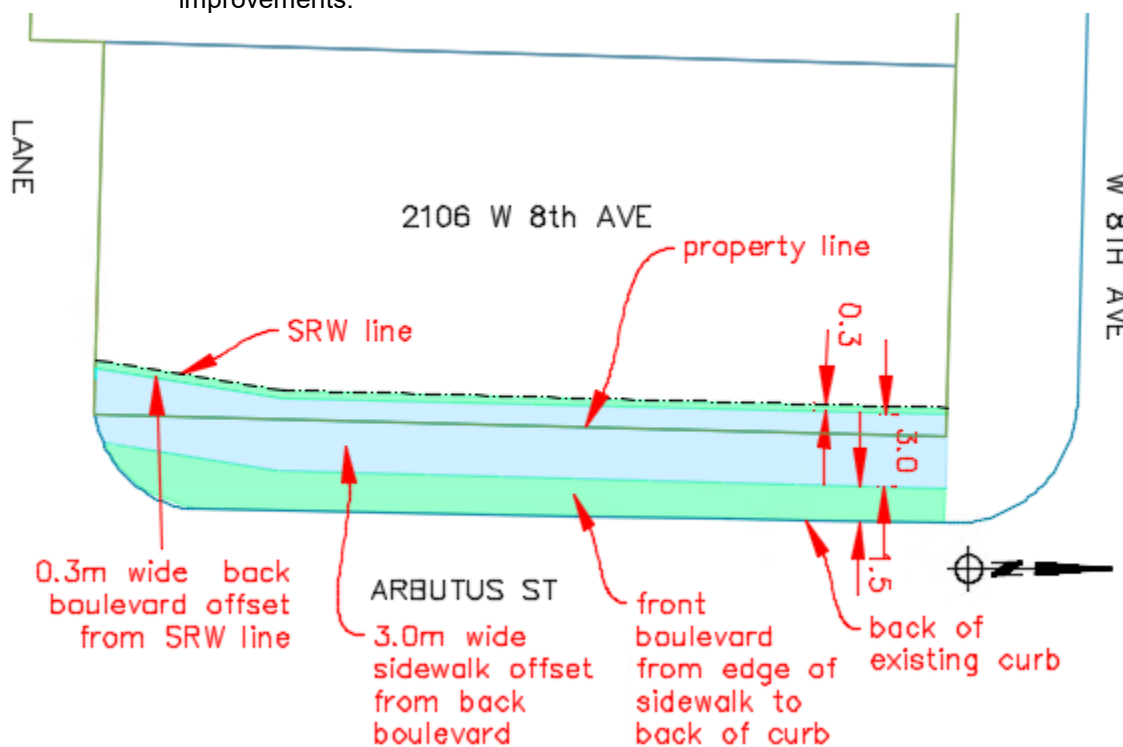


Figure 1 – Explanatory plan indicating the requirements of Condition A.2.1 a, b, and c.

- ii. Delete any shrubs, hedges, trees, fences, stairs, or any other structure or encumbrance proposed within the SRW areas on Arbutus Street, and at the southeast corner of the site in the lane.

Note to Applicant: these SRWs are required in order to allow for public use of a widened sidewalk and must be kept clear of all encumbrances.

- iii. Delete the tree and landscaping proposed in front of the PMT in the lane right of way.

- iv. Clarify garbage and recycling storage provisions.
- v. Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.
- vi. Provision of design elevations at all entrances and all four corners of the Class A loading bays to confirm the slope and crossfall.
- vii. Provision of bicycle parking as per Bylaw to be provided on site.

Note to Applicant: Off-site provision of bicycle parking at 2103 W Broadway may be accepted subject to provision of convenient access and with the appropriate shared parking agreement.

A.2.2 Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- i. Provision of a building setback and surface statutory right of way (SRW) for widened sidewalks and public pedestrian use over a portion of the site measuring 4.8 metres offset from the back of the existing curb. The SRW will be free of any encumbrance such as vents, structure, stairs, planter walls, landscaping, and trees at grade.
- ii. Provision of an additional building setback and triangular shaped surface Statutory Right of Way at the southeast corner of the site measuring 1.2 metres east-west, and 8.0 metres north-south and abutting the SRW noted in point i above.
- iii. Provision of a Shared Access Agreement and a Parking Covenant for parking spaces required at 2106 W 8th Avenue to be provided in the underground parking at 2103 W Broadway.
- iv. submission of letter confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that the City of Vancouver's Rapid Transit Office will be contacted for more information;

Note to Applicant: The Broadway Subway construction will begin in 2020 with an anticipated completion date by 2025. During construction, street use (above and below grade) along Broadway, 8th and Arbutus will be highly restricted in order to facilitate Broadway Subway construction and maintaining movement along the corridor. Potential below grade/excavation and shoring restrictions, particularly along Broadway. Please contact the City of Vancouver Rapid Transit Office (rapidtransitoffice@vancouver.ca) for more information on impacts to access and street use for your project.

- v. Provision of all utility services to be underground from the closest existing suitable service point for this "conditional" development. In addition, submission of a written confirmation from BC Hydro that all required electrical plant is provided for on the development property.

Note to Applicant: BC Hydro service to the site shall be primary. A BC Hydro pad mounted transformer will be required for the service and shall be located on the development property.

- vi. This proposed development is adjacent to existing BC Hydro electrical works, contact BC Hydro for project review and comment to ensure any potential impact or risks from your proposed development or construction will be assessed and addressed. See BULLETIN 2015-002-EL - Clearances from Existing BC Hydro High Voltage Overhead Conductors and Transformers for more information (<https://vancouver.ca/files/cov/HV-conductor-oil-filled-transformer-clearance-checklist-bulletin-2015-002-el.pdf>).

The review of third party utility service drawings (e.g., BC Hydro, Telus and Shaw) will not be initiated until all drawings have been received by Utilities Management Branch (UMB).

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

Submission of a letter confirmation 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.)

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

A.3.1 The property owner shall:

- i. Submit a Site Profile 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.
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