

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

A.1.1 design development to provide a children's play area at the rooftop common amenity, or provision of confirmation that a public playground is located within a ten-minute walk of the development site;

A.1.2 provision of an architectural lighting and signage strategy, with particular attention given to the illumination of the corner plaza, the retail frontages, and the residential forecourt;

Note to Applicant: Building lighting and signage must be designed to integrate sympathetically with the heritage façade, and should provide for enhanced pedestrian experience of the public realm.

A.1.3 indication on the architectural plans of the following supplemental information:

i. confirmation that access to all common amenity areas is barrier free; and,

Note to Applicant: Also refer to Development Review Branch condition A.1.11.

ii. the intended location for commercial kitchen exhaust grilles;

Note to Applicant: To mitigate the effects of commercial kitchen odours on the adjacent public realm, and building and neighbouring residents, kitchen exhaust grilles must be located away from sidewalks, private balconies, and adjacent residential developments.

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* of the C-3A District Schedule;

Note to Applicant: Floor Space Ratio (FSR) shall not exceed 3.0 + 10% for Heritage Amenity Share Contribution for a maximum total of 3.3 FSR or approximately 75,900 ft² (7,053.90 m²). The proposed floor area, as per the provided FSR Overlays exceeds the permitted amount. Additionally, there are other areas which have not been considered which will result in additional increase in floor area. Refer to Standard Development Review Branch A.1.12 iii for additional information.

A.1.6 confirmation of compliance with Section 11.10 – *Dwelling Units* of the Zoning and Development By-law;

Note to Applicant: Ensure that all dwelling units meet the minimum dwelling unit size of 398 ft² (37 m²). Refer Standard Development Review Branch condition A.1.12 i for dwelling measurement requirements and additional required information.

A.1.7 compliance with Section 4.6 – *Rear Yard and Setback* of the C-3A District Schedule;

Note to Applicant: A minimum rear yard of 5.17 (1.6 m). (3.1 m) shall be provided for portions of the building (approximately 6 ft. (1.83 m)) which do not abut the fully designated lane.

A.1.8 confirmation of compliance with Section 4 of the Parking By-law;

Note to Applicant: Three (3) disability spaces are required for dwelling portion of this application and one (1) disability space is required for the adjacent site for a total of four (4) required disability spaces. Consider re-labelling the disability space proposed for the retail portion as “townhouse” to comply with parking requirements, as no disability space is required for the retail portion. Any additional disability spaces beyond the required may only be counted as a single space. Furthermore, maximum 25% of the required parking space (approximately 21 spaces) may be small car spaces as per Section 4.1.8 of the Parking By-law. Any spaces beyond the 25% of the required are to meet standard size requirements.

A.1.9 confirmation of compliance with Section 6 of the Parking By-law;

Note to Applicant: Minimum 100 Class A bicycle spaces shall be provided for this site plus an additional 8 spaces for the adjacent site for a total of 108 Class A spaces, of which 20% shall be Class A locker spaces. Only 99 Class A spaces have been provided and none have been dedicated as Class A lockers. Ensure that minimum and maximum Class A bicycle space types and sizes are met in addition to all End-of-Trip Facility requirements. Consider providing a standard detail for all horizontal, vertical and locker spaces to confirm size requirements are satisfied.

A.1.10 compliance with the *Bulk Storage and In-Suite Storage – Multiple Family Residential Developments* Bulletin;

Note to Applicant: In-suite laundry may be located within in-suite storage, however the access route to the laundry and the area the laundry takes up may not be excluded from floor area. There are couple of units which do not comply to these regulations. Refer to two-bedroom unit at the northeast corner of the second floor for an example of a non-compliant in-suite storage unit.

A.1.11 provision of stair-free access to all amenity areas;

Note to Applicant: The “Residents’ Amenity Workshop” on the Mezzanine level is not accessible to all users.

A.1.12 submission of an updated drawing package which includes:

i. Revised Project Statistics which includes:

a. A full Dwelling Unit Summary of all dwelling units and the associated floor area of each dwelling unit.

Note to Applicant: Required dwelling unit area has not been provided and is required for the parking calculations. The summary is to include gross and net floor areas of all units. Note that dwelling unit areas are calculated from inside to inside face and are not to include any storage rooms being excluded from floor area. See also, Standard Development Review Branch condition A.1.6.

b. All applicable Sections from the Parking By-law for all Parking, Loading and Bicycle requirements.

- c. FSR and floor area figures for all uses which are 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 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, top-of-overrun, etc.
- iii. Revised FSR Overlays which:

- a. Includes the following into the computation of floor area:

- i. the stairs which access the “Residents’ Amenity Workshop” on the Mezzanine level.
- ii. the total cross sectional area of all stairs which access private roof decks on the Level 4.

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.

- iii. The exterior stairs of the three-bedroom units on the eleventh level which access the roof.

Note to Applicant: Though these stairs are located outside of the building they are required for exiting requirements and an extension of the dwelling units that they are associated with.

- iv. The canopy structure located on the pool deck on level three and trellis structures located on the roof deck.

- v. **Note to Applicant:** There are no exclusions for these structures under the C-3A District Schedule.

- vi. All proposed balconies which exceeds 8% of the proposed residential floor area as per Section 4.7.6(a) of the C-3A District Schedule;

Note to Applicant: The proposed balcony area of 10% 7,341 ft² (691 m²) exceeds 8% of the proposed residential floor area. Note that the balcony exclusion may not be applied to area associated with Retail use.

- 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 identify the floor area of all uses.
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Note to Applicant: It is difficult to determine the areas of each use on the provided overlays.

- d. Prorates any shared areas/corridors that serve multiple uses.

Note to Applicant: The exit corridor from the elevator lobby and loading dock on the first storey includes a commercial bicycle room. Therefore, this corridor would serve both the Dwelling and Retail uses and is to be prorated between the uses which it serves.

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

Note to Applicant: Ensure that the floor area dedicated to the “Residents’ Amenity Workshop” on the Mezzanine level is noted.

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

- iv. revised Elevation drawings which:

- a. Identify all elevations for top-of-planters, top-of-guard, top-of-roof, top-of-parapet, top-of-overrun, etc.
- b. Include proposed grades at all corners of the building.
- c. Is coordinated with all floor plans and roof plans.

Note to Applicant: The trellis structure identified on the roof plan is not shown on the elevation drawings.

A.1.13 compliance with the *Floor Area Exclusions for Kitchen Exhaust Ducts and Shafts* Bulletin;

Note to Applicant: A vertical exhaust shaft is required to be provided from the retail unit to facilitate the potential for retail – limited food service, or restaurant uses.

A.1.14 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. *“The design of the 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”;*
 - iv. *“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*
 - v. *“All proposed yards, setbacks and building dimensions are measured to the outside of cladding”.*
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Standard Landscape Conditions

A.1.15 design development to the landscape design as follows:

- i. provision of a revised design that respects the specified SRWs along W Broadway and Arbutus St. and that provides a public realm interface, that enhances, complements and activates the streetscape. Incorporation of built-in seating, plantings and trees are encouraged. Refer to Recommended Condition 1.3 a.
- ii. revisions to improve the expression to the lane by incorporation of vegetation to soften transition to lower density housing to the north. Avoid large bare wall segments. Consider providing a wire system with climbing vines to soften hard surfaces;
- iii. revisions to improve the graphic clarity of the landscape plans to accurately illustrate locations of all proposed plant material.

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

A.1.16 provisions of revised arborist report and tree management plan coordinated with the final design;

A.1.17 provision of an Arborist Letter of Assurance, signed by the owner to verify that the arborist has been engaged to supervise work impacting tree retention;

Not to Applicant: The letter should specify the phases of the project and items of work that require arborist supervision.

A.1.18 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.1.19 provision of utility coordination as follows:

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

Note to Applicant: 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.1.20 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.

Heritage

A.1.21 receipt of “Letter B”, noting City of Vancouver Heritage Amenity Shares in place of ‘donor site’, provided the density increase is approved by the Development Permit Board.

A.2 Standard Engineering Conditions

A.2.1 provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called “the services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services is provided:

- i. provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
- ii. Arbutus/W 8th entire intersection lighting upgrade to current COV standards and IESNA recommendations;
- iii. 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;
- iv. provision of lane lighting on standalone poles c/w underground ducts. The ducts should be connected to the existing COV SL infrastructure;
- v. provision of new pad mounted service cabinet/kiosk;
- vi. street improvements along Arbutus St adjacent to the site and appropriate transitions including the following. These dimensions are provided as offset distances from the inside (building side) edge of the SRW area:
 - a. minimum 3.0 wide broom finish saw-cut concrete sidewalk offset 1.0m from the inside edge of the SRW area;
 - b. front boulevard in the remaining space between the edge of the sidewalk and the back of the curb;
 - c. curb ramps;
 - d. removal of the existing driveway crossings and reconstruction of the boulevard, sidewalk, and curb to current standards; and
 - e. adjustments to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: The current design for Arbutus St requires shifting of the curb line. The sidewalk location described above is intended to accommodate this future curb shift.

- vii. street improvements along W Broadway adjacent to the site and appropriate transitions including the following. These dimensions are provided as offset distances from the inside (building side) edge of the SRW area:
 - a. minimum 4.0m wide broom finish saw-cut concrete sidewalk offset 2.0m from the edge of the SRW area;
 - b. front boulevard in the remaining space between the edge of the sidewalk and the back of the curb;
 - c. curb ramps;
 - d. removal of the existing driveway crossings and reconstruction of the boulevard, sidewalk, and curb to current standards; and
 - e. adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: The current understanding is that there will be an air vent for the Broadway Subway extension within the front boulevard on W Broadway in front of this site. The location specified for this sidewalk is to ensure that it will be clear of the likely location of this air vent and behind the bus stop which will be shifted to accommodate the air vent.

- viii. lane paving adjacent the site as per CoV "Higher-Zoned Laneway" specification;
 - ix. provision of a catch basin in the lane to capture laneway runoff;
 - x. provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the lane opening on Arbutus St adjacent to the site; and
 - xi. provision of bus stop amenities. The applicant is to pay all costs associated with installation of bus stop amenities including shelter, seating, litter bin, advertising panels, foundations, drainage, and electrical connection to the satisfaction of Engineering Services. Amenities will be supplied and installed by the City's street furniture contractor.
- A.2.2 delete the new tree and plantings proposed within the lane right of way near the lane entry;
- A.2.3 delete all the street trees proposed in the front boulevard on W Broadway and add a note that street tree placement is to be coordinated with the City at a future date;

Note to Applicant: The current understanding is that there will be an air vent for the Broadway Subway extension within the front boulevard on W Broadway in front of this site. The location of the existing bus stop may have to be shifted further westward in order to accommodate this air vent. Any new street tree placement should be determined at a later date when more specific details about the vent and bus stop location can be confirmed.

- A.2.4 delete or relocate the second row of trees, benches, and planters on W Broadway so that they are within the first 2.0m of the SRW area closest to the building;

Note to Applicant: The remainder of the SRW area is required to provide a public sidewalk and must be free of all encumbrances.

- A.2.5 provision of a 0.45m wide buffer of low groundcover in any planting bed proposed directly adjacent to a sidewalk;
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A.2.6 delete the specialty paving and planter in the lane;

A.2.7 provision of the following note to Site Plan and Landscape Plan: “All existing street furniture in street right of way shall be protected during construction. Final location of proposed street furniture shall be confirmed with Street Furniture Coordinator. All removal, relocation or installation of street furniture shall be by the City’s street furniture contractor, and coordinated with City of Vancouver Street Furniture Coordinator. Notification is required a minimum of 8 weeks prior to construction.”

Note to Applicant: All costs associated with removal, relocation and installation of existing and new street furniture, including storage and re-location to or from a different site, shall be the responsibility of the developer.

A.2.8 delete proposed planting shown in boulevard along Arbutus. Refer to Landscape Plan L1.41:

Note to Applicant: Grass or low ground cover is acceptable in place of trees or other planting.

A.2.9 parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law;

Note to Applicant: Engineering seeks provision of 1 Class A passenger space, preferably at grade. The first Class A passenger space must be 4.0m width by 5.5m length. A shared access agreement will be required if located off-site.

A.2.10 provision of a Transportation Assessment and Management Study (TAMS) to review the following:

i. review of the loading design considering truck turning movements and show truck turning swaths as follows:

- a. largest anticipated loading vehicles;
- b. independent Class B Loading to and from the lane into the loading bays; and
- c. two-way flow between a Class B vehicle and a passenger vehicle the full length of the ramp/driveway access.

Note to Applicant: SU9 and P-TAC design vehicles to be used for the maneuvering analysis.

ii. design for a warning light to mitigate conflicts between two Class B loading vehicles on the main parkade ramp:

- a. details on the system and locations of lights, signs and detection devices to be shown on the plans.

Note to Applicant: For more information, please refer to the current TAMS Consultant Design Guidelines.

A.2.11 provision of improved access and design of bicycle parking and compliance with the Bicycle Parking Design Supplement:

i. provision of minimum 0.3m width and 1.8m length spaces for all Class B bicycle parking spaces;

- ii. provision of minimum 10% bicycle parking lockers accommodating a maximum of one bicycle each;
- iii. provision of minimum 5% oversized bicycle parking spaces as per Bylaw;
- iv. provision of separated Class A bicycle parking spaces for the commercial and residential uses;
- v. provision of bicycle storage rooms to accommodate a maximum of 40 bicycles;

Note to Applicant: This number may be increased to 120 if the room is compartmentalized and providing independent access to each section within the bicycle storage room.

- vi. provision of automatic door openers for all doors providing access to Class A bicycle storage;
- vii. provision of design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances;
- viii. provision of end of trip facilities as per Bylaw. Please refer to section 6.5 of the parking Bylaw; and
- ix. provision of confirmation that commercial access to the commercial Class A bicycle parking space proposed in the residential elevator lobby.

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

A.2.12 provision of improved access and design access and design of loading spaces and compliance with the Parking and Loading Design Supplement:

- i. provision of additional loading bay width for the second and subsequent loading spaces;
- ii. provision of Class B loading spaces as per the parking design stall guidelines; and

Note to Applicant: Additional width is required for both Class B loading spaces unless additional maneuvering aisle width is provided.

- iii. provision of residential loading operations that are independent of the residential solid waste room.

Note to Applicant: Explore redesigning the residential waste/rec room to allow the dock lift in proximity to the six riser staircase is proposed.

A.2.13 provision of improved access and design 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. improved interface of the parkade access and street/lane:
 - a. ramp slopes must not exceed 10% for the entire section of the ramp for Class B trucks.

Note to Applicant: A single plan showing the entire length of the main access ramp may assist in displaying this information.

A.2.14 provision of the following information is required for drawing submission to facilitate a complete Transportation review:

- i. a complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and end-of-trip facilities, passenger loading and the number of spaces being provided;
- ii. dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates;
- iii. 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;

Note to Applicant: Section drawings of the parking ramp, all parking levels, overhead gates, and through the loading bays required to ensure minimum vertical clearances are met.

- iv. areas of minimum vertical clearances labelled on parking levels;
- v. 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; and
- vi. indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.

A.2.15 submission of a written clarification of garbage pick-up operations;

Note to Applicant: Submission of a written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Confirm if the adjacent property at 2106 W 8th is intended to share this garbage collection location. If this is the case an agreement will be needed.

A.2.16 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 11 to 14, All except the North 10 Feet Now Lane, Block 324, District Lot 526, Plan 590 to create a single parcel.

A.2.17 arrangements are to be made to the satisfaction of the GMES and the DLS for terminating the lease of the lane north of Lot 11 prior to issuance of an occupancy permit. The owner to be responsible for restoration of the lease area including any environmental contamination occurring during the term of the lease, as noted in Article 4 of the lease. Refer to Environmental Services for additional comments;

A.2.18 provision of a 3.0 metre offset distance measured from the property line for widened sidewalks along Arbutus St to be achieved through a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as vents, structure, stairs, and walls at grade (and is to accommodate the underground parking structure within the SRW agreement).

A.2.19 provision of a 3.94 metre offset distance measured from the property line for widened sidewalks along W Broadway to be achieved through a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any

encumbrance such as vents, structure, stairs, and walls at grade (and is to accommodate the underground parking structure within the SRW agreement).

- A.2.20 provision of a 1m x 1m corner cut SRW over the southeast corner of the site which is to be kept free of any structure above and below grade, and to be excluded from the surface SRW's noted in A 2.19 and A 2.20;

Note to Applicant: The SRW requirements on Broadway and Arbutus are based on the current design expectations for future road designs related to the Broadway Subway Project on these streets. The terms of all three SRW's requested will include the opportunity to reduce the SRW area upon completion of changes on Arbutus and Broadway.

- A.2.21 provision of a Statutory Right of Way for public use of the plaza proposed on the southeast corner of the site;

- A.2.22 provision of a Shared Access Agreement and a Parking Covenant for any parking spaces required at 2106 W 8th Avenue to be provided in the underground parking at 2103 W Broadway;

- A.2.23 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 Class B loading space between the commercial and residential uses and label the space as 'Residential and Commercial Loading';

- A.2.24 submission of letter confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed 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.

- A.2.25 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; and

Note to Applicant: BC Hydro service to the site shall be primary. All BC Hydro infrastructure (e.g., pad mounted transformer, vista switch and control kiosks) shall be located on the development property.

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.

A.2.26 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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