
2542 Garden Drive (COMPLETE APPLICATION)
DP-2019-00395 – CD-1 (pending)

GJ/PF/DY/DL

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

M. So (Acting Chair), Development Services
C. Chant, Engineering Services

Also Present:

G. Jiang, Urban Design & Development Planning
D. Lee, Development Services
P. Fouladianpour, Development Services
D. Yu, Landscape

APPLICANT:

Bucci Garden Homes Limited
202 – 1669 West 3rd Avenue
Vancouver, BC
V6J 1K1

PROPERTY OWNER:

Bucci Garden Homes Limited.
202 – 1669 West 3rd Avenue
Vancouver, BC
V6J 1K1

EXECUTIVE SUMMARY

- **Proposal:** To develop a six-storey multiple dwelling building containing a total of 68 dwelling units; all over two levels of underground parking providing a total of 85 parking spaces having vehicular access from the lane subject to Council's approval of enactment and the form of development.

See **Appendix A** Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations

Appendix D Applicant's Design Rationale

Appendix E Summary of Pre-Application Responses to Public Engagement and Consultation

● **Issues:**

1. Impacts on the surrounding low density residential area; (meet Rezoning condition 1);
2. Impacts on the adjacent properties to the north and east;
3. Architectural expression;
4. Interface with public realm; and
5. Residential amenity.

● **Urban Design Panel: Support with Recommendations**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. **DP-2019-00395** submitted, the plans and information forming a part thereof, thereby permitting the development of a six-storey multiple dwelling building containing a total of 68 dwelling units; all over two levels of underground parking providing a total of 85 parking spaces having vehicular access from the lane, subject to the following conditions and Council's approval of enactment and the form of development:

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

1.1 design development to further reduce the height and massing viewed from the south, west, and southwest to mitigate the visual impact and enhance a transition to the surrounding lower density neighbourhood by employing the following strategies:

- i. providing a minimum 6 ft. step back to the two west wings above the 3rd floor to create a three storey massing fronting Garden Drive; and

Note to Applicant: The three-storey massing can be further defined by lowering the brick to three storeys. This condition may result in a reduction of floor area of approximately 360 ft² but recapturing of partial density may be considered subject to further design review.

- ii. reducing the apparent massing of the balcony and enhancing a three-storey expression on the west and south façade by performing the following:

- a. removing the balcony columns on the 4th floor;

Note to Applicant: The balcony guardrails on the 4th floor should be setback from the edge of the balcony roof below.

- b. limiting the depth of framed balcony to a maximum of 7 ft.; and
- c. locating the balcony to be flush with the inside of columns.

Note to Applicant: While the current proposal has shifted the upper-storey massing to the north significantly, it only partially meets the rezoning condition 1. This condition is to further address the public concerns and the intent of Council's comments. See also Standard condition **1.4i**.

1.2 design development to reduce the upper-storey massing at the north and northeast ends to achieve a respectful relationship with the existing and future developments on the adjacent sites to the north and east by employing the following recommended design measures:

- i. setting back the 5th and 6th floor a minimum of 30 ft. from the rear property line and a minimum of 6 ft. from the north property line;

Note to Applicant: This condition may result in a reduction of floor area of approximately 2,000 ft² but recapturing of partial density may be considered subject to further design review.

- ii. relocating the balconies at the northeast end to ensure no projection in the 12 ft. rear setback area; and
- iii. minimizing the mechanical appurtenances on the rooftop and further setting back the mechanical room from the north edge of the roof.

Note to Applicant: This may be achieved by providing screened open-air mechanical space instead of a mechanical room and locating the space in the central area of the roof or adjacent to the north staircase. See also Standard condition [A.1.9iii](#).

Note to Applicant: The improved respectful relationship should be evaluated based on the urban design performance criteria including mitigation of shadow and privacy impacts, increase of access to daylight and views, transition to the surrounding buildings, and enhancement of development patterns.

- 1.3 design development to the architectural expression to achieve a high quality and cohesively-expressed design by providing the following:
- i. refinement of selection and use of exterior material by considering the following strategies:
 - a. relating the changes in cladding to the building volumes to avoid appearing as a “false front”;
 - b. limiting the number of cladding materials; and
 - c. deleting the ACM panel which does not appropriately reflect residential scale and character in this area.
 - ii. a more cohesive colouring of the exterior cladding; and
 - iii. exterior details as necessary to sufficiently understand and evaluate the proposed architectural expression including: balconies with overhang, columns and guard rails, brick window header and sill, soffits, entrance canopies, parapets, and other critical exterior details.

Note to Applicant: The intent is to further refine the design with thoughtful detailing and to ensure the high-quality design and materiality through sequential stages. Details should generally be in section, at a large scale such as 1:20 and include notes and dimensions. The response to this condition may result in additional conditions.

- 1.4 design development to improve the public realm interface, including the following:
- i. providing a clearer transition from the public sidewalk to the private entry for the ground-oriented units facing the streets and the lane; and
- Note to Applicant:** This may be achieved by further elevating the patios and incorporating at least 2 to 3 steps. Details of fence, arbor, and relevant landscape treatment should be provided for review. Note that this condition should not compromise the accessibility of the common entrance and corridors.
- ii. exploring opportunities to further improve pedestrian amenity including the provision of seating and other furnishings.

- 1.5 design development to improve residential amenity, consistent with the *High Density Housing for Families with Children Guidelines*, including the following:
- i. provision of indoor amenity suitable for the anticipated population which includes a washroom, kitchenette, and rooms to accommodate reasonable furniture layouts;

- ii. provision of a larger and more gracious outdoor amenity space on the 5th floor roof deck with better socialization setting and landscape treatment.

Note to Applicant: Large solid walls interfacing with the open space should be avoided. Provision of active uses with visual and physical connection with open space is desired. Otherwise, measures to soften the interface should be applied, such as providing a trellis, landscaping, and/or green walls. See also Recommended condition 1.6.

- iii. consideration for a second indoor amenity on the 5th floor connecting to the outdoor amenity space on the roof deck.

Note to Applicant: See also Standard condition A.1.5.

1.6 design development to improve the level 5 and roof-level decks by performing the following:

- i. increase the size of the level 5 amenity deck to include additional seating elements and/or outdoor dining furniture, and edible plants to foster social interaction; and
- ii. increase the amount of planting for both level 5 and roof-level decks, to provide a landscape buffer between individual private patios and to enhance the livability of both the amenity and private patios.

Note to Applicant: The current development proposal should be consistent with the Council approved rezoning proposal which includes a significantly larger green roof on the roof level. Extend the linear planters and include small trees where possible. Coordinate with the structural engineer regarding loading requirements. See also Recommended condition 1.5 and Standard condition A.1.5.

2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.

3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• **Technical Analysis:**

Technical Review for: 2542 Garden Dr.			CD-1	DP-2019-00395
PERMITTED / REQUIRED			PROPOSED	
Site Area ¹	Prior to any dedications	2,065 m ²	Per survey	2,065 m ²
Uses	Dwelling Uses		Multiple Dwelling	
Height ²	Maximum to top of roof parapet	20.80 m	Top of roof at SW corner from base surface Top of screening at SW corner from base surface	19.51 m 21.07 m
FSR ³	Maximum	2.65 FSR		2.66 FSR
Floor Area ⁴	Maximum	5,472 m ²	1st Floor 2nd Floor 3rd Floor 4th Floor 5th Floor 6th Floor Roof Thermal Exclusion Total	841 m ² 1,055 m ² 1,055 m ² 1,055 m ² 753 m ² 768 m ² 21 m ² -55 m ² 5,494 m ²
Balcony	Maximum area exclusion	12% 657 m ²	Open residential balcony	10.70% 588 m ²
Amenity	Maximum area exclusion	10% 547 m ²	Residential amenity - Level 1	0.84% 46 m ²
Dwelling Unit Type	35% of units suitable for family housing 25% of total dwelling units must be 2 bedroom 10% of total dwelling units must be 3 bedroom		Studio One bedroom Two bedroom Three bedroom Total	1% 1 units 53% 36 units 28% 19 units 18% 12 units 100% 68 units
Horizontal Angle of Daylight	Requirement of one angle of 50 degrees, or two angles with a sum of 70 degrees over a distance of unobstructed view at 79 ft. Minimum distance may be relaxed to 12.14 ft.		Complies	
Parking ⁵	Multiple dwelling use Total 62 Disability 3 Maximum Small Car (25%) 16 Visitor - minimum 3 Visitor - maximum 7		Multiple dwelling use Standard 65 Disability 3 Maximum Small Car (25% or 16 spaces) 15 Total 83 Visitor 4	
Bicycle ⁶	Multiple dwelling Total	Class A 138 Class B 4	Multiple dwelling	Class A 123 Class B 6
Passenger	Multiple dwelling Total	Class A 1 Class B 0 Class C 0	Multiple dwelling	Class A 1 Class B 0 Class C 0

¹ **Site Area:** The proposed site area is based on the site after dedication of the lane.

² **Note on Height:** At the rooftop level, portions of the proposed building project beyond the maximum height permitted as per the draft CD-1 By-law. Height relaxations are available through Section 10 of the Zoning and Development By-law, subject to certain conditions. The building appears to be within the limits of View Cone (27) affecting the site – confirmation is required. Standard condition **A.1.8** seeks compliance with Section 6 – Building Height, of the draft CD-1 By-law.

^{3 & 4} **Note on FSR and Floor Area:** The FSR overlays as provided do not appear accurate. Areas excluded from or not included in total floor area must be accounted for including storage spaces and the rooftop mechanical room. Revisions to rooftop access may result in additional floor area. Standard condition **A.1.9** seeks compliance with Section 5 – Floor Area and Density, of the draft CD-1 By-law.

⁵ **Note on Parking:** The applicant is not seeking any relaxations to current Parking By-law requirements in relation to vehicle parking and passenger loading spaces. The Project Statistics sheet must be revised to reflect correct parking requirement calculations along with corresponding Parking By-law references. Standard condition **A.1.10** seeks compliance with Section 4 - Off-Street Parking Space Regulations, of the Parking By-law.

⁶ **Note on Bicycle:** The proposed configuration of the provided bicycle spaces (vertical, stacked, horizontal, etc.) meets by-law requirements. The Project Statistics sheet notes that the required number of Class A bicycle parking spaces is being met however, the drawings do not reflect the same. Standard condition **A.1.11** seeks compliance with Section 6 – Off-Street Bicycle Space Regulations, of the Parking By-law.

• Legal Description

Lot: 5 & 6 and A to D; all of Lot 1

Block: 165

District Lot: 264A

Plan: 2654 & 2676

• History of Application:

19-05-14 Complete DP submitted

19-08-07 Urban Design Panel

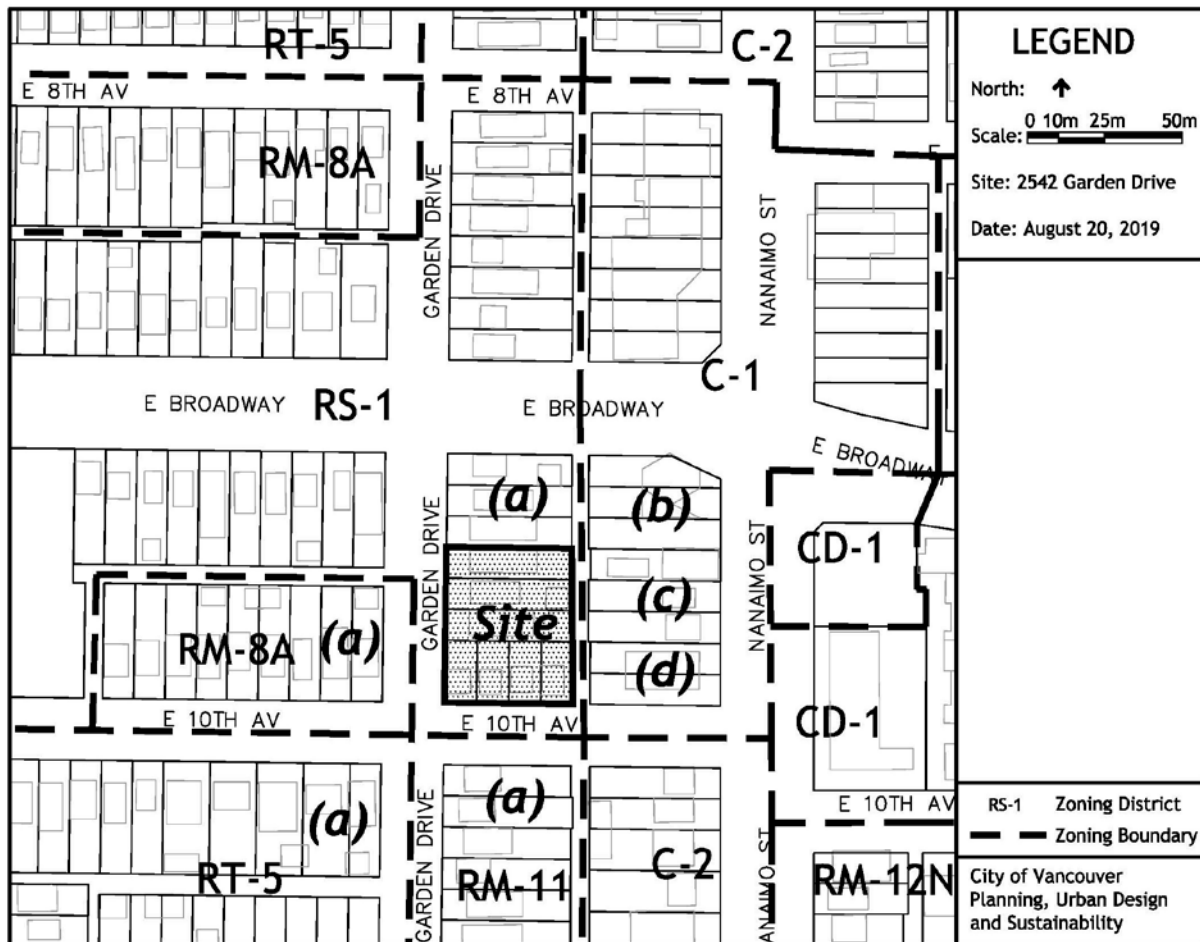
19-09-04 Development Permit Staff Committee

- Site:** The context map below provides the information of adjacent existing low density residential and commercial. However, this area is envisioned to become a model of a transit-oriented precinct with higher-density building forms. The sites to the east and north are eligible for rezoning of up to 6-storey mixed use developments. The area to the south is zoned RM-11 in a form of 4-storey apartment buildings and the area to the west across Garden Drive is zoned to RM-8 for 3 storey townhouse development.

The overall site is located at the northeast corner of Garden Drive and East 10th Avenue and half a block to the west of Nanaimo Street and south of East Broadway. The site is generally flat with a frontage of 165 ft. on Garden Drive and 134 ft. on East 10th Avenue.

- Context:** Significant adjacent development includes:

- 1 to 2-storey detached low-density residential;
- 2396 E Broadway, 1-storey commercial (bank) building, (c.1979);
- 1 to 2-storey commercial buildings; and
- Basel Hakka Lutheran Church, 2575 Nanaimo Street, 2-storey cultural (church) building, (c.1953).



• **Background:**

The pending CD-1 By-law for this site and the form of development was approved by Council, subject to a series of conditions, following a Public Hearing, on January 17, 2019. The CD-1 permits a residential development with an overall floor area of 2,065 m² (22,204 ft²) and a building height of 20.8 m (68.2 ft.).

At the Public Hearing, the public raised strong concerns to the building height and the impact to the surrounding neighbourhood. Council approved the rezoning application and the proposed form of development in principle, but with a Council strengthened rezoning condition seeking further setbacks of the top two-storey massing from south and west edges of the building to mitigate the impact to the low density residential neighbourhood to the south, west and southwest. It was also noted by Council that satisfying this condition may result in a commensurate reduction in floor area.

Staff met with the applicant prior to submission of a development application to review progress on the response to rezoning conditions and advised the applicant that further design efforts should be made in order to appropriately address the public concerns and the Council's comments.

A development permit application was submitted on May 10, 2019. A City-hosted public open house was held on July 8, 2018. The application was reviewed by the Urban Design Panel on August 7, 2019 where it received support with recommendations.

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

CD-1 By-law and Overall Form of Development (Approved in Principle 2019)

This by-law establishes the permitted uses, height, and density for the site to be considered in combination with the overall form of development approved in principle by Council.

Council strengthened the following rezoning condition, read as *“at the discretion of the Director of Planning, the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report including, strengthening the Condition of Approval contained in Appendix B of the same report, to reduce the appearance of the upper two floors to emphasize a four-storey building base with modest additions on the fifth and sixth floor (including balconies) to be generally in line with the central to north and east portions of the building, in consultation with local residents through the Development Permit process, noting this may result in a commensurate reduction in floor area”*.

***Grandview Woodland Community Plan
(Commercial-Broadway Station Precinct – Transition Sub-Area)***

The Grandview Woodland Community Plan sets out policies that guide future change across the community and for the next three decades of this historical neighbourhood. The Commercial-Broadway Station area is envisioned to become a model of a transit-oriented precinct with mixed tenure higher-density building forms. The transition sub-area in proximity to East Broadway and Nanaimo Streets will see opportunities for ownership housing and is to be designed to appropriately transition from higher density development along arterial streets to adjacent lower density neighbourhoods.

The Plan also provides a clear direction to enhance public amenity through public realm improvements and innovative building typologies to improve walkability. An “H” building typology is expected at this

location in the Plan. It's characterized by an articulated frontage often with wings projecting to the street and lane and central core stepping back from the street forming an "entry courtyard". It also targets a high standard of livability by allowing more opportunities for corner units with cross ventilation.

High-Density Housing for Families with Children Guidelines (1992)

These guidelines apply to any development that proposes a density that is 75 dwelling units per hectare or higher. The intent of the guidelines is to address the key issues of site, building and unit design which relate to residential livability for families with children. The guidelines provide both quantitative measures and qualitative guidance on designing family-friendly housing touching on outdoor and indoor amenity and play areas, safety and supervision of children, and provision of storage space appropriate for families.

View Protection Guidelines (1989)

The View Cone information indicates the maximum possible geodetic elevation above mean sea level for various locations on the site. View Cone 27 protects public views of the north shore mountains from the south shore of Trout Lake. It limits the height to a geodetic elevation of 65.43 m (215 ft.) to 66.89 m (219 ft.) from south to north of the site. Elements such as roof top mechanical appurtenances and elevator overruns/stairs cannot protrude into the view cone.

• Response to Applicable By-laws and Guidelines:

CD-1 By-law

The proposal conforms to all provisions concerning use, height and density of the CD-1 By-law.

Form of Development (Approved in Principle at Rezoning)

The application is generally in line with the form of development approved at public hearing in terms of the height and setbacks. It has made significant changes to address the rezoning conditions, including reducing the average floor plate of the upper two floors from 8,423 ft² to 8,188 ft², significantly increasing the south side shoulder setback from 8 ft. to 26 ft., removing elements with extra height, and reducing bulk caused by wrapping corner balconies.

Staff evaluated the proposed changes and determined that the overall revised scheme reduces the apparent massing of the building and partially meets the intent of the conditions. Design development should occur to further reduce the visual impact from the west and provide better transition to the surrounding low density residential area. See also Recommended condition 1.1. Satisfying this condition may result in a reduction of approximately 360 ft² of floor area.

Staff also note that the relocation of the 5th and 6th floors results in a full 6-storey height at the north and northeast ends such that the impact to the adjacent properties is increased. Recommended condition 1.2 seeks further design development to achieve a respectful relationship to the existing and future developments to the north and east, based on the following urban design performance criteria:

1. Mitigation of shadow and privacy impacts;
2. Increase of access to daylight and views;

3. Transition to the surrounding buildings; and
4. Enhancement of development patterns.

With a combination of the recommended setbacks, the extent of shadow can be mitigated, in particular the shadows onto the neighbour's rear yards and rear roof decks which require the most sun exposure. See Figure 1 which highlights the reduced shadows as a result of recommended reduced massing.

Figure 2 – the shaded area illustrates the recommended shoulder setback above the 4th floor from the north side that will significantly improve the access to daylight and openness to the sky.

Figure 3 illustrates the typical rear setbacks and shoulder setbacks for mid-rise development outlined in the Grandview Woodland Plan. The recommended rear setbacks on the 5th and 6th floors (Recommended condition 1.2) will reduce the massing and height at the northeast corner to achieve a more compatible form and scale at the lane and also enhance the anticipated development pattern in this area.

Figure 3 also illustrates that the frontage of the proposed building has provided deeper setbacks from Garden Drive which is featured with a landscaped forecourt and ground-oriented residential units. The recommended step backs above the 3rd floor shown as shaded area will enhance a better neighbourhood contextual fit to the existing neighbouring properties.

This condition may result in a reduction of approximately 2,000 ft² of floor area and substantial design changes.

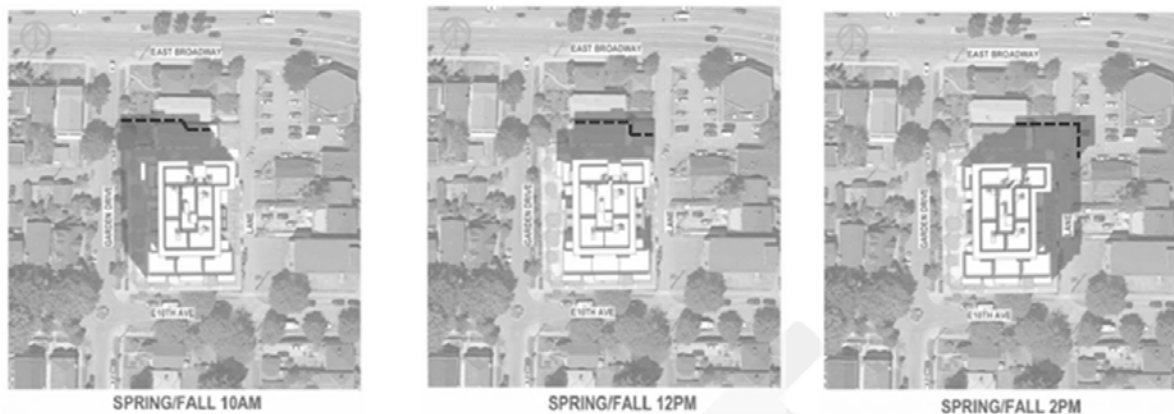


Figure 1: Shadow Study at Spring/Fall

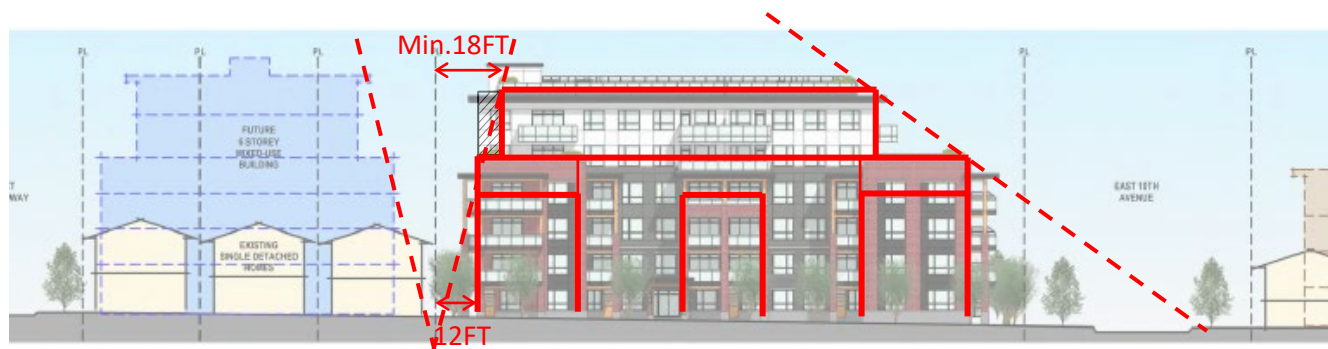


Figure 2: Garden Drive Streetscape



Figure 3: East 10th Avenue Streetscape

**Grandview Woodland Community Plan
(Commercial-Broadway Station Precinct – Transition Sub-Area)**

The proposed 6-storey building transitions in height from 6 storeys to 4 storeys by setting the top two floors further back from the building edges. In order to further enhance the transition to the low density residential area to the south, west, and southwest, Recommended condition 1.1 seeks further design development to create a partial 3-storey massing fronting Garden Drive and East 10th Avenue.

The Plan makes a specific reference with respect to an enhancement of public amenity through public realm improvements and innovative building typologies to improve walkability. The application proposes an “H” shaped building with landscaped open spaces in the forecourt and rear yard which creates a pleasant visual public realm and walking environment along Garden Drive and the lane. In addition, provision of a perforated fence, arbor elements, and the use of brick at the ground level further enhances residential scale and character at the interface with neighbourhood public realm. Further improvement of the public realm is sought on strengthening private entry transitions and opportunities for on-site public amenity. See also Recommended condition 1.4.

High Density Housing for Families with Children Guidelines

The proposal includes 31 (46% of total) market units with two bedrooms or more which may be suitable for families with children. The application proposes co-located common indoor and outdoor amenity

spaces on the ground floor and a second outdoor amenity on the roof deck of the 5th floor. While the at-grade rear yard will provide a pleasant outdoor amenity space for some activities, employing the rooftop for children’s play area where there is the best sun exposure is recommended. Recommended condition 1.5 seeks to increase the rooftop outdoor amenity space on the 5th floor for better usability and also ensures the indoor amenity room includes a washroom, kitchenette, and other spaces to accommodate reasonable furniture layouts.

View Protection Guidelines (1989)

View Cone 27 limits the height to a geodetic elevation of 65.43 m (215 ft.) to 66.89 m (219 ft.) from south to north of the site. The proposed height, including all rooftop appurtenances, is below the maximum geodetic elevations set out for the preservation of View Cone 27.

• **Response to Applicable Design Development Rezoning Conditions**

Only conditions with significant remaining issues are included below:

Rezoning condition 1: (Strengthened by Council)	<i>design development to reduce the appearance of the upper two floors to emphasize a four-storey building base with modest additions on the fifth and sixth floor (including balconies) to be generally in line with the central to north and east portions of the building, in consultation with local residents through the Development Permit process.</i>
Applicant Response:	In response to the Council’s concern, the stepback of the 5th and 6th floors of the building on the south end has been significantly increased to 26 ft. and the massing shifted to the end of the north and northeast sides with no shoulder setback.
Staff Assessment:	<p>Further design development is required to meet the intent of this condition. The required shoulder setback on the south side has been met, but north shoulder setback is required. Also see assessment summary below and Recommended conditions 1.1 and 1.2.</p> <p>This condition was strengthened by Council at public hearing as a response to public concerns. In addition to the recommended measures in terms of reducing the height, balcony massing and increasing the shoulder setbacks, Council sought further setbacks of the top two-storey massing from south and west edges of the building to mitigate the impact to the low density residential neighbourhood to the south, west and southwest. It was also noted by Council that satisfying this condition may result in a commensurate reduction in floor area.</p> <p>Staff evaluated the proposed changes and determined that the overall revised scheme reduces the actual and apparent height and massing of the building, and partially meets the intent of the conditions and Council’s comments.</p> <p>The application does not provide additional stepback on the west for the 5th</p>

and 6th floors. Staff are satisfied that in a “H” typology building the upper two floors are in line with the central portion of the west frontage which has been set back 30 ft. from the west property line. The visual impact to the west has been taken care of by the deeper setback, articulation of the frontage, and intense landscaping in the forecourt. In order to provide better transition to the surrounding low density residential area, staff recommend further articulation of the massing fronting Garden Drive and East 10th Avenue. See Recommended condition 1.1. This condition may result in a reduction of 360 ft² of floor area.

However, staff note that the relocation of the 5th and 6th floors results in a full 6-storey massing at the north and northeast ends such that the impact to the adjacent properties is increased. Staff seek further design development to achieve a respectful relationship to the existing and future developments to the north and east. See Recommended condition 1.2. This condition may result in a reduction of 2,000 ft² of floor area and substantial design changes.

Rezoning condition 1: *design development to reduce the appearance of the upper two floors to emphasize a four-storey building base with modest additions on the fifth and sixth floor including the measures as following:*

- (a) *Recess the two front wings on the fifth and sixth floor (including balconies) to be generally in line with the central portion of the building.*
- (b) *Provide a minimum of 10 ft. shoulder setback on south and north side.*
- (c) *Eliminate the extra 3 ft. ceiling height above the living space of the top units.*
Note to applicant: Devices providing extra daylight on the top floor may be considered provided the resulting extra volume is not visible from streets.
- (d) *Design development to downscale the overhangs over the balconies.*
- (e) *Reconfigure the balconies on the fifth and sixth floor to minimize the additional massing caused by supports and projections.*

Applicant Response:

- (a) The two front wings on the 5th and 6th floors are recessed and in line with the central portion of the building. The balconies are reduced and reconfigured.
- (b) See the response to the Council condition above.
- (c) The extra 3 ft. ceiling height above the living space of the top units have been eliminated.
- (d) We reduced the overhang of the balconies from 3 ft. overhang to 1 ft. and

2 ft. overhang.

(e) Reduced and reconfigured the size of the balcony on the 6th floor and removed the columns on the 5th floor to minimize the massing.

Rezoning condition 2: *design development to ensure the maximum building height does not protrude into View Cone 27.*

Note to Applicant: *The maximum building height calculated for view protection includes all appurtenances such as mechanical penthouses, screens, and roof access. This condition may require a slight reduction of floor-to-floor height of top floors.*

Applicant Response: Requested changes are included. View cone analysis in 3d illustration and spot elevations of all appurtenances are included. Please see sheet A0.4, A5.0 and A5.1. The view cone analysis on sheet A0.4 is done by a building information modelling software. The maximum geodetic elevation based on view cone 27 was generated and we make sure that all appurtenances are below the maximum geodetic elevation. A web based 3d model of this view cone analysis can be viewed on the link: <https://bit.ly/2JbVrBY>.

Staff Assessment: The application meets the intent of the condition.

Rezoning condition 3: *design development to minimize the impact to the north neighbouring property by moving the balconies out of the side yard area whenever possible and limiting balcony projection no more than 4 ft. into the required side setback.*

Applicant Response: The balcony projection on the north side yard was reduced to 4 ft. from the required setback. We recessed the unit facing the north side yard by 2 ft. to achieve a 6 ft. deep balcony.

Staff Assessment: The application meets the intent of the condition.

Rezoning condition 4: *design development to provide parkade-free landscape zone in the north side yard by recessing the foundation wall a minimum of 12 ft. from north property line.*

Note to Applicant: *The parking level two may need to be enlarged to make up for the loss of floor area on parking level one.*

Applicant Response: The foundation wall in the north side yard was recessed by 12 ft. from the north property line.

Staff Assessment: The application meets the intent of the condition.

Rezoning condition 5: *design development to provide a clearer distinction between the public and private realm at the front entries.*

Note to Applicant: *This may be achieved by providing an elevated (2 ft. to 3 ft. above the fronting sidewalks) main floor, entry, patio, and/or a more robust fence detail. The fence should incorporate transparent panels to provide views through it and contribute to pedestrian visual interest.*

Applicant Response: The patio was elevated by 2 ft. from the lowest building grade and added a more robust fencing detail.

Staff Assessment: Further design development is required to meet the intent of this condition. Most of proposed private patio are at the level of sidewalk or 1.5 ft. higher than the sidewalk at the most. Recommended condition 1.4 seeks enhanced transition from public realm to private patios and entries by further elevating the patio and incorporating the steps.

• **Conclusion:**

The application meets the intent of the conditions established at rezoning. Staff recommend approval, subject to the conditions noted in this report. Concerns with respect to the impact of the north end massing may affect the ability to achieve the full maximum permissible floor area.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on August 7, 2019, and provided the following comments:

EVALUATION: Support with Recommendations

Introduction:

Development Planner, Grace Jiang, started by noted that this is a DP project following a council-approved rezoning. It is going to DPB for approval.

The site is located at the northeast corner of Garden Drive and E 10th Ave and half block away from Nanaimo St and Broadway. The site is generally flat with a frontage of 165 feet on Garden Drive and 132 feet on E 10th Ave.

The area to the east and north of the site can be rezoned to 6-storey mixed use building under Grandview Woodland community plan. The sites to the south have been pre-zoned to RM-11 in a form of 4-storey apartment building. The area to the west across Garden Drive is zoned RM-8 for 3 storey townhouse development. The area to the southwest is a duplex zone of RT-5.

The DP application is for a 6-storey residential building with a density of 2.65. The proposed height and density comply with technical requirement set out in the CD-1 bylaw. The proposal continuous an "H" shape building which is in keeping with rezoning application. The development includes 68 strata units and 85 parking over a 2 levels of underground parkade. The residential entrance is on the Garden Drive and parkade access is from the lane. Amenity room is located at ground floor connecting an outdoor amenity space in the rear yard. A second outdoor amenity space is on the roof deck of 5th floor.

At rezoning public hearing, the public raised strong concerns to the building height and the impact to the existing low density residential area to the south and west. Council approved the 6-storey building form in principle with a rezoning condition to reduce the appearance of the upper two floors and shift upper massing toward the north and east side. The DP application is required to address the council's comment and will be reviewed and approved by DPB. The public will have opportunity to attend and speak at the DPB meeting.

At previous UDP for rezoning application, the proposal was strongly supported by the Panel. There were two consensus concerns including building interface with north property line Urban Design Panel Minutes Date: June 12, 2019 14 particular the balconies within side yard area and the size of the overhang above balcony. Also, some members found the framed balconies and overhang added to the bulk of the building while other members liked the balcony expression.

The applicant has made the following major changes to address council and UDP's comments and rezoning conditions, including:

- Significantly shifting the massing of upper two storeys to the north and northeast ends aligning with the floors below. Consequently, it forms a 6-storey interface on the north side and a large step back on the south side;
- Deleting big glazing pop-up massing at the roof edges;
- Removing wrap-corner balconies and supporting columns;
- Removing two balconies out of the north interior side yard; and
- Recessing the parkade to support substantial landscaping in the side yard.

Staffs also noted that the design of balconies in DP application is varies from rezoning application in terms of the location and size. Some balconies are increased in depth which appears very deep.

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

- Does the revised scheme provide appropriate response to council's comment and rezoning condition with regard to the reduction of apparent massing of upper two floors? And does the shifted massing on the north and northeast ends create an appropriate relationship to the adjacent future developments to the north and east?
- Has the application addressed the Panel's previous comments including:
 - the size and location of the balconies to the north side setbacks; and
 - the size of overhang above the balconies.
- Please comment on the overall building design, in terms of contextual fit, quality of materials and details, with particular consideration to the balcony design in terms of the perceived bulk and daylight impact to the unit.
- Please comment on the public realm interface and quality of amenity space.

The planning team then took questions from the panel.

Applicant's Introductory Comments:

The applicant began by noting that this project has been amended to shift the building to the north and the east and was approved by council. The project was amended from 6 units to 3 units on the north side. The building height was reduced by 4 feet to provide a better view cone.

There has been drastic improvement towards the landscape design since last UDP meeting. A children's play area was added. There are charcoal stepping pavers connected to the playhouse and more edible plantings around the site. All pavers on the ground are now permeable.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project it was moved by Mr. Sharma and seconded Mr. Wen and was the decision of the Urban Design Panel:

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

- Further design development to the choice of material and colour, and quality of detailing.

Related Commentary:

There was general support for the project.

Panel members suggest improving the streetscape and provide additional seating area for the neighborhood.

Many panel members suggest weather protect for all the balconies.

Many panel members suggest further emphasis on the main entry to help it stand out.

Many panel members recommend reducing the height of the brick material from four floors to two.

Some panel members found the shifted massing mitigates the impact to the neighbour on the south and west side but makes tight on the north side.

Some panel members suggest simplifying the expression for the lower levels for a more coherent appearance.

Applicant's Response:

The applicant team thanked the panel for their comments.

EVALUATION: Support with Recommendations

ENGINEERING SERVICES

The recommendations from Engineering Services are contained in the conditions noted in **Appendix A** attached to this report.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The recommendations for CPTED measures are contained in the conditions noted in **Appendix A** attached to this report.

LANDSCAPE

The recommendations for Landscape are contained in the conditions noted in **Appendix A** attached to this report.

ENVIRONMENTAL PROTECTION BRANCH

The recommendations from the Environmental Protection Branch are contained in the conditions noted in **Appendix A** 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, firefighting access and energy utilization requirements.

NOTIFICATION

Two site signs were confirmed installed on June 17, 2019; one along East 10th Avenue just east of Garden Drive and the other along Garden Drive just north of East 10th Avenue.

On June 18, 2019, 1,160 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the City's website. The postcard and the development application materials were posted online at vancouver.ca/devapps. At the time of this report, 15 responses have been received from our postcard/site sign notification; 1 of which was in Support and 13 of which were in Opposition. 1 comment did not state a position which was obviously in Support or Opposition, or provided feedback that was equally weighted; this is being considered as Neutral.

One open house session was held on Monday, July 8 (4:00p-7:00p), 2019 within the Croatian Cultural Centre – Room C located at 3250 Commercial Drive. In total, approximately 20 people attended and a total of 5 comment forms were submitted regarding the development permit application. Of the 5 comment forms received, 4 were in Support and 1 was in Opposition.

Comments from the open house and notification are summarized below:

Proposed Height/Form/Density:

- Concerns raised over the proposed height, form, and density noting the following:
 - Insufficient setback of 5th and 6th floors along East 10th Avenue and Garden Drive; and
 - Inappropriate transition of height and massing towards the predominantly single-family dwelling neighbourhood in all directions.
- Support for the height, form, density, and setbacks given the future context of the area.

Staff Response:

- In response to Rezoning condition 1, the applicant has shifted the 5th and 6th floor massing further toward the north of the site for this development permit application;
- Recommended condition 1.1 requires a further reduction of the height and massing viewed from the south, west, and southwest to mitigate the visual impact and enhance a transition to the surrounding lower density neighbourhood; and
- Recommended condition 1.2 requires the reduction of the upper-storey massing at the north and northeast ends to achieve a respectful relationship with the existing and future developments on the adjacent sites to the north and east.

Parking and Traffic Management:

- Concern the current traffic pattern will be negatively impacted and vehicular access through nearby streets will be worsened.

Staff Response:

- As part of the rezoning application, a transportation study was submitted by the applicant to assess the impacts of the subject development on existing traffic conditions adjacent to the site and the nearby school. Results of the study identified that the development itself would have no meaningful impact on existing traffic conditions; it was determined that the site may generate up to 27 vehicle trips, 4 – 5 of those travelling adjacent to the school on East 10th Avenue and Lakewood Drive, during the peak hour. This is considered a nominal amount and is not anticipated to impact traffic flow or safety of the existing network. The study ultimately recommended that the City follow through with its planned initiatives to improve the neighbourhood's traffic safety and walkability.

Timing of Transportation Infrastructure Improvements:

- Questions raised over what transportation infrastructure improvements will be provided as part of the approval of this rezoning application.

Staff Response:

- In May 2017, the Broadway Triangle Transportation Study was undertaken where City staff met with residents and community members to better understand existing transportation issues and concerns in the neighbourhood. Residents shared their concerns related to parking, vehicle speeds and traffic volumes on local streets.

In November 2017, a letter outlining findings and recommendations was mailed to residents in the area providing a number of recommendations for transportation improvements including changes to unregulated parking on Semlin Drive and East 10th Avenue to address parking pressures from nearby transit, and traffic calming measures on East 10th Avenue adjacent Laura Secord Elementary to increase visibility for people crossing the street and to reduce vehicle speeds.

These improvements will be brought forward as part of the Capital Plan and Budget process and could be funded through a combination of rezoning conditions, development contributions and City funding. The City has committed funds to the majority of improvements, with the exception of two raised crosswalks on East 10th Avenue at Templeton Drive and on Lakewood Drive at East 10th Avenue, which staff have recommended be prioritized for delivery as part of the *GWCP Public Benefits Strategy*.

Opportunity for Improved Common Amenity Area(s):

- Comments received that there is an opportunity to provide more common amenity areas either inside or on the roof top as space to be enjoyed by all residents in the building.

Staff Response:

- Recommended condition 1.4 includes a recommendation to explore opportunities to further improve pedestrian amenity including the provision of seating and other furnishings within the on-site open space;
- Recommended condition 1.5 requires design development to improve residential amenity by providing the following: and
 - An indoor amenity area to be complete with a washroom, kitchenette, and other rooms to accommodate reasonable furniture layouts;
 - A larger and more gracious outdoor amenity area on the 5th floor roof deck level; and
 - Consideration for a second indoor amenity area on the 5th floor that connects to the outdoor amenity area.
- Recommended condition 1.6 requires design development to the level 5 and roof-level decks by increasing the overall size and to include additional seating elements and/or outdoor furniture and additional planting; some of which can be edible plants to foster social interaction.

Public Engagement and Consultation Process:

- Concerns raised over level of public engagement and opportunity for input throughout the consultation process.

Staff Response:

- In total, 3 public open house sessions were held on the following dates prior to the formal development permit application being submitted on May 10, 2018:

- September 25, 2017 (Applicant-led) at Trout Lake Community Centre – 42 in attendance and 24 comment cards received;
 - November 21, 2017 (Applicant-led) at Trout Lake Community Centre – 37 in attendance and 22 comment cards received; and
 - April 12, 2018 (City-led) at the Croatian Cultural Centre – 67 in attendance and 19 comment cards received along with an additional 64 responses to the Rezoning application.
- A summary of the responses to all 3 open house sessions has been provided by the applicant team and is attached to this report in Appendix E.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

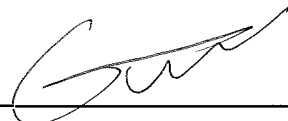
The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by both the Development Permit Board and the Director of Planning.

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

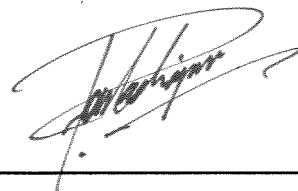
The Staff Committee supports this proposal subject to the conditions contained within this report.



M. Se
Acting Chair, Development Permit Staff
Committee



G. Jiang
Development Planner



P. Fouladianpour
Project Coordinator

Project Facilitator: D. Lee

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

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

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

Urban Design Conditions

A.1.3 design development to enhance the presence of the main entrance;

Note to Applicant: This may be achieved by resolving the conflict with balcony columns, providing a wider entry lobby with greater use of glazing, and/or differentiating materials in this area of the building.

A.1.4 design development to improve access to daylight and views for the habitable rooms of all dwelling units by performing the following:

i. reducing the depth of the framed balcony to no deeper than 7 ft. (2.13m);

Note to Applicant: See also Recommended condition [1.1](#).

ii. providing canopies above balconies on the 6th floor with suitable material, such as metal and glass.

Note to Applicant: See also Standard condition [A.1.12](#).

A.1.5 design development to mitigate privacy and noise impacts of the large open spaces to the surrounding neighbours and on-site units by performing the following:

i. recessing a minimum 4 ft. (1.22m) to the guardrail on the 5th floor roof deck and providing a landscape screen along the outer perimeters; and

ii. providing a suitable size of private open space for family use on the rooftop with a substantial landscaping buffer between the individual open spaces.

Note to Applicant: The proposed private open spaces appear larger than needed. The proportion of the private patio and the landscape area should achieve a close compliance with the Council-approved rezoning application which includes provision of a green roof. See also Recommended conditions [1.5](#) and [1.6](#).

A.1.6 design development to limit the height of privacy screens on the rooftop no higher than 4 ft. (1.22m) and incorporating landscape screening;

Note to Applicant: Where mechanical screens are required, they should be no higher than 6 ft. (1.83m) and the extent should be minimized to ensure it is eligible for an exclusion from the height limit. See also Standard conditions [A.1.8](#) and [A.1.9](#).

A.1.7 identification on the architectural 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. For more

information, see the guidelines at: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Development Review Branch Conditions

A.1.8 compliance with Section 6 – Building Height, of the draft CD-1 By-law by providing the following:

- i. confirmation that any projections beyond the maximum permitted building height of 20.8m (68 ft.), measured to the top of parapet meet discretionary provisions of Section 10.18 of the Zoning & Development By-law by demonstrating the following; and
 - a. in aggregate, the mechanical room, elevator penthouse and mechanical equipment enclosure screening do not exceed one third of the width of the building as measured on any elevation drawing and do not cover more than 10% of the rooftop area as viewed from directly above; and
 - b. the rooftop level meets the definition and requirements of a “Green Roof” as outlined in the *Roof-Mounted Energy Technologies and Green Roofs – Discretionary Height Increases* bulletin from February 3, 2009.

Note to Applicant: See also Standard condition **A.1.6**.

A.1.9 compliance with Section 5 – Floor Area and Density, of the draft CD-1 By-law as follows:

- i. provision of improved FSR overlay drawings;

Note to Applicant: Floor areas noted on submitted overlay drawings do not match Project Statistics. Detailed inclusion/exclusion breakdown is required per floor. See Area Calculation and Tracing Overlay Requirements bulletin from May 10, 2004.

- ii. provision of updated floorplans limiting the overall size of in-suite storage spaces to no more than 3.7m² (40 ft²) to qualify for floor area exclusion as per Section 5.4.(d).;

Note to Applicant: No portion of any storage room located above base surface can be excluded from floor area if the total area is greater than 3.7 m² (40 ft²).

- iii. inclusion of the following towards the calculation of floor area:
 - a. area of the enclosed mechanical room at the rooftop level; and
 - b. any stairs to the rooftop provided as access and infrastructure for a green roof.

Note to Applicant: Based on the preceding, applicant to update project statistics, floor plans and FSR overlay drawings accordingly. See also Recommended condition **1.2** and Standard condition **A.1.6**.

A.1.10 confirmation of compliance with Section 4 – Off-Street Parking Space Regulations, of the Parking By-law by providing a revised Project Statistics sheet noting updated required and proposed parking figures;

Note to Applicant: As per Section 4.2.1.13, units less than 50m² (538 ft²) are subject to a 0.5 parking space count and units 50 m² (538 ft²) or more are subject to a 0.6 parking space count. The area used to calculate 1 space/200 m² (2,153 ft²) is based on units greater than 50 m² (538 ft²) and less than 180 m² (1,938 ft²). References to related Parking By-law sections should also be included.

A.1.11 compliance with Section 6 (Off-street Bicycle Space Regulations) of the Parking By-law by indicating the following:

- i. total number and location of Class A bicycle spaces on site; and
- ii. required number of electrical outlets for Class A bicycle spaces.

Note to Applicant: The number of provided Class A bicycle parking spaces noted on the Project Statistics sheet does not match the number of spaces on plan. Information to be coordinated.

A.1.12 confirmation that the middle units on the north side meet the Horizontal Angle of Daylight (HAD) requirement;

Note to Applicant: No HAD relaxation is considered for primary living space including living rooms and master bedrooms. See also Standard condition [A.1.4](#).

Landscape Conditions

A.1.13 provision (or further development) of landscape features intended to create bird friendly design;

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <https://guidelines.vancouver.ca/B021.pdf>;

A.1.14 provision of a lighting plan;

A.1.15 provision of a high-efficiency automatic irrigation system for all planted areas;

Note to Applicant: Provide an irrigation plan or notations to confirm.

A.1.16 coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans: ***“Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper 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. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion”***;

Note to Applicant: The applicant must contact Park Board and Engineering prior to final DP submission and ensure this information is included on the Plant Schedule.

A.1.17 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note: ***“Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees”***;

Crime Prevention Through Environmental Design (CPTED) Conditions

A.1.18 incorporation of CPTED principles, as follows:

- i. ensure natural surveillance throughout pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, stairs, and storage rooms;
- ii. pedestrian-scaled lighting to improve safety and security around the building;
- iii. underground parking to have 24 hour lighting and walls painted preferably in a light colour;
- iv. avoid hidden alcoves and concealed spaces along the streets and underground;
- v. reduce opportunities for graffiti around the building, use graffiti deterrent paint, and lighten colour of blank facades along base; and
- vi. incorporate openings along the lane elevation for natural light to the parkade where possible.

A.2 Standard Engineering Conditions

A.2.1 provision of an updated landscape plan that reflects the off-site improvements sought from the rezoning noting the following:

- i. the proposed sidewalk width on East 10th Avenue to be 1.83m (6'-0");
- ii. the proposed sidewalk width on Garden Drive to be 1.83m (6'-0"); and
- iii. relocate the note on the landscape plan (drawing L2.0) that indicates "new curb and gutter to be provided as per City of Vancouver typical. Refer to Vancouver Street Restoration Manual" from Garden Drive to East 10th Avenue.

Note to Applicant: The City will provide a geometric design for the alignment of the new curb on East 10th Avenue.

A.2.2 provision of 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.2.3 provision of updated plans to show the route for Class A bicycle spaces to reach the outside;

Note to Applicant: Route should be stair-free and note the use of parking ramp if required.

A.2.4 provision of bicycle storage rooms to accommodate a maximum of 40 bicycles;

Note to Applicant: Refer to Section 6.3.5 of Parking By-law.

A.2.5 provision of automatic door openers for all doors providing access to Class A bicycle spaces;

A.2.6 column encroachments, setbacks and parking space widths to comply with the Parking and Loading Design Supplement;

Note to Applicant: Column encroachments are not permitted in single module stalls. Note visitor space #3 and residential spaces #5, #14 and #27 shows single stall modules with column encroachments into minimum required stall widths.

A.2.7 provision of the following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review; and

- i. all types of parking and loading spaces individually numbered, and labelled on the drawings. Clearly identify stacked bicycle spaces;
- ii. dimension of individual Class B bicycle spaces on drawings;
- iii. dimension of column encroachments into parking stalls; and
- iv. identification of location of all poles and guy wires on the site plan.

A.2.8 clarification of garbage pick-up operations.

Note to Applicant: Please provide 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.

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

A.3.1 Waste Discharge Permit may be required for any dewatering on the site.

A.3.2 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.

A.3.3 In the event, contamination of any environmental media are encountered, a Notice of Commencement of Independent Remediation must be submitted to the Ministry of Environment and Climate Change Strategy, and a copy to the City of Vancouver:

- i. Upon completion of remediation, a Notification of Completion of Independent Remediation must be submitted to the Ministry of Environment and Climate Change Strategy, and a copy to the City of Vancouver;
- ii. Dewatering activities during remediation may require a Waste Discharge Permit; and
- iii. Submit a copy of the completion of remediation report signed by an Approved Professional stating the lands have been remediated to the applicable land use prior to building permit issuance.

A.3.4 Residential underground storage tanks must be decommissioned and any contamination in the environmental media must be remediated to the applicable land use (CSR-residential land use) prior to building permit issuance.

A.3.5 Must comply with all relevant provincial Acts and Regulations (ie. Environmental Management Act, Contaminated Sites Regulation, Hazardous Waste Regulation) and municipal By-laws (ie. Fire By-law, Sewer and Watercourse By-law).

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 31, 2020)**, 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 This approval is subject to any change in the Official Development Plan and the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- B.1.3 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.1.4 Submit the erosion and sediment control plans to Environmental Protection for review and comment at the Building Permit application stage.
- B.1.5 Heating oil underground storage tank(s) must be decommissioned under a fire permit and the environmental report for the decommissioning of the underground storage tank(s) must be submitted to Environmental Protection for review prior to Building Permit issuance.
- 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 Amenity areas/common residential storage spaces excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the building; and Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.
- B.2.5 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
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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.2.6 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 the 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.2.7 Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

Note to Applicant: Please ensure that in your consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

- B.2.8 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.
- B.2.9 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.2.10 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.**