

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 Conditions

- A.1.1 design development to improve the performance of the pedestrian weather protection at the Homer Street entrance by reducing the height of the proposed canopy to no greater than 3.7m (12ft.) above the side walk;

Note to Applicant: A canopy height of 2.7m (9ft.) is strongly encouraged to provide for maximal weather protection for pedestrians.

- A.1.2 provision of an architectural lighting and signage strategy to enhance the character of the building and provide visual interest at all hours;

Note to Applicant: Building lighting and signage must be designed to integrate sympathetically with the heritage façades, and should provide for enhanced pedestrian experience of the public realm. See also Development Review condition A.1.7 for compliance with the sign By-law.

- A.1.3 provision of revised drawings package, which includes the following;

- i. indicate dimensions for all rooms;
- ii. all building dimensions and setbacks to the outside of building finish; and
- iii. door and window details and sizes.

- 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: <https://vancouver.ca/files/cov/appendix-a-bird-friendly-design-guidelines-rts-10847.pdf>. See also Landscape Review condition A.1.21.

- A.1.5 provisions for Crime Prevention Through Passive Design (CPTED) including:

- i. having particular regard for mischief, vandalism, and graffiti in alcoves and at the laneway;
- ii. locating and designing residential and commercial mailbox areas with due consideration given to main theft;
- iii. providing outdoor common area and path lighting; and
- iv. providing for a high level of visibility and security in the underground parking garage in accordance with the Vancouver Parking By-law, including:
 - a. providing 24 hour overhead lighting at exit doors;
 - b. providing step lights;
 - c. providing white-painted walls; and

- d. ensuring a high degree of visibility at doors, lobbies, stairs, and other access routes.

Note to Applicant: Light fixture types, locations, and illumination levels should be indicated on the landscape or site plans, and should be integrated into the site and building design. Site lighting should address strategies for path and exit lights, wayfinding, security, decoration, and mail delivery. Exterior lights should be oriented away from adjacent residential properties.

Development Review Conditions

- A.1.6 confirmation of Development Permit Board support for overall building Height variance, available within the DD 'Downtown District' Official Development Plan Interpretive relaxations, with respect to achieving high level heritage conservation and retention;

Note to Applicant: Where maximum building height calculations are not available from immediately adjacent established Building Grade, Interpolated Building Grade (IBG) spot elevations to be calculated for points beneath other maximum height points (the top of parapet, guards, and roof deck access penthouse).

- A.1.7 deletion of all references to the proposed signage, or notation on plans confirming that: "all signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner(s) assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits".

Note to Applicant: The Sign By-law Coordinator should be contacted at 604.873.7772 for further information.

Heritage Planning Conditions

- A.1.8 Council designates the heritage building as a protected heritage property, with the associated Designation By-law enacted by Council;

- A.1.9 The owner enters into a Section 219 Restoration Covenant, registered on title, obligating the owner, and future owners over time, to protect the heritage building from demolition, and requiring continued maintenance of retained sections of the building;

- A.1.10 provision of updated *Conservation Plan* and heritage conservation drawings to confirm scope of conservation work for the retained façades, commensurate with the compensation for its heritage designation, specifically:

- i. façade stabilization strategy, with verifiable seismic and structural upgrading required;
- ii. preservation and/or rehabilitation of masonry, wood and metalwork detailing, window and storefront assemblies, as well as mosaic tilework at recessed storefront entries; and
- iii. summary of the condition assessment of interior features conducted by Donald Luxton & Associates, including photo documentation, confirming their existing condition and strategy for salvage and potential reuse in design development of the new interior spaces.

Note to Applicant: A *Conservation Plan* that is limited to façade-only retention stipulates high level of verifiable conservation strategy. Use of vinyl, fiberglass, or metal window and

- storefront assemblies are not acceptable. Retention is preferred where original materials are intact. If original materials are beyond repair, replacement with new to reflect existing (visually and physically) is required. All scope of conservation work outlined in *Conservation Plan* should be verified and annotated consistently in all heritage drawings and supporting documentation.
- A.1.11 provision of a digital copy of the *Statement of Significance* and *Conservation Plan* by Donald Luxton & Associates, sent to and acknowledged by the Heritage Planner (Elijah Sabadlan, elijah.sabadlan@vancouver.ca);
- Note to Applicant:** Final version of the documents should incorporate feedback from heritage staff and the Statement of Significance Subcommittee, with revisions made to the satisfaction of Director of Planning. The scope of work contained within the *Conservation Plan* should be cross-referenced consistently within the development permit documentation.
- A.1.12 provision of revised colour-coded retention drawings and sequence of construction letter, along with the “Assurance of Retention of Existing Portions of Buildings” letter (copy attached) from the Professional of Record, resubmitted in triplicate. The retention documentation confirms that they will supervise the construction work with a qualified heritage professional, in compliance with the approved *Conservation Plan*.
- Notes are to appear on the retention drawings indicating the following:
- i. that all parts of the building shown as being retained will be retained in place, and not removed from their original location within the building at any time;
 - ii. that ‘retained wall’ means the retention of the existing studs and sheathing;
 - iii. that ‘retained floor’ means the retention of the existing floor joists and sub-floor; and
 - iv. that ‘retained roof’ means the retention of the existing roof rafters and sheathing.
- Note to Applicant:** Retention documentation should clarify extent of feasible retention of the heritage building. If any significant structural changes are proposed, then a full set of revised drawings, including plans and sections, will be required. A copy of the approved retention drawings and the sequence of construction letter will form part of all subsequent permit application drawings. Please contact the Development Planner or the Heritage Planner if you have any questions about these issues.
- A.1.13 provision of heritage window and door schedules, to confirm existing physical condition, and extent of conservation treatment for each assembly;
- Note to Applicant:** Schedules should clearly indicate if assembly is existing to be refurbished or replaced with new. All window and door assemblies should be identified in plans and elevations.
- A.1.14 provision of detail drawings to accurately show typical conditions, including interface between the heritage façade and the contemporary addition, including annotations consistent with work as outlined in the *Conservation Plan*;
- Note to Applicant:** Typical detail drawings should supplement the preliminary wall section drawing 1/A801, confirming that adequate assessment and recording of existing conditions have been conducted to verify scope and feasibility of conservation work proposed.

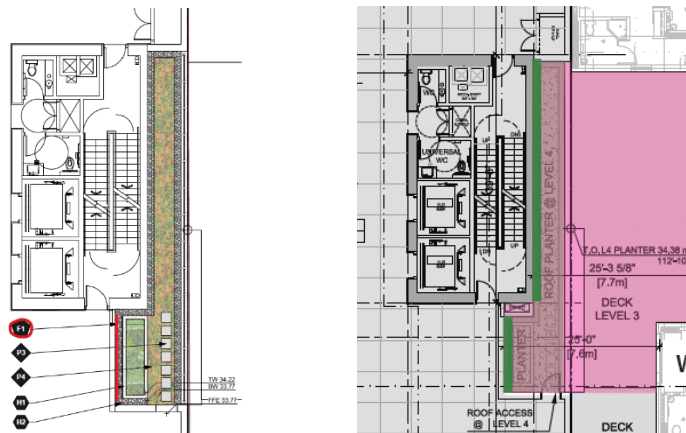
- A.1.15 design consideration to reflect or reinstate the historic interior character-defining elements of the heritage building in the design development of the new interior spaces;

Note to Applicant: The *Statement of Significance* previously listed specific interior features as character-defining elements. The Vancouver Heritage Commission recognized the opportunity to salvage and reuse existing interior character-defining elements, or by way of interpretation strategy, to enhance level of conservation beyond proposed façade-only retention scheme. See also Heritage Planning condition A.1.10(iii).

Landscape Conditions

- A.1.16 design development to enhance outlook of the wall at the light well for residents of adjacent building on east side;

Note to Applicant: This can be achieved by extending the cable green wall and vine planting on Level 4 (Labelled as F1) along the entire planter facing the light well. See also Urban Design condition 1.3.



- A.1.17 confirmation of viability and maintenance of the vine planting on Level 4;

Note to Applicant: This is to respond to UDP commentary. The planting to be comprised of highly shade tolerant species, and be well irrigated and maintained into the future, beyond the establishment period. The vine support structure to be sturdy and low maintenance (avoid high maintenance modular “green wall” systems). See also Urban Design condition 1.3.

- A.1.18 design consideration to enhance presentation to the public realm interface to achieve a pedestrian friendly, inviting frontage, by improving landscape treatment along West Pender Street;

Note to Applicant: This can be achieved by provision of high quality paving materials and finishes within the property line. Different patterns, shades and finishes of paving materials as well as banding would be supported to enhance visual interest.

- A.1.19 provision of an outdoor lighting plan, in particular lighting information for the outdoor amenity areas to ensure accessibility and safety, as well as visual interest;

Note to Applicant: See also Urban Design condition A.1.2.

- A.1.20 revisions to Landscape “Tree Management Plan”, to delete Tree Barrier Fences; and

Note to Applicant: Protection fences for street trees that are installed in hardscape/ concrete tree surrounds, especially on busy commercial streets, are not recommended. Contact Park Board if special protection of tree trunks is required.

- A.1.21 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.2 Standard Engineering Conditions

- A.2.1 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of The South 75' of Lots 19 and 20, and Lot A (see 374692L) of Lots 19 and 20, all of Block 26, District Lot 541, Plan 210 to create a single parcel.

- A.2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of the following charges prior to building occupancy:

- i. covenant (BW335057);
- ii. easement (42096M);
- iii. easement (BW335077);
- iv. easements (BB345805, BB345806, BB345807), and
- v. easement and indemnity agreement (G63307)

Note to Applicant: Arrangements are to be secured prior to issuance of the development permit, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition at the DP stage.

- A.2.3 Provision of a finalized Transportation Demand Management (TDM) Plan, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Subject to the acceptance and approval of the finalized TDM plan, the development is eligible for the following reductions to minimum vehicle parking requirements:

- a. Non-Residential – 100% reduction.

A TDM Plan with a minimum of 24 points is required to achieve the proposed vehicle parking reduction. The proposed plan achieves 24 points. Refer to Schedule B of the TDM policy for detailed requirements for each measure. Provide TDM Plan as a separate package. The following additional information and clarifications are required to accept the TDM measures proposed:

- i. ACT-01 – Additional Class A bicycle parking:
 - a) update architectural plans to identify of the number and location of the additional Class A bicycle spaces.

Note to Applicant: Additional Class A bicycle parking spaces must meet the standards and minimums identified in the Parking By-law, and/or applicable Design Guidelines.

- ii. ACT-02 – Improved Access to Class A bicycle Parking:
 - a) provision of concept design for excellent design of lighting, finishes, grades, convenience; and
 - b) update architectural plans to identify the number and location of Class A bicycle parking provided at and/or above-grade, as well as show and note the access route to reach Class A bicycle parking from the outside.
- iii. ACT-03 – Enhanced Class B bicycle parking:
 - a) update architectural plans to identify the number, location and characteristics of the enhanced Class B bicycle parking; and
 - b) provision of concept design for enhanced Class B bicycle parking.
- iv. ACT-06 – Improved End-of-Trip Amenities:
 - a) provision of concept design for improved end-of-trip amenities; and
 - b) update architectural plans to identify the location, number and type of end-of-trip amenities being provided.

Note to Applicant: These points can be granted if drying lockers, shower doors, and charging stations are provided.
- v. SUP-01 – Transportation Marketing Services:
 - a) provision of a description of the services to be provided; and
 - b) if available, provision of any additional information regarding this measure (e.g., online signup portals or additional marketing materials) that demonstrates how the property owner will offer this service.

A.2.4 Subject to the acceptance of the finalized TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which identifies the following:

- i. secures provision of funding towards long-term TDM monitoring funding the amount of \$2 per square metre of gross floor area;
- ii. Secures the provision of TDM measures on the site:
 - a) ACT - 01;
 - b) ACT – 02;
 - c) ACT – 03;
 - d) ACT – 06, and

e) SUP – 01

- iii. permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed; and
- iv. agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.

A.2.5 Provision of a Services Agreement to detail the on-site 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 are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

The agreement will include the following:

- i. standard curb ramps at Homer and West Pender Street;
- ii. pedestrian lane crossing on Homer Street;

Note to Applicant: Show the details of the lane crossing and curb ramps on your drawings, also reference the engineering standard drawings C8.1 and C9.2.
- iii. upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations; and
- iv. new or replacement duct bank adjacent to the development site that meets current City standards.

A.2.6 Provision of a Loading Management Plan (LMP), including the following:

- i. clarification of how the loading facility will operate;
- ii. management of the facility, including on-site loading manager;
- iii. size of the largest delivery vehicle delivering to the site and the expected frequency of all of deliveries;
- iv. specification of the routing of trucks from the arterial streets to and from the loading space;
- v. clarification of the largest truck that the loading space(s) are designed to accommodate and provision of all vehicle dimensions;
- vi. an expected Schedule of Loading Activity table for all uses;
- vii. identification of loading bays that can be used for unscheduled loading deliveries; and
- viii. Loading Management and Communications Protocol for all tenants.

- A.2.7 Subject to acceptance of an approved Loading Management Plan (LMP), arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, requiring the Owner's compliance with the LMP;
- A.2.8 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(s) between the commercial and residential uses and label the space(s) as 'Office and Retail Loading'.
- A.2.9 Arrangements shall be made to the satisfaction of the GMES & DLS for a new legal agreement for the existing cornices and building features that encroach onto City Street prior to the issuance of the buildings occupancy permit. A letter of commitment will satisfactorily address this condition at the DP stage.

Note to Applicant: An application to the City Surveyor is required. A fee of \$1,114.90 will be charged for the preparation of the encroachment agreement and an annual charge shall be paid to the City for the encroaching elements at current rates as noted in the Encroachment By-law. The applicant will also be responsible for the preparation of Survey plans and all Land Title Office registration fees.

The developer should be advised that building encroachments onto City street will cause problems when strata titling a property due to Section 244(1)(f) of the Strata Property Act. The City of Vancouver may not support the provision of easements for any parts of the building on City Street. Applicants are advised to seek independent legal advice on the matter.

- A.2.10 Provision of design elevations interpolated between building grades required along property line across:
- i. middle of entrances, stairs, utility access, pathways, etc.; and
 - ii. corners of loading bays, individual parking stalls.

Note to Applicant: Show design elevations on sheets A201 and A202.

- A.2.11 provision of City issued Building Grades survey benchmark Monument V-4236 to be used, or provide written confirmation specifying the benchmark denoted on any topographic survey used for design purposes is consistent with the benchmark elevation established on the building grade plan issued by the City.
- A.2.12 provision of the following street improvements to the satisfaction of the General Management of Engineering as per the required Services Agreement (see also Engineering condition A.2.5):
- i. Standard curb ramp at Homer and West Pender Streets; and
 - ii. Pedestrian laneway crossing off Homer Street.

Note to Applicant: Show the details of the lane crossing and curb ramps on your drawings, also reference the engineering standard drawings C8.1 and C9.2.

- A.2.13 provision of improved access and design of the parkade layout and compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including provision of the following:

- i. confirmation that an overhead gate for the loading area is being proposed, if so provide updated section drawings showing overhead gate;
 - ii. column encroachments in line with the Design Supplement; and
 - iii. elimination of column encroachment into Class B loading.
- A.2.14 provision of improved access and design of loading spaces and compliance with the Parking and Loading Design Supplement, including provision of the following:
 - i. a minimum length of 8.5 m and a minimum width of 3.0 m for all Class B loading spaces; and
 - ii. a double throat for the Class B loading spaces to facilitate maneuvering to/from both directions.

Note to Applicant: A double load throat is required as the left turn from Hastings Street onto Hamilton Street is restricted in the AM and PM.
- A.2.15 provision of improved access and design of bicycle parking, including provision of the following:
 - i. directional signage for Class B bicycle spaces not readily visible to visitors of the site.

Note to applicant: Update architectural plans to show/note the location of directional signage. Reference Section 6.4.5 of the Parking By-law for additional information.
- A.2.16 notation of the following on all ground level and parking level plans:
 - i. “vehicle parking layout approved, subject to compliance with approved Transportation Demand Management (TDM) Plan” and
 - ii. “loading layout approved, subject to compliance with approved Loading Management Plan”.
- A.2.17 provision of the following information as part of the drawing submission to facilitate a complete Transportation review and may result in additional conditions:
 - 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 columns and column encroachments into parking stalls; and
 - iii. indication of the stair-free access route from the Class A bicycle spaces to reach the exterior.

Note to Applicant: Stair ramps are not generally acceptable.
- A.2.18 Indication of garbage / recycling container outlines in the Garbage & Recycling storage area in accordance with the [Garbage and Recycling Facility Storage Amenity Design Supplement](#);
- A.2.19 Provision of the following statement on the landscape plan:

This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and or your Engineering Site Inspector for details.

- A.2.20 Provision of a canopy application is required for the proposed canopy on the Homer Street frontage.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage system. Canopies are defined as a rigid roof like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56mm in thickness. (VBBL section 1.8.8).

- A.2.21 Provision and maintenance of parking, loading, bicycle, and passenger loading spaces in accordance with the requirements of the Vancouver Parking By-law;

- A.2.22 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.

- A.2.23 Provision of written confirmation that all required electrical plants will be provided within private property;

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features

Civil Key Plan should be revised to include all 3rd party utilities' proposed builds and please re-submit directly to the Utilities Branch.

- i. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- ii. All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

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