

adjacent to Cambie Street, West 41st Avenue, West 45th Avenue and New Street;

Note to Applicant: Weather protection on the Cambie Street, West 41st Avenue, and West 45th Avenue frontages is proposed to be integrated into the building form via draped and flared building mass that extends into walking surfaces of the public realm in some cases. The public realm along the east edge of New Street appears to be partially covered by balconies and projected cantilevers extending from the faces of Buildings 9, 10, and 11. The application does not specify the maximum horizontal overhang, and so the impacts cannot be understood. Staff will consider some projections for weather protection given that the proposed approach to the architecture, but will seek to minimize building mass that overhangs walking surfaces at each development permit application stage to maintain access to light and the desired public realm condition along these streets.

1.6 design development to Building 5 to reduce shadow impacts on the Transit Plaza;

Note to Applicant: Shadow studies provided suggest that Building 5 will cast shadows onto the plaza on the Equinox. Please provide additional shadow studies on the Equinox clearly indicating impacts of Building 5 on the Transit Plaza between 12:00pm and 2:00pm in 15 minute increments. Tower shaping may be required to minimize shadows onto the plaza.

1.7 design development to ensure that prominent retail frontages along West 41st Avenue, Cambie Street and other highly visible façades accomplish the following:

- i. prioritize transparency at the street level to allow for visibility into the store;
- ii. have considerable architectural expression and visual variety; and

Note to Applicant: There should be no blank walls facing any public view. Façades should wrap around the building at every corner visible to the public.

- iii. are permeable and inviting with entries and access to anchors from the street clearly defined and identifiable to the public.

1.8 design development to reduce apparent bulk of Buildings 3 and 4 including the connecting podium as viewed from the north; and Buildings 6 and 7 including the connecting podium as viewed from the east;

Note to Applicant: Add texture/materiality to the north façade for interest and reduce the scale of in-plane uninterrupted building face.

1.9 design development to maintain the general building forms, and architectural expression as illustrated and to maintain the high quality materials and level of detailing implied and necessary to accomplish and construct the proposed design aesthetic;

Note to Applicant: This includes the general sculptural qualities of form, the expression and tectonic language of the glazed veil, masks, reveals, skin/skeleton and modularity, resolution of curved glass with minimal use of facets, and photovoltaic panels integrated into roof elements. Confirmation shall be provided as a separate drawing sheet in the PDP application package for towers to not exceed average floorplate dimensions or podium datum line heights.

1.10 provision of Park Board approval must be obtained for the park design including all park pavilions and structures;

Note to Applicant: The park design must be approved by the Park Board following the Park Board-led public engagement process. If approved, further detailed design and the development of a Park Operations and Maintenance Agreement including, but not limited to, park maintenance, repair and replacement requirements as well as an understanding of the Park Board's role in inspections, operational control including event permitting and enforcement of park bylaws must be completed to the satisfaction of the General Manager of the Park Board. See also Recommended condition **1.1** and Standard Park Board condition **A.1.41**.

- 1.11 design development to maintain privacy for residential units located adjacent to public spaces, such as park spaces or public steps;
- 1.12 design development to the interface of the residential frontages of proposed buildings 9, 10, and 11 at ground level along New Street to enable private outdoor space for residential units and anysteps providing access to the units and their private open space;

Note to Applicant: All private outdoor space, railings, balconies, steps etc. serving the units should be located outside the Right-of-Way for New Street. The intent is to provide a degree of privacy for these ground level units while maintaining a welcoming expression to the street, i.e. avoid the need for occupants to close blinds to the sidewalk for privacy.

- 1.13 design development to maximize sun access to the High Street by performing the following:
 - i. reducing the depth of the second storey cantilevered spaces; and
 - ii. reconfiguring the massing of Building 8 to eliminate the overhang of the High Street.

Note to Applicant: Intent is to create a welcoming, appropriately scaled, and sunny public realm along the High Street.

- 1.14 design development to remove/relocate mechanical equipment serving the site at large from City owned buildings as follows:
 - i. generator from the roof of the Childcare at Building 1;
 - ii. cooling tower from the roof of Building 2; and
 - iii. meter room from Building 2.

Note to Applicant: Only mechanical equipment dedicated to the City airspace parcel is to be located on the rooftop and within the building envelope. Social Policy and Projects, and Community Care and Facility Licensing (CCFL) share concerns about noise, vibration, and air pollution impacts on the rooftop child daycare. Other concerns include but are not limited to access for maintenance and servicing, and reduction in useable space for Civic Centre and social housing program areas.

- 1.15 design development to the sub-ground commercial performance venue on the underground levels to address and resolve the significant life safety, egress and emergency response issues;

Note to Applicant: This includes elevators which must be located in highly visible locations in close proximity to stair access points to ensure the relationship is intuitive with a strong visual connection.

- A.1.34 design development of skylight size, configuration, location and interface with the park design to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation;

Note to Applicant: See also Standard CPTED condition [A.1.78](#).

- A.1.35 design development to confirm interface between private uses and park space;

Note to Applicant: Park Board will not accept private ownership of structures within the park areas.

- A.1.36 design development to discourage the riding of bicycles through the Civic Centre Park and encourage dismounting to minimize bicycle traffic adjacent to the Civic Centre;

Note to Applicant: The applicant should work closely with Park Board staff to identify appropriate locations for bicycle parking at the Civic Centre. Public Bike Share locations will be located in the public realm areas or on private land. See also Standard CPTED condition [A.1.80](#) and Standard Engineering Services condition [A.2.48](#).

- A.1.37 design development to ensure universal accessibility of the park to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation;

- A.1.38 provision of public washrooms in locations distributed around the site with consideration of park amenities including, but not limited to, playgrounds and play areas and for use during events, to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation;

Note to Applicant: Hours of operation of washrooms to be determined through the Park Operations and Maintenance Agreement with the intent of meeting park operating hours. See also Standard Park Board condition [A.1.41](#).

- A.1.39 design development to confirm entry points from commercial, retail, and residential development leading into park space to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation;

- A.1.40 design development of Park Board operated community learning garden to the satisfaction of the General Manager of Park Board;

Note to Applicant: The park community learning gardens are subject to the Park Board Urban Agriculture Policy and are separate from the food asset requirements specified in the Rezoning Policy for Sustainable Large Developments which is subject to the specifications of the City's Urban Agriculture Design Guidelines for the Private Realm. The community learning garden is not a proxy for the proponent's own requirement for providing local food assets as part of the private development. See also Standard Affordable Housing condition [A.1.61](#).

- A.1.41 joint completion of a Park Operations and Maintenance Agreement required between the applicant and Park Board to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation to demonstrate consideration and approach for daily operations and maintenance;

Note to Applicant: Agreement to include, but not be limited to, park maintenance, repair, replacement and renewal requirements to be satisfied by the applicant, as well as an understanding of the Park Board's role in inspections, operational control including event permitting and enforcement of park bylaws. See also Recommended conditions 1.10 and 1.1 and Standard Park Board condition A.1.38.

- A.1.42 provision of a maintenance manual for each of the 6 park areas to be provided by the applicant as part of DP submissions, to the satisfaction of General Manager of the Vancouver Board of Parks and Recreation;

Note to Applicant: These manuals will form part of the Park Operations and Maintenance Agreement. Recognizing that the park design will evolve over a number of DP submissions, it is anticipated that updated manuals may be required throughout the process. Manuals to include direction on maintenance of all park elements including but not limited to, structures, hardscape and horticultural elements. Manuals are to include, but not be limited to, daily, seasonal, annual and other time bound requirements.

- A.1.43 design development to demonstrate that the net park area is not reduced by any park maintenance or operations features including, but not limited to, maintenance yard(s) of any size, storage of equipment and/or materials, space for park attendants, and back-of-house functions, etc. and that the park is easy to access by small utility vehicle(s), i.e. gator;

- A.1.44 provision of a comprehensive analysis for special events through design development to determine potential impacts to adjacent residents including, but not limited to, noise, light, and views;

- A.1.45 design development of event spaces within the park to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation in consultation with the General Manager of Arts, Culture and Community Services including the following:

- i. collaboration with Cultural Services and Park Board staff to ensure that event areas have full accessibility for audiences, performers and technicians;
- ii. adequate infrastructure provision in each outdoor event space for the type and capacity of anticipated events including integrated utilities (water and power), locations for temporary washrooms or provision of sufficient permanent washrooms, event and equipment storage, and other back-of-house infrastructure to support events, performances, pop-up installations, and semi-permanent installations for storage on site but outside of the park; and
- iii. consideration that multiple event spaces can be programmed concurrently while still maintaining quality of experience for each event.

- A.1.46 provision of confirmation that there is direct vehicular access to the Civic Centre Park and small utility vehicle access to all rooftop park areas for events as well as for maintenance and refuse collection;

Note to Applicant: Any utility access point within 1m of the PBS space is to be identified and shown in a detailed drawing submitted. Other firm, paved materials are subject to approval.

- vi. Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%.

Note to Applicant: At minimum, spot elevations at the four corners of the station must be provided.

- vii. Sun *exposure*: There must be a minimum of 5m vertical clearance above the PBS space in order to maximize sun exposure as station operates on solar power; and

Note to Applicant: Ideally the station should receive 5 hours of direct sunlight a day.

- viii. Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station.

Note to Applicant: See also Standard Park Board condition **A.1.36**.

Pertaining to Street Furniture:

A.2.49 all costs associated with the removal and subsequent re-installation of street furniture during construction and upon completion of construction shall be the responsibility of the developer;

A.2.50 clarification and confirmation that the following shall be protected in place or removed and re- installed at new location(s), if necessary:

- i. existing bus shelters;

Note to Applicant: All bus stops shall include bus shelters. Coordinate with Street Activities where new shelters are required.

- ii. existing trash receptacles on street Right of Way(s);

- iii. existing bike racks on street Right of Way(s); and

- iv. existing information maps and way-finding signs on street Right of Way(s).

Note to Applicant: All items should be identified on the Landscape Plans including notes on replacement.

Pertaining to Street Horticulture:

- A.2.51 all planting on street Right of Way(s) shall be maintained by the adjacent property owner. An encroachment agreement will be required to ensure the property owner is responsible for maintaining plantings in the street right of way;
- A.2.52 confirmation that no permanent irrigation system shall be installed in the street Right of Way;
- A.2.53 confirmation that all plant material within the same continuous planting area which is located on street Right-of-Way within 10m, measured from the corner of an intersection, pedestrian crossing, entrance to a driveway, or other conflict areas where sightlines need to be maintained for safety reasons, shall not exceed a mature height of 0.6m as measured from the sidewalk;
- A.2.54 confirmation that all plant material within the street Right of Way that is located outside of the areas described in the bullet above shall not exceed 1m in height as measured from the sidewalk; and
- A.2.55 confirmation that plants shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane.

Note to Applicant: Provide minimum 45cm buffer of low groundcover in planting beds adjacent to sidewalks.

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

- A.3.1 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during subsurface work.
- A.3.2 Provision of Ministry of Environment release for the permit application(s) requested (e.g. Demolition, Subdivision, Zoning, and Development).
- A.3.3 The property owner shall, as required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
- A.3.4 Enter into a remediation agreement for the remediation of the site and any contaminants which have migrated offsite on terms and conditions satisfactory to the Manager of Environmental Services, City Engineer and Director of Legal Services, including:
 - i. Each parcel undergoing development will be identified by metes and bounds; and
 - ii. A Section 219 Covenant stating that there will be no occupancy of any buildings or improvements on the parcel (identified by metes and bounds) constructed pursuant to this rezoning and development until a Certificate of Compliance or a Final Determination (for the parcel) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.
- A.3.5 Must comply with all relevant provincial Acts and Regulations (e.g. Environmental Management Act, Contaminated Sites Regulation, Hazardous Waste Regulation) and

municipal Bylaws (e.g. Fire Bylaw, Sewer and Watercourse Bylaw).

APPENDIX B

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, 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 Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw 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 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.5 Detailed drawings of the Child Care Facility to be submitted to and reviewed by CCFL for compliance with the CCF Act and Child Care Regulation.

Note to Applicant: The application must meet the requirements of the CCF Act and Adult Care Regulations prior to approval at Building Permit stage.

B.2 Conditions of the 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 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 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.

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.2.5 The General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) to be located on private property with no reliance on public property for placement of these features. The applicant is to provide confirmation that all required electrical plant is provided for on-site. There is to 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: It is presumed with your consultation so far 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.2.6 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.2.7 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.**

Building Review Branch Comments

The following comments are based on the preliminary drawings stamped “Received” on February 26, 2018 and prepared by Henriquez Partners Architects for the proposed “pre-DP” application DP-2018-00166. This is a preliminary review in order to identify major issues which do not comply with Vancouver Building Bylaw #10908 as amended (VBBL).

The following items are under ongoing discussion with the design team and must ultimately be resolved to the satisfaction of the Chief Building Official (CBO).

1. Performance Venue

The sub-ground commercial performance venue proposed for Parking Level P3 at the northeast corner of the site is of significant concern to the CBO, the Vancouver Police Department, and Vancouver Fire & Rescue Services. It will not be permitted in its current configuration nor in any other below-grade location. Concerns are related specifically to life safety issues around egress/exiting and emergency response. See also Recommended condition **1.15**.

2. Single Building Concept

The project is currently proposed to be designed as a single building under the auspices of Articles 3.2.2.23., 3.2.2.47., 3.2.2.54., 3.2.2.62., and 3.2.2.72. of the VBBL, where each provide construction requirements for buildings of “any height, any area, sprinklered” for the anticipated major occupancies in the project. The “any height, any area” concept has never been anticipated by the City to apply to a development of this size and complexity and will require further review prior to any building permit issuance. Specific issues include (but may not be limited to):

- Seismic performance;
- Fire spread within the parkade;
- Fire department access and response to both the parkade and the rooftop park;
- Exiting/egress from the parkade to the rooftop park; and
- Phasing of the development over several years and integrity of structural, fire, and life safety compliance during ongoing construction.

Note to Applicant: See also Recommended condition **1.16**.

3. Construction Phasing

There is a request for assurance that the requirements of the VBBL edition in effect at the time of initial permit application can be applied to all future phases of the development for the duration of construction (anticipated to be 10+ years). This concept is not supported by the CBO’s office, for the reasons listed below.

- The single-permit structure for a typical staged project is predicated on the submission of a complete code compliance report and supporting code compliance drawings at the time of initial application, demonstrating in detail how the entire project complies with the VBBL. The design team has not explained how this is feasible for a project that is anticipated to last upwards of 10 years. The final stages of the permit are likely to be still conceptual when the initial permit application is made.
- Individual permits provide opportunities to incorporate fire separations, seismic shear walls, and independent exits that the single building concept excludes.
- It’s not possible to anticipate the requirements of future editions of the VBBL and it would be irresponsible of the CBO’s Office to accept an outdated standard for fire & life safety, structural design, accessibility, and energy performance for the entire future development.

4. Existing Building Upgrades

The two existing buildings at the northeast corner of the site, as well as a portion of the parkade below them, are proposed to be retained while the rest of the property is redeveloped. The

existing buildings are adjacent to the proposed main entrance to the new mall and the transit plaza. Both are anticipated to have structural and life safety deficiencies due to their age. Based on the size of the proposed development and consistent with direction given to other proposals currently underway in the City, the CBO's Office has requested that the existing buildings be upgraded to an appropriate level of fire and life safety and seismic resistance. It is however anticipated that the residential building will require further review and discussion to develop a reasonable upgrade solution given the possible constraints of building ownership.

5. Fire Access

The distance from the nearest access route to the middle of the rooftop park appears to exceed the allowable travel distance from an access route per 3.2.5.5. of the VBBL. In addition, the proposed building cantilevers over the "High Street" appear to challenge firefighting to the building face using ladders. Both these concerns must be addressed.

6. Sustainability

In addition to a single-phase site-wide project model demonstrating compliance with the site TEUI and GHGI performance limits (as specified in Green Buildings Policy for Rezoning amended February 7, 2017, the May 2, 2018 Building By-law report to Council, and the Zero Emissions Building Plan for planned 2025 and 2030 requirements), the design team shall demonstrate compliance with the TEDI limits for the development contained within each building permit, and report the TEDI of each structure. One of staff's primary concerns for a single-phase site-wide project model incorporating all structures is the potential it creates to allow for higher performing buildings to trade-off with lower performing or even non code-compliant buildings.

As the project design progresses, the City will require regular updates to the site-wide project model, including the TEUI, TEDI, and GHGI values for each structure. These updates will occur at each DP and BP stage, as well as any time a potential barrier to achieving the performance limits is identified for individual building permits or the project as a whole. These updates must show how changes to Building By-law performance limits over time have been incorporated into the site-wide project model, and how the site-wide energy approach achieves the GHGI limits. Performance changes to building designs already approved will also require updated models and shall demonstrate compliance with applicable performance limits are maintained.