

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer, Development Services
D. Lee, Engineering Services
J. Olinek, Urban Design & Development Planning

Also Present:

C. Stanford, Urban Design
L. Beaulieu, Landscape
J. Smallwood, Development Services
T. Potter, Development Services
J. McAuley, Park Board Planning & Development

APPLICANT:

Henriquez Partners Architects
598 West Georgia Street
Vancouver, BC
V6B 2A3

PROPERTY OWNER:

7503059 Canada Inc 800 Park Place
666 Burrard Street
Vancouver, BC
V6C 2X8

EXECUTIVE SUMMARY

• **Proposal:**

To develop a thirty-three (33) storey mixed-use building composed of a twenty eight (28) storey residential tower containing 171 dwelling units; a five (5) storey mixed-use podium (four storey office/one storey retail) on three (3) storeys of underground parking; level 2 & 3 rooftops provide a portion of a 9 acre Park “*The Commons & Upper Green*” including a public event space, a dog run, and a running loop.

This is the sixth application subsequent to the PDP*. Although the proposal can be considered on its own merit, it must also address ongoing concerns of the PDP. As Oakridge Centre continues to develop, satisfying PDP conditions and conditions in this report is required to maintain the momentum of the project. Several PDP conditions are repeated in the report because they remain relevant and require renewed review and analysis. Repeated PDP conditions appear in square brackets as follows: “[Repeat PDP Condition x.x.]”.

* The Preliminary Development Permit (PDP) for the entire site (“**Oakridge Centre**” at the time of Rezoning) was approved by Council on March 14, 2014. The Development Permit Board subsequently approved it on July 23, 2018 establishing updated baselines for:

- i. Height, Density and form of development;
- ii. Land use;
- iii. a Park Concept Plan;
- iv. Provision of social, rental, and market housing; and
- v. delivery of a Civic Centre.

See **Appendix A** Standard Conditions
Appendix B Standard Notes and Conditions of Development Permit
Appendix C Architectural Drawings
Appendix D Applicant's Design Rationale
Appendix E Development Permit Phasing Diagram
Appendix F Building Number and Height Diagram
Appendix G Preliminary Development Permit Approval Conditions
Appendix H Summary Report of Notification

● **Issues:**

1. Architectural expression;
2. Public realm interface;

● **Urban Design Panel: Support with Recommendations 6-2**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. **DP-2021-00512** submitted, the plans and information forming a part thereof, thereby permitting a thirty-three (33) storey mixed-use building composed of a twenty eight (28) storey residential tower containing 171 dwelling units, a five (5) storey mixed-use podium (four storey office/ one storey retail) on three (3) storeys of underground parking. Level 2 & 3 rooftops provide a portion of a 9 acre Park (The Commons & Upper Green) including a public event space, a dog run, and a running loop, subject to the below conditions of approval:

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 improve the quality of architectural expression, visual variety, material treatment and execution of the buildings elements with consideration of the below:

- i. ensure the expression of the planar glazing elements of the building facade are more visually responsive to the context providing substantially improved solar control optimization in the articulation and treatment of the façade;

Note to Applicant: Refer to Urban Design Panel meeting minutes, recommendations, and related commentary.

- ii. enhance the quality and execution of material expression in architectural elements such as the balcony edge treatment;

Note to Applicant: Refer to Urban Design Panel meeting minutes, recommendations, and related commentary.

- iii. provide interest and character by refining the treatment at key points of transition particularly from the body of the tower to the podium; and,

Note to Applicant: The applicant should expand upon their consideration of the podiums relation to the high street and open spaces. The applicant could provide an updated design rationale with provision of large-scale architectural details elements.

- iv. refine the crowning of the tower at the upper storeys appropriate to establish the building as an anchor point to the site.

Note to Applicant: Refer to the Urban Design Panel meeting minutes on the execution of the building design appropriate to its context as a 'marker' building. The applicant could respond with large-scale architectural details elements, and consideration of material finish and texture..

1.2 design development to improve the at-grade interface and podium treatment with particular consideration of the below:

- i. provide additional features in the building interface to address inclement weather and ensure pedestrian comfort particularly over entrances, escalators and public spaces all as part of a refined cohesive design.
- ii. provide additional articulation of the residential entrance to be appropriately scaled to its context, creating a point of distinctiveness in the streetscape treatment and ensuring adequate wayfinding.

Note to Applicant: Explore fenestration patterns, lighting, materials, and refer to the Urban Design Panel commentary and recommendations for further reference.

- iii. enhance the design of commercial entrances to be more clearly delineated by exploring additional architectural features, ensuring adequate wayfinding and creating a level of detail appropriate to a high street; and,

Note to Applicant: Explore fenestration patterns, lighting, materials, articulation and details that reinforce the public realm, contextual fit, and strengthen the connection between indoor and outdoor spaces.

- iv. enhance the general expression of the base of the building particularly off the high street and where it interfaces with the ground and adjoining buildings;

Note to Applicant: demonstrate a site furnishing strategy indicating street furniture, bollards, benches, pedestrian-scale lighting, bike racks, guardrails, decorative grilles, planters etc.) and any other mechanisms that contribute to a more vibrant public realm interface.

- 1.3 design development to improve the park spaces with provision of information necessary to confirm a lively and safe public realm and with particular consideration of the below:

- i. ensure that thorough life safety measures are incorporated in the design of the landscaping and park spaces with the use of structural glass in any skylight flush with or near to the ground;
- ii. provide additional information on the programming of 'The Commons' event space and use of the performance stage;
- iii. demonstrate with the provision of additional information and diagrams the considered inclusivity and accessibility of the park spaces to all users and age ranges;
- iv. demonstrate a thorough consideration of the safe effective use of the common spaces especially when utilized as a public event space both for effective evacuation and mitigating unauthorized access to areas;
- v. refine the overall outdoor surface treatment and edge conditions ensuring it is high quality, visually interesting, and distinguishable, particularly at transition points such as where the running loop interfaces with the park; and,
- vi. refine colors, materials, texture & patterns for use as tactile identifiers for the sensory deprived and for enhancing the public experience;

Note to Applicant: The above should be read in conjunction with the concerns expressed in the Urban Design Panel meeting minutes of September 01, 2021.

2.0 That the conditions set out in Appendix A must 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

DPB - Oakridge Technical Analysis (DP-6)										
650 W 41st Ave					DP-2021-00512					
Permitted/Required CD-1					Proposed (Building 12)					
¹ Site Size						Irregular (Existing site)				
¹ Site Area	114,384.70 m ²					114,499.70 m ²				
Use (s)	Retail/Office/Dwelling					Retail/Restaurant/Office/Dwelling (Market)				
² FSR	3.71 (site)					0.44				
² Floor Area	Total Floor Area		424,367.2	m ²	Total Floor Area		50,631.4	m ²	328,627.16	
	Max. Dwelling Use (site)		256,541.0	m ²	Total Residential Area		23,552.6	m ²	178,217.72	
					Building 12		23,552.6	m ²		
	Max. Non-Residential Uses		168,059.0	m ²	Total Non-Residential		27,078.8	m ²	60,470.5	
					Retail		13,755.7	m ²		
² Floor Area Exclusions	Min. Office (site)		39,000.0	m ²	Restaurant		422.6	m ²		
					Office		12,900.5	m ²	57,008.87	
	Max. Open Balcony 12.0%		2,826.3	m ²	Open balcony 10.3%		2,437.4	m ²		
	Max. Amenity (site)		2,600.0	m ²	Storage (AG)		433.4	m ²		
					Total Amenity		214.1	m ²	1,809.0	
³ Height					Building 12		214.1	m ²		
					Mechanical		61.2	m ²		
					Public Right of Way		1,651.7	m ²		
					Total "Park" Exclusion		161.6	m ²	3,000.31	
⁴ Parking	Max. Geodetic		194.9	m	Geodetic Elev.		194.9	m		
	Building 12 - Sub-Area 12		202.5	m	Building 12 - Top of Roof Slab		199.5	m		
	Max. Projection				Top of Parapet					
	Residential Min.		151		Residential				Site Totals	
			201		Residential Car Share					
	Residential Disability		7		Disability					
	Max. Small Car 25.0%		38		Small Car #DIV/0!					
	Total Residential Parking		151		Total Residential Parking		161			
	Commerical Parking 1/65 m ²		417		Standard					
	Non-Residential Disability		12		Non-Dwelling Car Share					
⁵ Loading	Max. Small Car 40.0%		167		Total Disability					
	Total Non-Residential Parking		417		Total Small Car #DIV/0!					
	Residential Car Share		0		Total Non-Residential Parking		964			
	Non-Residential Car Share		0		Residential Car Share					
	Total Car Share		0		Non-Dwelling Car Share					
					Total Car Share (1:5)		0			
	TOTAL REQUIRED		568		TOTAL PROPOSED		1125			
	Class	A	B	C	Total	Class	A	B	C	Total
	Retail	0	7	2	9	Retail				0
	Office	2	3	0	5	Office				0
	Restaurant	0	1	0		Restaurant				0
	Dwelling	2	0	0	2	Dwelling				0
	Total	4	11	2	17	Total	0	0	0	0
⁶ Bicycle	Class	A	B			Class	A	B		
	Retail	28	6			Retail	47	6		
	Office	26	6			Office	29	6		
	Restaurant	1	0			Restaurant	0	0		
	Dwelling	214	6			Dwelling	230	6		
	Total	268	18			Total	306	18		
⁶ Additional Bicycle (site)	Replacement	300				Replacement	0			
	Traditional 30%					Traditional 30%				
	Combined Total	568				Combined Total	306			
⁷ Unit Mix	Unit Type	#	%			Unit Type	#	%		
	Market					Total Market	171	100%		
						Studio	0	0%		
						1 Bedroom	39	23%		
	2 Bedroom	43	25%			2 Bedroom	53	31%		
	3+ Bedroom	17	10%			3+ Bedroom	79	46%		
	Market Rental	290				Total Market Rental	0	0%		
	Social Housing	290				Total Social Housing	0	0%		

*Site totals column includes figures of issued DP1 & DP2 and the most recent figures of DP4 & DP5.

Notes:

1. **Note on Site Size and Site Area:** Site area is based on the provided survey;
2. **Note on FSR and Floor Area:** DP6 complies with total floor area requirements under the CD-1(1) By-law. An exclusion for the public right-of-way to the Canada Line Station, as per Section 6.9(b)(i) of the CD-1(1) By-law has been applied for and this exclusion is now at the maximum permitted;
3. **Note on Height:** Building 12 falls within sub-area 12 of the CD-1 By-law and is compliant;
4. **Note on Parking:** Figures proposed on the drawings do not identify parking space types per use. Final parking figures must be confirmed as per Standard Development Review Branch condition A.1.19;
5. **Note on Loading:** No loading spaces are provided within the project scope area for this project and the loading proposed for this application was provided in DP-1 (DP-2018-00633). Confirmation of compliance with loading requirements is requested through Standard Development Review Branch condition A.1.20;
6. **Note on Bicycle:** A total of 306 Class A bicycle spaces is proposed including 58 horizontal, 19 over-sized, 30 lockers and 199 silo spaces; and
7. **Note on Unit Mix:** A total of 171 market units have been proposed which includes 39 (23%) one-bedroom units, 53 (31%) two-bedroom units and 79 (46%) three-bedroom units

• **Legal Description**

Lot: 7 Except Part in Air Space Plan 20425
& Plan EPP85694
Block 892
District Lot 526
Plan: 20424

• **Application History:**

June 1, 2021	Complete DP submission
Sept 1, 2021	Urban Design Panel
Sept 15, 2021	DPSC
Sept 29, 2021	DPSC

• **Site:**

The site is located at the southwest corner of the intersection of Cambie Street and West 41st Avenue, bounded by West 41st Avenue to the north, Cambie Street to the east, West 45th Avenue to the south, and a diagonal New Street to the west connecting West 41st Avenue with West 45th Avenue. This application includes a 33 storey mixed-use building containing 171 dwelling units on a 5 storey podium containing retail & office use, all over 3 storeys of underground parking with landscaped public park space on the roof known as the upper green and commons. The project comprises a portion of a larger site wide, multi-phase, multi-building development at the Oakridge Mall site and is located in the center of that site as shown in Figure 1 of the following page.

(see context map next page)

• **Context:** Significant adjacent development includes:

- a) 6108 Cambie Street, 2-storey multiple dwelling complex, (c. 2000);
- b) 6172 Cambie Street, 3-storey multiple dwelling complex, (c. 2000);
- c) 6137 Cambie Street, proposed 7-storey mixed-use building;
- d) 538 West 45th Avenue, 6-storey mixed-use building, (c. 2000);
- e) 688 Fairchild Road, residential development consisting of a 5-storey and 4-storey apartment buildings and 2-storey townhouses (c. 1994);
- f) 5926-6076 Tisdall Street, four 9-storey apartment buildings (c. 1960);
- g) King David Secondary, 5718 Willow Street, 2-storey secondary school building, (c. 2005);
- h) Jewish Community Centre, 950 West 41st Avenue, proposed mixed-use development consisting of a 26-storey and a 24-storey residential towers over a 4-storey podium, and a 9-storey community centre;
- i) Oakridge Transit Centre, 949 West 41st Avenue, proposed mixed-use development consisting of various mid-rise (6 to 12-storey) buildings and townhouses;
- j) 5688 Willow Street, residential development consisting of two 6-storey buildings and four townhouses at the lane, (c. 2017);
- k) 655 West 41st Avenue, residential development consisting of two 6-storey buildings, (c. 2016);
- l) 611 West 41st Avenue, 6-storey Seniors' Assisted Housing building, (c. 2014);
- m) Oakridge Lutheran Church, 585 West 41st Avenue, proposed 6-storey mixed-use building;
- n) 452 West 41st Avenue, residential development consisting of a 6-storey building and 2-storey townhouses at the lane, (c. 2015);
- o) 5733 Alberta Street and 376-392 West 41st Avenue, proposed residential development consisting of a 6-storey corner building and 2-storey townhouses at the lane;
- p) Oakridge United Church, 305 West 41st Avenue, proposed 6-storey mixed-use development;
- q) Columbia Park, 5908 Alberta Street, 2.78h park;
- r) 625 West 45th Avenue, 9-storey apartment building (c. 1986); and
- s) Tisdall Park.

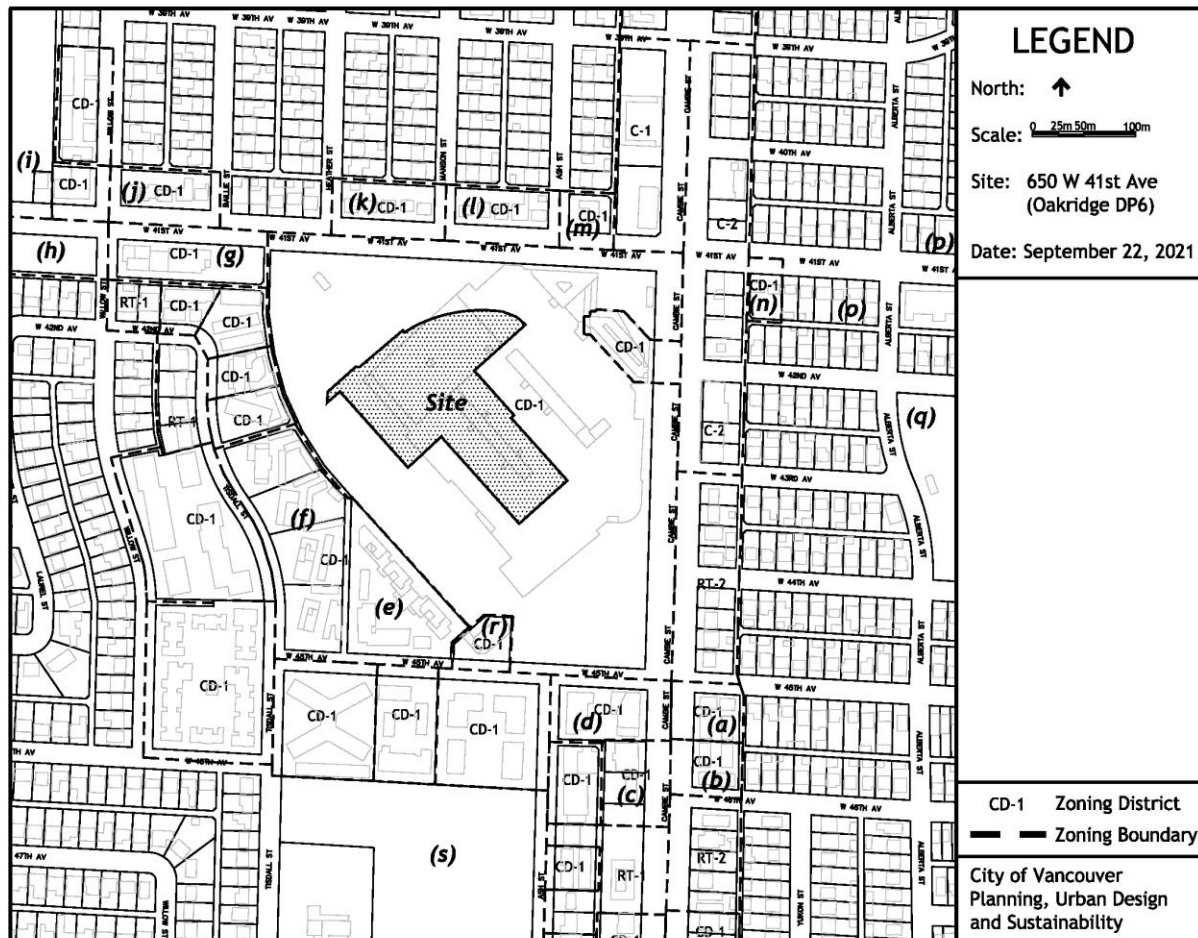


Figure 1. Key plan of the Oakridge Development with DP-6 area shown as hatched.

• **Background:**

Council approved a rezoning application for Oakridge Centre at on March 14, 2014. In February 2018, a re-conceived proposal was submitted with a revised form of development (one less tower, revised position and shaping of towers, the location of access points, new locations for social housing, rental housing and the Civic Centre, revised Park Concept Plan and Public Realm Plan). The revised proposal was approved by a Preliminary Development Permit (PDP). The background of the rezoning and PDP are provided in the staff report for the Preliminary Development Permit– 650 West 41st Avenue the conditions of which are *in Appendix G*.

Since the PDP approval, six development permits are submitted in phase 1 of development as follows:

1. The first development permit **DP-2018-00633** (Buildings 3 & 4) was reviewed by the panel and approved by the DP Board on October 29, 2018;
2. The second development permit **DP-2018-01149** (Buildings 6,7, & 8) was reviewed by the panel and approved by the DP Board on May 13, 2019;
3. The third development permit application **DP-2019-00667**, on the Oakridge site was approved by the DP board on December 09, 2019 and consisted of the northeast corner of the site, including a portion of the Transit Plaza, the existing Northeast Office, the existing Terraces Building, the Main Mall Entry and a small portion of the interior mall, This DP awaits Rezoning approval;
4. The forth development permit **DP-2019-00534** (Building 1 & 2), known as the civic centre including fitness centre, library, childcare, a significant portion of the future 9 acre park and 187 social housing units was approved by the DP board on November 25, 2019;
5. The fifth development permit **DP-2020-00759** was approved by the DP board on February 22, 2021 and consisted of four-storeys of retail (Food Hall) over three levels of underground parking, with a portion of the future 9-acre Park (Meadow Gardens).

This report considers the sixth development permit on the Oakridge site. The scope of this application **DP-2021-00512** consists of a 33 storey mixed-use building containing 171 market strata dwelling units on a 5 storey podium containing retail & office use, on 3 storeys of underground parking with attendant landscaped public spaces known as the 'Upper Green and 'The Commons'. It is scheduled for DPB review on October 18, 2021. The Urban Design Panel reviewed and supported this development permit application with recommendations on September 01, 2021.

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

- CD-1 (1) By-law (Oakridge);
- Oakridge Design Guidelines;
- Conditions of the Preliminary Development Permit;
- Urban Agriculture Guidelines for the Private Realm;
- Cambie Corridor Plan (2011); and
- Cambie Corridor Phase 3 Public Realm Plan.

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

CD-1 (1) By-law (Oakridge):

Use and Density: The proposed use of residential, retail and office conforms to the provisions of the CD-1 By-law.

Height: The proposed height is within the provisions of and conforming to the CD-1 By-law.

Rezoning Conditions: Staff's assessment of the applicant's response to Council's specific Design Development conditions of the 2014 Rezoning were incorporated into the PDP Report (DP-2018-00166).

Outstanding issues or areas requiring further design development were identified and captured in conditions of the PDP.

Preliminary Development Permit Conditions: Staff have assessed relevant PDP conditions that apply to this application and have noted them as repeated conditions in their respective sections of the report. The full text of PDP conditions are included in *Appendix G* of the report.

Urban Agriculture Guidelines for the Private Realm:

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The guidelines encourage edible landscaping and shared gardening opportunities in private developments, see Standard condition A.1.51 in Appendix A.

Cambie Corridor Plan (2011):

The Cambie Street and West 41st Avenue section of the Cambie Corridor describes the intent for West 41st Avenue as playing a connecting role to a secondary energy node at Oak Street. Cambie Street is envisioned as the Municipal Town Centre High Street with enhanced public realm to support an animated and enjoyable shopping, dining, and entertainment experience. The development proposed in this application satisfies the intent of the Cambie Corridor Plan by providing commercial uses that support more services and contribute to overall vibrancy; and a built form that reflects the importance of this location taking advantage of its proximity to nearby amenities, public open spaces and services.

See Recommended condition 1.2 & 1.3 that reinforces the Staff assessment for a high quality and inclusive public realm experience with active edges and effective wayfinding.

Cambie Corridor Phase 3 Public Realm Plan:

The Oakridge Town Centre section of the Cambie Public Realm Plan that pertains to this application emphasizes wide sidewalks to support pedestrian volumes, encourages a walkable area, and ensures residents have spaces to gather, socialize, and celebrate. High-quality, durable finishes are required to ensure that this area is resilient over the coming years. The proposal in this application features public realm specifications, surface treatments, patterns and finishes that comply with the strategy as described in the Plan.

See Recommended condition 1.3 which seeks the provision of a Public Realm that further demonstrates a seamless and high quality environment for all users; consistent with direction provided in the Cambie Corridor Public Realm Plan and the Public Art Plan.

● **Conclusion:**

This application is the sixth development permit application submitted for the Oakridge Centre redevelopment, following the PDP. The proposal as a whole represents a high quality civic development consistent with the expectations established at the PDP stage and makes a positive contribution to the emerging Oakridge/Municipal Town Centre area.

Staff seek to maintain and enhance the aspiration of this high quality proposal by design development of the architectural expression, the critical points of transition and refinement of material treatment. Staff further seek design development to improve the interface between the at-grade interface and the public realm.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on September 01, 2021, and provided the following comments:

EVALUATION: Support with recommendations (6/2)

Introduction:

Development planner Carl Stanford noted that this proposal seeks to develop a 32 story tower containing 171 market strata dwelling units on a 5 storey podium containing retail & office use, all over 3 storeys of underground parking with attendant landscaped public spaces. This development permit is a portion of a larger site wide development and is the sixth of nine (or more) development permits for phase one of a multi phase, multi-building large development at the Oakridge Mall site. It (DP-6) forms one of the central inner portions of the proposed Oakridge scheme facing onto and including in its cope two important landscaped public spaces known as the 'Upper Green' and 'the Commons' all comprising that development.

Site & Context:

The site is located at the crossing of West 41st Avenue / Cambie Street and is situated in the Oakridge neighbourhood, which is predominantly comprised of single family residences. There are however, significant commercial and office buildings surrounding the site along Cambie Street and West 41st Avenue and the surrounding neighbourhood zoning has recently been updated in the Cambie Corridor Plan, which increases the density at this major transit node. A number of strata multi-residential units are located on both the west and south perimeters. The site is 11.4 ha (28.3 acres) and currently has approximately 57,500 m² (619,000 ft²) of retail, service, and office use. The existing structure is surrounded by uncovered parking. The main entrance to Oakridge Centre shares the northeast corner with the Canada Line Station which connects the downtown core to the airport. It is flanked by two towers that accommodate office and residential units.

In order for the mall to maintain operations during construction, the Oakridge project is proposed to be built in two phases. Phase 1 will consist of the northwest and southeast edges of the site and Phase 2 will consist of the centre and southwest portion of the site. Following PDP approval, five development permit applications have been submitted with the current application being the sixth submission within the first phase of the Oakridge development:

There is approximately 15 to 18 storeys projected future build context surrounding the Oakridge site. The project seeks to re-establish links to the surrounding areas with programming comprising mixed use, affordable / rental housing, and office space. There is a planned reinvigoration of the transit plaza to announce the main entrance to the proposal. The proposed high street is intended to be a re-birth of the open air mall of the 1960s and the park is intended to be a draped park.

Applicable Policy:

The Governing policy for the site includes the CD-1 (1) By-law (Oakridge), Oakridge Design Guidelines, Conditions of the Preliminary Development Permit, Cambie Corridor Plan (2011), and Cambie Corridor Phase 3 Public Realm Plan. The City of Vancouver has also prepared Oakridge Design Guidelines for the streetscape treatments of West 41st Avenue and Cambie Street (& Choy Yuan Crescent). These guidelines include the delineation of pedestrian / bicycle circulation, paving materials treatments, the location of street trees and general guidance on public realm.

Oakridge is designated as a Municipal Town Centre in the Metro Vancouver Regional Growth Strategy and a unique site in the Cambie Corridor Plan. It is the only one located within Vancouver outside of downtown core. Municipal Town Centres are intended to be among the region's primary focal points in terms of concentration of residential density, job space, civic/cultural facilities, and transit service. The project is broadly in line with the requirements of all the above with no major issues related to height, density or guideline variance subject of course to a more detailed review during the development permit process.

Rezoning & PDP Process Summary:

Oakridge went through the rezoning process in 2014, and after further design development, changes to the overall form of development were reviewed by the Urban Design Panel, and approved by the DPB through the preliminary development permit (PDP) process in 2018. The current design represents a natural evolution of the design approved by Council in 2014 resulting in stronger urban connections and more vibrant active public spaces. The improved proposal went through a comprehensive public consultation process consisting of two open houses, two UDPs, and intensive review with City staff. The rooftop park was also reviewed and approved by the Park Board. It is now the development permit stage of the process:

- The first development permit application DP-2018-00633, comprising Buildings 3 & 4 was reviewed by the panel and approved by the DP Board on October 29, 2018.
- The second development permit application DP-2018-01149, comprising Buildings 6,7, & 8 was reviewed by the panel and approved by the DP Board on May 13, 2019.
- The third DP application DP-2019-00667 comprising Building 1 & 2, as well as the new street, public plaza, Civic Park, and the grand stair (one of the main entries into the upper level park) was approved by the DP board on November 25, 2019.
- The fourth development permit application DP-2019-00534, on the Oakridge site was approved by the DP board on December 09, 2019 and consisted of the northeast corner of the site, including a portion of the Transit Plaza, the existing Northeast Office, the existing Terraces Building, the Main Mall Entry and a small portion of the interior mall
- The fifth DP application DP-2020-00759 was approved by the DP board on February 22, 2021 and consisted of four-storeys of retail (Food Hall) over three levels of underground parking, with a portion of the future 9-acre Park (Meadow Gardens).
- The sixth DP application proposed today or DP-2021-00512 consists of a 32 story tower containing 171 market strata dwelling units on a 5 storey podium containing retail & office use, all over 3 storeys of underground parking with attendant landscaped public spaces known as the 'Upper Green and 'The Commons'. It is scheduled for DPB review on October 18, 2021

Pedestrian circulation at grade into the site aligns with existing lanes and local pedestrian traffic patterns. A galleria will provide after-hours public access through the mall. This will create direct pedestrian links to the High Street and the surrounding community from the Canada Line station. The galleria will connect to other mall access points to form the main circulation loop for the ground floor of the mall. Access points to the park above provide multiple circulation options including elevator access. Site entrances at the five plazas are extended towards the project centre creating exterior retail streets that transition into the mall interior. Locations within the mall provide vertical access to the park and connect to the meandering paths through the Park. Secondary residential lobbies connect to the park pathway system to provide residents with direct access to the park, 1-km Running Loop and community gardens.

Oakridge features a nine-acre city park that is primarily above the mall. The multilevel public park blankets the site, covering the roof of the mall and spilling down to grade surrounding the site. The park will include numerous significant public amenities, including, performance spaces, playgrounds and outdoor fitness areas, as well as natural areas including a West Coast Woodland and Pollinator gardens. It will be activated by the surrounding civic, retail, office, food, and residential uses surrounding it. The park will connect to the rest of the site with a pedestrian pathway network and will feature the characteristics of Pacific Northwest landscape.

The park is divided into 6 Park Character Zones and this application includes 'The Common's' and the 'Upper Green' zones.

The scope of this application encompasses these important public spaces within the site. 'The Commons' is the central public space of the Oakridge site and contains an event plaza and performance stage flanked by a grand stairs that sweeps down from the "Upper Greens" and building 12. The food hall & retail spaces adjoin the event plaza. It is a central public outdoor hub in the site. 'The Commons' is one of the most active Park Character Zones, and has the most intensive interface including mall uses (retail, dining etc), an outdoor stage for large performances, interactive water features, portions of the 800m running loop, parkour area, fitness area and other spaces. The 'Upper Green' is a large, lush open space for more passive recreation and public gathering, set against a backdrop of large trees. It includes a covered pavilion and an off-leash dog area.

The tower is lifted above the public spaces and landscape at grade and at the rooftop Park, seeking to provide privacy while opening up views to the Park and activity below. The palette of exterior materials consists primarily of metal panels, wood, and a mix of capless curtain wall and structural glazing. A series of terraced, articulated balconies are stacked up on the east and west facades with metal planters carrying the park landscape up the tower. The podium is clad with bands of metal panel. The residential levels continue this warm palette, with the slab edges articulated with same metal panel and wood texture planks on the top and bottom surfaces of the balconies.

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

- Please comment on the architectural expression, and material treatment of the building with particular consideration for:
 - a) Does the proposal adequately demonstrate a satisfyingly executed cohesive aesthetic concept with architectural expression and visual variety appropriate to its prominence?
 - b) Does the proposal demonstrate sufficient civic considerations, exhibited through a considered use of scale, massing, materiality and detail particularly in its podium and the transition from the tower to the podium?
- Please comment on the success of the public realm interface with consideration for:
 - a) Is the at grade interface of the buildings sufficiently activated with provision for a lively public realm?
 - b) Does the proposal make sufficient allowance for effective integration and interaction with the important public spaces of 'The Commons' and the 'Upper Green'?
 - c) Is the execution of the performance space and its integration with the surrounding spaces satisfactorily achieved?

To summarize we are looking for commentary on the success of the architectural expression of the building, its transition to the podium, the public spaces proposed, and the success of the civic interface between the two.

Applicant's Introductory Comments:

Rui Nunes, Henriquez Partners Architects began by presenting the architectural expression. The following were noted:

The performance space was designed such that the stage can be plug and play for performer. The Green room is beneath the stairs, greenspace is there and there is seating along the edge. During the day it can

be used for other activities such as yoga, tai chi as a covered area allowing people to observe. The food hall and restaurant are fully operable, table and dining can spill out into the space and overlook the common space. There are two skylights on the commons level, which brings light into the mall as well as provide view from up the mall, to the planting and the landscaping.

On the sides with the most impact on shadowing, the balconies are recessed having that reduction and shadowing. Applicant noted, this will improve the public realm and lessen shadowing on the park, which is an importation contribution to the public realm. Presented on the tower expression:

Building 12 integrates elements of the park of the facades through the generous, alternating balconies. Along the east west facades The interior spaces open up to the balconies to large sliders with wood texture flooring, extending the interior floor finish to the outside, blurring the boundaries between inside and outside. The other balconies on the sides are first recessed in shadow and alternating every three or four floors are planters changing location to provide the visual interest and to create privacy screens between adjacent units. The family room on high street is the major entry from the north end of the high street into the mall This location is also a major vertical circulation node with the park elevators, exterior escalators that link the high street up to the park as well as well as escalators connecting down into the parkade.

At the parkade level there's three levels of parking the lowest levels for the residential public parking levels are P1 and P2, creating an opening downward to a landscaped area on P2. It will bring light and assist with wayfinding and visual interest out in the park, drawing people to this point and then taking them up to the high street of the mall up to the park. Chris Phillips, PFS Studios then presented the plan for the activity zones. The following was noted:

The Commons is intended to be the focus for the social and recreational activity in the park. It has the dining area that opens out south facing side overlooking at two floors. In addition, it has the performance stage. The Green room will have all the infrastructure to support a plug in play. Applicant working with a Cultural Consultant and Park Board to ensure the stage functions extremely well. The large Plaza has room for about 1800 people to gather. When the stage is not in use, the intent is the floor will turn into a water feature where a water show will come out of the floor. A series of seating and game tables occupy the space to make sure it's animated when there's no performances or shows going on. There is a fitness area next to the running track and three will be large lawn for people to play sports. The pavilion serves as a place for various sort of sports and recreation, shelter, and could function as a larger venue for a second stage. The large lawn areas and open lawn, which is intended to be flexible, open space with walkways and seating along the edges. The dog park uses artificial turf with are enclosed and fenced with a double gate and all the amenities

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **MR. FRANCL** and seconded by **MR. LISTER** and was the decision of the Urban Design Panel:

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

1. Design development to address the inclusivity and accessibility concerns as noted in the meeting minute's record.
2. Design development to consider further appropriate technical details around the park and the landscape detailing as noted in the meeting minutes record.
3. Design development required to the glazed façades, in particular the balcony edges, and details of the building with further refinement of the high street and residential entrance.

Panel Commentary

- The Panel supports the overall direction of project.
- The Panel raised concerns on the physical and social accessibility within the park and how inclusivity can and will be fostered, grown and controlled. Panel members noted it is important for park to feel like a public, open space.
- A Panel member noted the plantings and trees going up the building needs to be resolved.
- One panel member noted the importance of the performance venue and 'The Commons' park space was to this area.
- There was mixed support from Panel on whether the formal architecture should be aligned with the existing approved buildings or whether the building has a bit more unique instance within the park.
- The Panel appreciates the high quality design work that is represented. Some panel members noted the challenge of understanding the narrower scope of a single development permit on such a complex site. A clearer and more thorough depiction is crucial for a more complete understanding of the project.
- A Panel member noted concerns with the running path crossing to get to the retail, and how it has a very defined circulation. It is one of the major crossing points so a visual identification of where a marked crossing might be could help make sure the public space is really accessible to those with vision or mobility concerns so they can cross to get tot that retail or maybe something that narrows a bit more to make that clear where those spots are occurring. General push to ensure there's openness and in particular safety in the central plaza entrance with the escalators so that people feel safe at all hours. Safety in this space is very important.
- Most panel members noted that the accessibility, safety and CPTED balance are very important to achieve. They agreed that the considerations for the delineation between public space and running track with crossing points for different users had not been demonstrably considered.
- A Panel member noted the importance of performance venues in the city and appreciates that it was integrated into this park.
- Some Panel members noted the form and material are well suited at the higher levels.
- Some Panel members noted the building edges are well activated and stage is well integrated.
- A Panel member noted concerns with raised planters on pavement in the Park, which requires structural soil cells under the pavement, and the landscape should be predominantly at grade and not raised planters. They further noted concern over the extensive hard surface in a park setting. They noted there should be structural soil with landscape at grade so there is a robustness to the proposals park spaces. More green and less hard pavement would be welcome.
- A Panel member noted disappointment there was no passive access to the upper areas.
- Some Panel members noted that the running track should be more inclusive so everyone can use it. They suggested differentiating materials so that someone using a cane knows they are entering a higher speed zone.
- Panel members noted issues on the vertical circulation zones. There should be consistent and clear language throughout the site for seeing into the distance and assist with trip planning i.e. You are in

the middle of the park and you can't remember where you parked , you can see in the distance to find direction.

- Panel members noted the pathways are very broad and suggested narrowing it down to have a larger green footprint on the public realm, with a little bit more green and a little less hard surface pavement.
- Panel members noted the programming and public functioning of the performance space is well handled.
- Some panel members noted that the expansion of seating in 'The Commons' park space where there is no defined line can encroach in to public space. The detailing and consideration of the space should more clearly demonstrate an understanding of this issue. They further noted the need to address and fully illustrate an understanding of CPTED issue that may prevail.
- One panel member noted that the building lacked cohesion with the rest of the project and the nuances of the conceptual design strategy did not appear clearly articulated. They further indicated that although it is an incredibly exciting project overall, the building in this application has neither sufficient commonality nor difference to be quite successful.
- One panel member noted that from the outset in Oakridge there was a goal for nodal entry point buildings and others for landscape buildings that melded with the park and the shift in this buildings articulation doesn't feel a deliberately chosen design strategy in keeping with that framework.
- One panel member noted concern that the Cambie Street stairs doesn't appear to have an accompanying elevator as with other stair access points to the park. Evacuation for people with disabilities during a large performance should be clearly delineated.
- One panel member felt the proposed variation of programming and performance space was really well handled.
- Most panel members felt the announcement of the building was defined poorly and the at-grade interface particularly on the high street could use improvement. The language articulated between different uses and different places should be more clearly distinguished.
- Some panel members noted the homogenous planar quality of the main body could be relieved with a use of a kind banding or relief similar to the use of the balconies particularly on the north and south facades. The building needs to be more responsive and lacks the considered expression and conceptual discussion of past development permits for this site. what's driving the architecture of the building. It could be more responsive.
- Most panel member felt the continuous glazed facade required additional solar relief and consideration similar to the parametric modeling to optimize shadowing performance should be utilized. The applicant should consider solar performance as a design mechanism to be addressed.
- Panel members noted the announcement of the entrance to the building is poorly defined in terms of the entrance of the tower to grade from the high street. Panel members suggest looking for a stronger definition of the entrance to the tower and subsequent towers, which are fronting onto high street.
- Concerning the expression of the building, some Panel members appreciated the alternating balcony format presented on the east and west facades of the building.
- Panel members recommended further development of the fin expression on the glazed façades of the north and south facades for solar shading and further articulation of the balcony theme that is expressed on the east and west facades.

- Panel members noted in previous meetings this tower was proposed to be a unique anchor tower (along with some of the other towers). This tower should have its own character and be more expressive. This was supported by the UDP in the past and Panel member still support this direction. The expression has missed some of the conceptual discussion at previous UDP meetings.
- Panel members noted at the south elevation it's primarily glass with some overhangs on the other elevation. It could be more responsive and it seems the applicant has put most energy into modeling a response to a shadow condition only. It seems some of that energy could also go into modeling conditions around solar performance as well.

Applicant's Response:

The applicant team noted they appreciate the comments of the panel with regard to the nuance and challenges of the building being different while relating to the rest of the project. The applicant thanked the panel for their comments.

End of Panel Minutes

PUBLIC REALM PLAN

Overall, staff support the improvements and additions to the public realm enabled through the Oakridge Centre redevelopment. The current design concept has evolved to introduce a cohesive theme, linking all public spaces including streets, plazas and parks. However, refinement of the public realm will be required at each successive development permit application to ensure continuity and integration with the broader Cambie Corridor Public Realm Plan.

Recommended conditions 1.2 & 1.3 seeks the provision of a Public Realm that refines a seamless and high quality environment for all users and effective public realm interface; consistent with direction provided in the Cambie Corridor Public Realm Plan and the Public Art Plan.

Further clarification and detailed design development should carefully incorporate the principles and elements of the Cambie Corridor Public Realm Plan through the course of each development permit.

ENGINEERING SERVICES

The delivery of a number of the rezoning commitments (off-site and on-site infrastructure improvements, dedications, public statutory rights of way, public open space areas, encroachment agreements, and required subdivisions) are contained in the Services Agreement and other legal agreements to be registered on title of the Oakridge Mall parcel. As the site progresses through each phase and subdivision, it is anticipated that additional legal agreements will be required, including, but not limited to, modification of various Statutory Right of Way (SRW) agreements to better define the final location and area of pedestrian and bicycle routes and plazas and the granting of encroachment agreements to accommodate any works constructed or installed on City streets.

One of the rezoning conditions required the provision of a groundwater management strategy to describe the site's existing and proposed groundwater uses and to confirm that any groundwater extraction before, during or post construction would not adversely impact the surrounding neighbourhood or infrastructure. The final strategy is currently under review with staff and upon approval, execution of the Groundwater Management Legal Agreement and registration at LTO will be required.

The site's Rainwater Management Plan largely consists of green roofs and detention tanks. Given the size and scale of this development, significant opportunity exists for reuse of rainwater, as well as grey and black water. The Rainwater Management Plan has been finalized and the Rainwater Management Legal Agreement is currently awaiting execution/registration at LTO.

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The recommendations for Crime Prevention through Environmental Design are contained in the prior to conditions noted in Appendix A attached to this report.

LANDSCAPE

The recommendations of Landscape Planning are contained in the prior-to conditions noted in Appendix A attached to this report.

PARK BOARD

The application reflects considerable collaboration between the Applicant Team, Parks, and staff through ongoing design workshop meetings. Parks staff wish to thank the applicant for a thorough, high-quality submission. Design development of 'The Commons' Park Character Zone has been thoughtfully advanced through this process. Staff are pleased that feedback from recent workshops is incorporated into the design. Despite this, certain design elements remain unresolved or incomplete, including missing handrails, guardrails, or aspects of the park that require further design development. The recommendations of the Park Board are contained in the prior-to conditions noted in Appendix A attached to this report. The approved Park Concept Plan can be found here:

<https://vancouver.ca/files/cov/oakridge-information-displays-may-2018.pdf>

ENVIRONMENTAL PROTECTION BRANCH

The recommendations of Environmental Protection are contained in the prior-to 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, fire-fighting access and energy utilization requirements.

NOTIFICATION SYNOPSIS

A Development Permit application sign was installed on the property on or about July 9, 2021. Approximately 1500 notification postcards were distributed in the neighbourhood on July 9, 2021. Notification and application information, and an online comment form, was provided on the Shape Your City webpage for this application. A summary report of the notification is included in Appendix H

A **Virtual Open House** was held from July 6 through July 19, 2021.

Overall support for the application was 70% with 20% mixed and 10% in opposition. Comments came from throughout the City and from residents of other communities. 11 residents wrote in to the virtual open house and during the DP review process with their responses. Approximately 145 people visited the site to find out more information. Two questions were asked and answered as below:

Question 1

There seems to be a huge reduction of actual green space as what was originally proposed back a few years ago. Why are they proposing such a big change? [It] seems we are giving them the world and they keep cutting back on their promises.

Staff Response:

This is the sixth (6th) development permit for the Oakridge project. The green space is park land in the amount of 9.0 acres. The 9.0 acres has not been reduced. This development application, however, does not provide all of the 9.0 acres. Subsequent portions of park will be provided in the other development applications. The design of the park and determination of its size has been carried out in consultation with parks throughout the review & approval process.

Question 2

This is something that myself and my family would be visiting everyday. Everything seems spot on, but where would the restrooms be? I believe any future developments need to take this into serious consideration so restrooms can be offered no matter where you are in vicinity of the running loop. It needs to be easily accessible, yet conspicuous in a way. I believe this is very important to the comfort for every visitor regardless of where they live or work.

Staff Respond:

The park is well served by publicly accessible washroom facilities. There are a number of dedicated public washrooms that serve the park as well as dozens of washrooms within the mall itself which are publicly accessible. In the scope of DP6, at the stage area, there are 3 public washrooms directly accessible from the park beside the stage. In the DP5 scope we have two public washrooms adjacent to the running track at the Community Garden. In the DP-1 scope there is a public washroom under Building 4 directly adjacent to the water play area and close to the loop. The Civic Centre also provides washrooms that are accessible to the public. Within the mall the Food Hall in DP5 has over 30 additional washrooms easily accessible from the Commons Park area as well as more stalls in a number of locations on level 1.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and has concluded that with respect to the CD-1 By-law pertaining to this site, 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 in this report.



J. Greer
Chair,
Development Permit Staff Committee



C. Stanford
Development Planner



J. Smallwood
Project Coordinator

Project Facilitator: Timothy Potter

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 identification on the plans and elevations any built elements contributing to the building's sustainability performance and further strategies to improve green building performance with identification of significant thermal bridges and their resolution on design drawings;

Note to Applicant: Additional strategies could include but not be limited to utilizing solar shading devices, passive mechanisms and green roof technologies;

- A.1.2 confirmation of integration of all rooftop mechanical equipment, including elevator override service volumes, photovoltaic panels, window washing infrastructure, cell tower, antennae elements or any other service equipment within the proposed mechanical enclosure and to ensure service equipment does not protrude into the public view;

Note to Applicant: The roof should remain uncluttered, as proposed, with all equipment being housed in the appurtenances. Where possible, enclosures should be of non-opaque materials and contribute to the overall architecture of the building.

- A.1.3 design development of a more responsive relationship to adjacent and nearby private views by shaping built form to optimize performance and ensuring privacy;

- A.1.4 design development to provide universally accessible connections wherever possible for pedestrians and people using wheelchairs, to all common open space areas throughout the site;

Note to Applicant: Refer to UDP meeting minutes records. Include updated path of travel diagram, which may trigger a need for additional requirements to address deficiencies.

- A.1.5 design development to incorporate continuous weather protection at grade that is integrated with the building design, demountable and effectively provides pedestrian comfort;

- A.1.6 confirmation that all SRW, setbacks, stepbacks, form of development considerations, information, documents and general requirements governing the subject site are provided, adequately dimensioned, consistently reflected in the proposal, and identified on all drawings;

- A.1.7 design development to provide a conceptual lighting strategy facilitating seasonal activity, ensuring appropriate lighting levels, optimizing CPTED performance and minimizing glare for nearby residents;

- A.1.8 provision of large-scale architectural details sufficient to fully reflect the articulation of the proposal and clarify the high quality of detailing implied as necessary to accomplish and execute the proposed design aesthetic in its final iteration including but not limited to the following:

- i. balcony and guardrails;
- ii. Gutter and weather protection details @ building edges; and,
- iii. items pertinent to the discharge of previous conditions.

- A.1.9 provision of all acoustical measures based on consultant recommendations to be incorporated into the design and construction of the proposal, that ensure adequate effective acoustical separation between any residential and non-residential portions of the site affected and that all mechanical equipment (ventilators, generators, compactors and exhaust systems) minimize noise impacts on the neighbourhood in compliance with Noise By-law No. 6555;

- A.1.10 [Repeat PDP Condition 1.5] design development to minimize building mass overhanging into the public realm 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.

- A.1.11 [Repeat PDP Condition A.1.6] *design development to locate, integrate, and fully screen any emergency generator, [New] exhaust or intake ventilation/grilles, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm and park, to the satisfaction of the Director of Planning, General Manager of Engineering Services, and the General Manager of the Vancouver Board of Parks and Recreation;*

[New] **Note to Applicant:** Mechanical exhaust from restaurant/café spaces should be located in areas that would cause the least impact to pedestrians and/or park users. Mechanical termination slots in the curtain wall should be located to minimize the impact to the public realm as well as overall architectural expression.

- A.1.12 [Repeat PDP Condition 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.*

- A.1.13 [Repeat PDP Condition A.1.8] *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:*
<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

- A.1.14 [Repeat PDP Condition 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.

- A.1.15 [Repeat PDP Condition 1.11] design development to maintain privacy for residential units located adjacent to public spaces, such as park spaces or public steps;

Development Review Branch Conditions

- A.1.16 Confirmation of compliance with the Horizontal Angle of Daylight requirements for all dwelling units as referred to in the 'Access To Daylight, Views, And Ventilation In Dwelling Units Bulletin' with no inboard habitable rooms;

- A.1.17 Confirmation of compliance with parking requirements as per Section 4 and Section C of the Parking By-law through the following:

- i. Identify the total proposed parking and parking space types associated with each use.

Note to Applicant: No information in regards to parking space types per use has been provided and parking is considered deficient.

- ii. Identify which (instream/previously issued, or future) permits the excess parking (if any) shall be associated with and the total amounts for each permit.

Note to Applicant: Ensure that parking space types are also specified.

- iii. Provide separate tables for new parking spaces proposed as part of this application and parking spaces provided under previous permits.

Note to Applicant: It is unclear how many parking spaces are actually proposed as part of this application as a note on the drawing states:

"Proposed parking for DP6 includes spaces provided within scope of separate DP applications (DP1 and DP2)"

However, DP1 and DP2 are both deficient in parking and did not provide parking for DP6. Should parking allocations change for DP1 and DP2, then a minor amendment will need to be made for those permits.

- A.1.18 Confirmation of compliance with Section 5 and Schedule C(c) of the Parking By-law.

Note to Applicant: Proposed loading to be supported by Engineering Services.

- A.1.19 Confirmation of compliance with Section 6 of the Parking By-law.

Note to Applicant: Proposed bicycle spaces to be supported by Engineering Services.

- A.1.20 Provision of updated floor areas which correctly identify the proposed area of all uses and exclusions;

- A.1.21 Provision of updated Project Statistics Sheet, which identifies the proposed parking spaces and types associated with each use.

Note to Applicant: Refer to standard Development Review Branch condition A.1.19

- A.1.22 Notation of the following to be added to the plans:

“Dwelling unit areas have been measured from inside face of all walls and does not include storage rooms which are excluded from floor area.”

- A.1.23 Notation of the following to be added to the plans:

“Dwelling unit areas have been measured from inside face of all walls and does not include storage rooms which are excluded from floor area.”

- A.1.24 *[repeat PDP condition 1.0]: prior to issuance of the first Development Permit and each subsequent Development Permit, provision of the following to the satisfaction of the Director of Planning, General Manager of the Vancouver Board of Parks and Recreation, General Manager of Engineering Services, General Manager of Real Estate and Facilities Management, and General Manager of Arts, Culture and Community Services:*

- i. reconciliation of all technical statistics, including confirmation of existing floor area, related exclusions, setbacks, height, parking and loading, to ensure clarity with respect to the development capacity permitted under the CD-1 and anticipated compliance for individual phases;*
- ii. provision and confirmation of park boundary extents and total park area calculation for approval by General Manager of the Vancouver Board of Parks and Recreation;*
- iii. an Operations Management Plan illustrating how public access to and through the shopping centre, the High Street and the park is managed and reconciled through the hours of the day;*
- iv. a phased “Construction Management Plan” outlining the following:*
 - a. methods for the retention of existing landscapes and trees during construction;*
and

Note to Applicant: *The Plan should be coordinated with the Tree Management Plan, and should include, but not be limited to, the location of construction materials, temporary structures, utilities, site access, development phasing and temporary irrigation.*

- b. timing/phasing/location of all construction activities in proximity of the Child Daycare Facility with consideration to the Childcare Facilities Construction Protocol*

Note to Applicant: *The intention of this is to reduce any potential negative impacts from construction activities to the Child Daycare Facility. A crane-swing plan should be provided as part of this requirement.*

- v. plans clearly indicating the scope of construction associated with each and all of the project’s current and future development permit applications;*

Note to Applicant: *The intent of this condition is to clarify the anticipated extent of development at each level for each phase of construction up front because the proposed extents of development for each development permit application do not align vertically.*

Provide three separate scope-of-work plans clearly delineating the scope for each and all proposed future development permit applications: one overall plan to specify the boundaries of below grade development, one to specify the boundaries of above grade development, and one to specify the boundaries of work of the Park. This set of drawings will be required to be maintained and updated as required until completion.

- vi. a provision that the Oakridge Design Guidelines be adopted by Council;*
- vii. a Public Realm Plan that references, and is consistent with the Public Art Plan ensuring a legible and appropriate transition between the public realm and the park as well as providing a seamless and high quality environment for users;*

Note to Applicant: *This should include, but not be limited to hard and soft landscaping elements, sidewalk design, new street trees, retained trees, street furniture, paving, open space programming and design, lighting, utilities and pedestrian weather protection, signage/way-finding, and weather protection. In the event changes to the Public Realm Plan occur or are proposed, staff may request plan updates, as necessary, to be subject to review. For reference, see the Cambie Corridor Public Realm Plan, found here: <http://vancouver.ca/images/web/cambie-corridor/cambie-corridor-public-realm-plan.pdf>. Applicant should collaborate with Park Board staff to determine appropriate signage/wayfinding in and throughout the Park. Under the Parks Control By-law, the Park Board controls the regulation of advertising or signs in the park.*

- viii. a Public Art Plan detailing and refining the public art aims;*
- ix. a construction access and traffic management plan.*
- x. a circulation and wayfinding plan;*
- xi. signage concept plan;*
- xii. a lighting plan for the park; and*

Note to Applicant: *Consider CPTED principles and avoid any lighting that can cause glare to residents.*

- xiii. a CPTED plan.*

Landscape Conditions

- A.1.25 Provision of a private realm landscape maintenance agreement for landscape (including rainwater and landscape features) within the private realm, to the satisfaction of the Director of Planning and Director of Legal Services;

Note to Applicant: The approved maintenance manual for the private realm must be attached as a schedule to the Private Realm Landscape Maintenance Agreement (REM areas that are not strata controlled) that registers requirements and strategies on title and requires them in perpetuity.

- A.1.26 Provision of a final site boundary plan, including labels clearly indicating future ownership boundaries at the public realm landscape level;

Note to Applicant: the plan should clearly identify phasing, property lines, ownership control (and future maintenance responsibility if different from the owner) at the public realm landscape levels, including any site areas that are publicly accessible and different from the 9 acre 'park'.

A.1.27 Reconciliation of private realm landscape agreements (strata controlled and “remainder”) and related landscape maintenance manuals for DP1 through DP6 (not including DP-2019-00534).

A.1.28 Clarification on the irrigation plans that automated watering systems are provided for private balcony planters;

A.1.29 Provision of a schematic circulation plan to address and clarify how pedestrian cross flows and related conflicts are managed:

Note to Applicant: to read in conjunction with the concerns expressed in the Urban Design Panel meeting minutes of September 01, 2021. Provide large-scale details of material transitions and other visual cues that may be used.

A.1.30 Provision of additional details of rooftop urban agriculture to ensure that sufficient accessories (tool storage, potting bench, hose bibs, seating) are provided and commensurate with the gardening spaces and size of project;

A.1.31 Clarification of “Explanatory Plans” with notations to clarify future ownership for non-park space (white areas) and including DP6;

A.1.32 Provision of an updated, large-scale tree replacement tree quantity summary table or equivalent, for the complete development site and for DP-6 boundary.

Note to Applicant: A sum total is required to demonstrate compliance with the Protection of Trees bylaw’s Tree Plan requirements.

A.1.33 [Repeat PDP Condition A.1.18] identification on the architectural and landscape drawings of any built and landscape features intended to create a 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 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>.

A.1.34 [repeat PDP condition A.1.19] provision of an overall detailed written rooftop and patio strategy and overlay plan for building 12

Note to Applicant: applicable to all non-park landscape treatment areas to include a written description of intent for accessible and non-accessible roof spaces, amenity decks, private patios, vegetative type and coverage targets.

A.1.35 [repeat of PDP condition A.1.34] provision of assurances by way of a written landscape maintenance and access strategy [manual] and plan(s) for all planted terraces and amenity areas (private property);

Note to Applicant: These documents are intended to be for the benefit of the future owner(s) and their maintenance agents. Arrangements should be made to share the landscape manuals/specifications with the future owner(s).

Park Board Conditions

A.1.36 Provision of drinking fountains, a minimum of (1) of each type, as follows:

- i. at fitness/parkour area complete with bottle filler function; and
- ii. at dog area complete with dog drinking function;

Note to Applicant: one water fountain fixture a reasonable distance from both the fitness and parkour areas is sufficient.

A.1.37 Provision of further content and information is required on the drawings as follows:

- i. Clearly indicate handrails and tactile warnings on Park Staircase (sheet L2.2);
- ii. Clearly indicate guardrail on parapet overlooking vent / play area (sheet L7.0);
- iii. **Note to Applicant:** 'Long Section 1' indicates a substantial potential fall height from park level to the surfaces below but there is no guardrail shown in the drawing;

A.1.38 Confirmation of design development (through the ongoing Park Workshops) progress on the following elements of the park:

- i. the parkour area by collaboration with members of the parkour community;
- ii. tree canopy at the northern edge of The Commons plaza;
- iii. the Commons stage; and
- iv. the dog off-leash area.

A.1.39 Confirmation of an update of the Special Events report to be reviewed with staff through the ongoing Park Workshop process.

A.1.40 [Repeat PDP Condition 1.10] design development to maintain privacy for residential units located adjacent to public spaces, such as park spaces or public steps;

A.1.41 [Repeat PDP Condition 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;

A.1.42 [Repeat PDP Condition 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 permits and enforcement of park bylaws.

A.1.43 [Repeat PDP Condition 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 [Repeat PDP Condition 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.1.45 [Repeat PDP Condition A.1.47] provision of Park Board approval for the siting of any public art proposed within the park;

Note to Applicant: Should public art be proposed/located in the park areas, development of a Public Art Plan and implementation must include collaboration with Park Board staff to ensure siting of public art aligns with the advancement of the detailed design of the park and enhances and supports parks and recreation uses.

A.1.46 [Repeat PDP Condition A.1.48] design development and provision of a Landscape Plan and Public Realm Plan that align with the concepts and directions of the park design and the park landscape plan;

Note to Applicant: Landscape Plan should include, but not be limited to transition areas to park including hardscape, planting areas and edge conditions.

A.1.47 [Repeat PDP Condition A.1.49] design development to provide active edges and appropriate transitions from all adjacent buildings to the park, to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation and the Director of Planning;

Note to Applicant: The design development of retail, office, and residential buildings facing and adjacent to the park should provide an engaging interface for pedestrians and visual porosity into the park through use of windows and transparent surface elements where possible. Buildings that abut the park should carry elements of the park landscape up the building to support the park principle of “lush and diverse landscape” and clearly denote the private, semi-private and public spaces through design elements;

A.1.48 [Repeat PDP Condition A.1.52] design development to minimize additional impact on the park from building shadow;

Note to Applicant: Any proposed changes to building form or massing must demonstrate that there is no increased shadowing on the park.

- A.1.49 [Repeat PDP Condition A.1.53] identification of any building overhang encroachments on park space as they are subject to approval by the General Manager of the Vancouver Board of Parks and Recreation;

Note to Applicant: Consideration should be given to build up of snow and ice and the related safety of park users.

Crime Prevention Through Environmental Design (CPTED)

- A.1.50 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

Arts, Culture and Community Services Conditions

- A.1.51 design development of the outdoor urban agriculture garden located on the rooftop amenity space to meet the design guidelines outlined in the Sustainable Large Development Bulletin (pursuant to the Sustainable Food Systems Requirements of the Rezoning Policy for Sustainable Large Developments), to the satisfaction of the Director of Social Policy.

Note to Applicant: Increase garden plot area/count to satisfy the minimum requirements outlined in the Bulletin. Upon resubmission, provide a table outlining:

- i. the total number of residential units;
- ii. the total number of residential units that do not have private outdoor space of >100ft²;
- iii. the total number of garden plots provided (satisfying requirement for at least 30% of units that do not have private outdoor space of >100ft²);
- iv. the number of garden plots with enhanced accessibility features to accommodate residents who have mobility restrictions.

Reconfigure rooftop fruit/nut tree planting to reduce obstruction and shading of garden boxes. For further information please refer to Rezoning Condition 53, refer to the Bulletin at <https://bylaws.vancouver.ca/bulletin/bulletin-sustainable-large-developments.pdf> or contact Caitlin Dorward, Social Planner at: caitlin.dorward@vancouver.ca.

Housing Conditions

- A.1.52 design development of outdoor play area to meet the *High Density Families with Children Guidelines* by providing a play area ranging in size from 130m² to 280 m².

A.2 Standard Engineering Conditions

- A.2.1 provision and maintenance of residential parking in accordance with the requirements of the Vancouver Parking By-law.

Note to Applicant: Residential parking spaces are to be prioritized over non-residential parking spaces, therefore reallocation of commercial parking spaces is required to meet minimum residential parking requirements.

- A.2.2 provision and maintenance 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; a total amount of \$54,158 is required.

- A.2.3 provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground;

Note to Applicant: BC Hydro service to the site shall be primary.

- A.2.4 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.

Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:

- i. The Key Plan must 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.

- A.2.5 [Repeat PDP Condition A.2.1] *provision of a completed groundwater management strategy to the satisfaction of the General Manager of Engineering Services to address the following:*

- i. *for during construction, describe proposed groundwater extraction rates, any proposed infrastructure refurbishments, and a groundwater disposal strategy;*

- ii. for post construction, describe any proposed groundwater extraction rates, a groundwater reuse strategy and identify opportunities to offset potable water demand; and
- iii. demonstrate that the groundwater practices during and post construction do not adversely impact the surrounding neighbourhood, aquifer or infrastructure.

Note to Applicant: A “No Development” Section 219 Covenant has been registered on title of the Oakridge development, to be discharged at such time upon the owner providing the completed strategy and entering into legal agreements as determined necessary by the General Manager of Engineering Services and the Director of Legal Services. Groundwater shall be managed as required by the Vancouver Building By-law, Sewer and Watercourse By-law, and applicable provincial and federal regulations. [New] The final strategy is currently with staff for review and upon approval, execution of the Groundwater Management Legal Agreement and registration at LTO will be required.

- A.2.6 [Repeat PDP Condition A.2.2] provision of a well feasibility study and access to the groundwater source at the site including all necessary infrastructure to draw from the source from City street;

Note to Applicant: A “No Development” Section 219 Covenant has been registered on title of the Oakridge development, to be discharged at such time upon the owner providing the completed study and entering into legal agreements as determined necessary by the General Manager of Engineering Services and the Director of Legal Services;

- A.2.7 [Repeat PDP Condition A.2.17] provision of a revised Zero Waste Design and Operations Plan that addresses waste diversion in all solid waste generating activities within the complex;

Note to Applicant: The Strategy must identify/provide space, infrastructure and an operational approach to divert organics and recyclables from the waste stream, and minimize the vehicle trips required for collection, to the satisfaction of the General Manager of Engineering Services, and prior to issuance of the first development permit, and each successive development permit, the completion of any agreements required by this Plan on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services. See Administrative Bulletin for more information: <http://bylaws.vancouver.ca/bulletin/r019.pdf>.

- A.2.8 [Repeat PDP Condition A.2.18] design development for all new buildings to meet the requirements of the Green Buildings Policy for Rezoning (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings;

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For phased developments, it is expected that the individual development permits will meet the requirements of the Green Buildings Policy for Rezoning in effect at the time of development permit application. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin Green Buildings Policy for Rezoning – Process and Requirements (amended April 28, 2017 or later). The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

- A.2.9 [Repeat PDP Condition A.2.19] provision of publicly accessible drinking water to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: As part of the Greenest City Action Plan, the City is encouraging a greater number of opportunities to provide public access to water. These points are generally located at

major pedestrian hubs or along active transportation routes like greenways and bikeways. As such, it is requested that additional detail be provided regarding sites for publicly accessible drinking water – via water fountains or bottle filling stations. Staff are currently seeking locations at the West 41st Avenue and Cambie Street intersection as well as various points along the High Street. Water fountains and stations should be connected directly to the City's water mains and be operated by the City.

- A.2.10 [Repeat PDP Condition A.2.20] *provision of adequate water service to meet the fire flow demands of the project;*

Note to Applicant: *The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.*

- A.2.11 [Repeat PDP Condition A.2.25] *provision of confirmation that visitors to the park will be permitted to park in the commercial/retail portion of the parkade;*

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

- A.3.1 Submit a Site Disclosure Statement to Environmental Services;
- A.3.2 As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter and Section 85.1(2)(g) of the Land Title Act, if applicable;
- A.3.3 If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this development, until a Certificate of Compliance for each of the on-site contamination and the dedicated lands, if any, have been issued by the Ministry of Environment and provided to the City. make arrangements to enter into a remediation agreement to the satisfaction of the Manager of Environmental Protection and Director of Legal Services, for the remediation of the site and any contaminants which have migrated there on terms and conditions, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this development, until a Certificate of Compliance or an "Instrument of Approval" satisfactory to the City for the on-site contamination, issued by the Ministry of Environment, has been provided to the City;

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised coordinate all design development with the Building Review Branch on an ongoing basis;
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **(April 18, 2022)**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 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.1.4 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.1.5 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 new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or an alternate standard approved by the Director of Sustainability). The requirements are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

(Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of the permit process. For more detail on what must be submitted at the building permit stage for Low Emissions Green Buildings, refer to section B.2) of the most recent bulletin titled *Green Buildings Policy for Rezoning*s – *Process and Requirements* (amended June 14, 2019 or later).

- B.2.2 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 Bylaw 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 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.2.4 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.2.5 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 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 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.2.7 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.**