
CITY OF VANCOUVER
DEVELOPMENT, BUILDINGS & LICENSING

DEVELOPMENT PERMIT STAFF COMMITTEE
MEETING
November 20, 2019

FOR THE DEVELOPMENT PERMIT BOARD
December 9, 2019

650 West 41st Avenue (Complete Application)
DP-2019-00667 – CD-1 (1)

CS/JS/LEB/DL

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
M. Chen, Engineering Services

Also Present:

C. Stanford, Urban Design & Development Planning
D. Lee, Development Services
J. Smallwood, Development Services
J. McAuley, Park Board
L. Beaulieu, Landscape
J. White, Engineering Services

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:** Interior/exterior alterations to the existing office building and "Terraces" residential building, and to develop a new future mall entry corridor with retail uses; all over three levels of underground parking which have been approved under a separate application – DP-2018-00633, and a portion of the future 9-acre Park.

*The Preliminary Development Permit (PDP) application pertaining to the entire site referred to as “**650 West 41st Avenue (Oakridge Centre)**” at the time of original Rezoning application; as approved by Council at Public Hearing on March 14, 2014, has now been approved by the Development Permit Board on July 23, 2018. The approval of the PDP formally reconciled differences from the original 2014 Rezoning application and establishes an updated baseline for several key aspects of the Oakridge Centre redevelopment including, but not limited to, overall height, density, form and massing, anticipated uses as per the CD-1 By-law, the proposed Park Concept Plan, provision and distribution of social housing, market rental, and market housing units, and the delivery of a Civic Centre, all to the satisfaction of the Director of Planning, General Manager of Engineering Services, General Manager of the Vancouver Board of Parks and Recreation, General Manager of Real Estate and Facilities Management, General Manager of Arts, Culture and Community Services, and the Director of Legal Services.

This is the fourth (of nine anticipated) formal development permit application(s) following the approval of the PDP, and while the specifics of this particular application can be reviewed on their own merit, much of what is being proposed requires staff to revisit what was contemplated through the PDP process.

It is anticipated that this development permit application, like the previous two, as well as every subsequent development permit application will need to actively address the ongoing design challenges and concerns raised through conditions in the PDP. It shall be recognized that as the redevelopment of Oakridge progresses through the permitting process, the need to promptly address each and every one of the PDP conditions of approval; in addition to the conditions contained within this report, is critical to not only provide staff with a reasonable amount of time for review, but also to maintain the ambitious momentum for a project of this scale and complexity. It should also be noted that many of the comprehensive reports, analyses, and plans requested through conditions in this report and the PDP seek site-wide strategies and require a significant level of detail which may not be available in earlier development permit applications given the design, and development of this information is continually evolving. In some instances, provision of these items at a conceptual level may be acceptable.

A large number of conditions provided as part of the PDP remain relevant and were included with the intention of allowing for continued exploration and resolution through a coordinated effort between staff and the applicant team. It is expected that many of these conditions will require renewed analysis upon each successive application and where appropriate, have been repeated in this report; identified in *italics* and prefaced with “[Repeat PDP Condition x.x.]”. In some cases, conditions which have been revised and/or updated are expanded upon under the respective group/department it originated from; separately identified in underline and prefaced with “[New]”.

Since the approval of the PDP, the applicant’s original intention to make a single application that included alterations to the existing office building, residential “Terraces” building, and a new mall entry corridor, along with the entirety of a new plaza, was revised. DP-3a is effectively the first application that will impact the existing transit plaza with a forthcoming “DP-3b” application which is anticipated to propose interventions within a newly envisioned transit plaza and, in consultation with Translink incorporate infrastructure improvements to the existing Canada Line skytrain station. The addition of DP-3b therefore increases the number of anticipated development permit applications to nine.

Additionally, as we continue to move through the iterative design process for this project, it is acknowledged that an amendment will be required where changes that impact previously-approved development permit applications have been made due to evolving considerations and directions for the site. This application will be the second to trigger such an amendment in order to reconcile all discrepancies between the above and below-grade scopes of DP-3a and DP-1 respectively, and will be processed as a typical Minor Amendment application. It should be noted that this Minor Amendment (to DP-1 – **688 West 41st Avenue – DP-2018-00633**) will be required to be approved and issued prior to issuance of any permit(s) for DP-3a (**650 West 41st Avenue – DP-2019-00667**). This is captured further under Standard condition **A.1.2** along with a list of items identified by staff which require resolution in **Appendix L**.

- See **Appendix A** Standard Conditions
Appendix B Standard Notes and Conditions of Development Permit
Appendix C Plans and Elevations
Appendix D Technical Review Reference Diagrams
Appendix E DP-1 – Outstanding Conditions/Comments Letter
Appendix F Applicant’s Design Rationale
Appendix G Oakridge Design Guidelines
<https://council.vancouver.ca/20180919/documents/Urgent2-Guidelines.pdf>
Appendix H Approved Park Concept Plan <https://vancouver.ca/files/cov/oakridge-information-displays-may-2018.pdf>
Appendix I Sub-Areas Plan
Appendix J Building Number Reference Plan
Appendix K Preliminary Development Permit – Approved Prior-To Letter
Appendix L Items Requiring Resolution for DP-1

• **Issues:**

1. Encroachments into the SRW along West 41st Avenue;
2. Design development of architectural expression and articulation; and
3. Design development of the permeability and accessibility of the public realm.

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

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. **DP-2019-00667** submitted, the plans and information forming a part thereof, thereby permitting interior/exterior alterations to the existing office building and "Terraces" residential building, and to develop a new future mall entry corridor with retail uses; all over three levels of underground parking which have been approved under a separate application – DP-2018-00633, and a portion of the future 9-acre Park, subject to the following conditions:

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 absolutely minimize encroachments into the SRW along West 41st Avenue except in limited circumstances or where required for the purposes of accommodating life safety measures/seismic upgrades, subject to review by the Director of Planning;

Note to Applicant: Minor encroachment into the SRW may be considered based on urban design performance, architectural expression, shadowing, public realm performance, and life safety/seismic requirements. Tapering or stepping or other minimization significantly reducing the bulk of encroachment should be accompanied with a rigorous rationale.

- 1.2 [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.

- 1.3 [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.

- 1.4 [Repeat PDP Condition A.2.16] *provision of a Rainwater Management Plan (RMP) that details how the rainwater management system meets the Citywide Integrated Rainwater*

Management Plan (IRMP) requirements outlined in both the “Rezoning Policy for Sustainable Large Developments” and the “Green Buildings Policy for Rezoning” for retention, cleaning and safe conveyance, prepared by a subject matter expert (Engineer) and signed/sealed by same, taking into account and including the following:

- i. the development offers tremendous opportunities for efficiencies related to the necessary infrastructure for rainwater management and other water (grey and black) reuse systems. An integrative and development-wide approach to rainwater management and the use of alternative water sources to minimize potable water use must be incorporated into the RMP;*
- ii. runoff from all roadways, paths and other hard surfaces within the limits of the overall site is to be included in the volumes retained and treated;*
- iii. runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained and treated on site (landscapes over native subsoils with appropriately sized topsoil meets the 24 mm retention requirement);*
- iv. the RMP must prioritize methods of retention according to the three tiers as follows:*
 - a. 1st tier priority green infrastructure practices – Rainwater Harvesting for Reuse, Green Roofs, and Infiltration;*
 - b. 2nd tier priority green infrastructure practices – Retention within non-infiltrating landscapes, including absorbent landscape on slab, closed bottom planter boxes, and lined bio-retention systems; and*
 - c. 3rd tier priority green infrastructure practices – Detention storage with treatment and slow release.*

Note to Applicant: *Justification must be provided for using a lower tier retention option.*

- v. surfaces designed for motor vehicle use and other high pollutant generating surfaces require an additional 24 mm of treatment beyond the first 24 mm retained (for a total of 48 mm treated);*
- vi. water quality volume (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like roadways) that leaves the site must be treated to a standard of 80% TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard;*

Note to Applicant: *The following should be provided and confirmed for all proprietary devices:*

- a. product information for all treatment practices; and*
- b. certification by TAPE – The Technology Assessment Protocol – Ecology Program, Washington State Department of Ecology’s process for evaluating and approving emerging rainwater treatment BMPs.*

Note to Applicant: *If other technologies are proposed, provide supporting information that shows the technology meets the standard.*

- vii. *the principle that distinct site areas that have large infiltration and/or storage capacity in some way compensate for those areas of the site that are impervious is not acceptable, without the runoff from the impervious areas being directed towards these absorbent areas;*
- viii. *where areas of growing medium do not have runoff directed on to them (from above) from adjacent impervious surfaces they shall be assumed to be receiving/treating/storing only the rainfall that falls directly on to them;*
- ix. *IRMP targets to be achieved on site i.e. without using off-site street Right of Way;*
- x. *pre-development site plan showing orthophoto and existing drainage areas and appurtenances;*
- xi. *a proposed site plan that delineates drainage areas, including the area measurements for pervious/impervious areas, and identifies appropriately sized green infrastructure practices for each of those areas;*
- xii. *geotechnical study that evaluates the potential and risks for onsite rainwater infiltration with consideration of the following:*
 - a. *infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate;*
 - b. *soil stratigraphy;*
 - c. *depth to bedrock and seasonally high groundwater; and*
 - d. *assessment of infiltration risks such as slope stability and soil contamination.*
- xiii. *hydrologic and hydraulic analysis prepared by a qualified professional in the area of rainwater management showing how the site will meet the requirements of the Policy;*
- xiv. *if lower tier green infrastructure options are chosen, then justifications must be included in the RMP report;*
- xv. *details on how the targets set out above will be achieved through the development phases and once all development phases are complete;*

Note to Applicant: *Each phase of development will trigger an updating of the RMP within the overall strategy for the site.*
- xvi. *include supplementary documentation for any proprietary products that clearly demonstrates how they contribute to the targets;*
- xvii. *the plan and report must demonstrate that access has been provided for maintaining the rainwater management system, such as providing truck access for pumping out sediment traps; and*

- xviii. *maintenance and operation guide for the rainwater management system that will be provided to the eventual owner or party responsible for maintenance.*

Note to Applicant: *The building/public realm should be designed to show leadership in the City's commitment to Green Building systems including an integrative approach to rainwater management to minimize potable water use and encourage the use of alternative water sources in areas such as toilet flushing and irrigation. Consideration should be given to a joyful expression of capture and movement of rainwater across the site.*

[New] The final rainwater management plan needs to be signed and sealed by the Engineer of Record. See also Recommended condition 1.5 and Standard Landscape conditions A.1.18 and A.1.20.

- 1.5 arrangements shall be made for a Rainwater Management Legal Agreement prior to issuance of the first Development Permit, and each successive Development Permit, to the satisfaction of General Manager of Engineering Services and the Director of Legal Services, to ensure on-going operations of certain rainwater storage, rainwater management and green infrastructure systems;

Note to Applicant: The approved rainwater management plan is attached as a schedule to the Rainwater Management Legal Agreement which registers the rainwater management features on title and requires them to be kept and maintained in perpetuity. See also Recommended condition 1.4 and Standard Landscape conditions A.1.17 and A.1.19.

- 1.6 design development to refine the architectural expression and detailing, and to ensure maintenance of high quality material treatment with particular regard to the following:
- i. maintain the curved glass material treatment indicated for use at the corner of the northeast office building;
 - ii. refine the detail and rendition of elements of the renovations to the northeast office and "Terraces" building to ensure quality of articulation;
 - iii. improve the transition to, and interface with the ground plane and public realm; and
 - iv. explore strategies for passive techniques to improve green building performance (i.e. fenestration type, solar shading devices and green roof technologies).

Note to Applicant: See also Recommended condition 1.11.

- 1.7 design development to the at-grade interface, and improvements to the public realm with particular consideration of the following:
- i. improve daylight penetration and spatial enjoyment of the park connector with a reduction to the extent of the northeast office building projection over this area and other mechanisms;
 - ii. improve and refine the parks connective point and the treatment of the at-grade interface along this route;

- iii. incorporate continuous weather protection at grade that is integrated, and demountable with particular regard to the mall entrance, park connector and mall concourse retail;
- iv. ensure universally accessible connections to all common open space areas throughout the site with consideration for persons with disabilities or mobility issues;

Note to Applicant: See also Recommended condition 1.10 and Standard Park Board condition A.1.26.

- v. ensure the overall outdoor surface treatment maintains high quality, visually interesting and cohesive materials throughout with special attention to the transition from public realm to the private property edge;
- vi. explore opportunities to ensure effective use of the mall concourse as a public space in inclement weather; and
- vii. explore colours, materials, texture and patterns as tactile identifiers for the sensory deprived and for enhancing the public experience.

Note to Applicant: See also Standard Park Board condition A.1.34.

- 1.8 [Repeat PDP Condition 1.3] *significant design development to the transit plaza to improve its usability as a flexible open space for various activities* [New] with consideration of the following:

- i. the number and type of entries at-grade, entry locations, canopy depths and canopy soffit design, building use, the amount of glazing at pedestrian level; and the public realm design;
- ii. explore a strategy including street furniture, bollards, benches, pedestrian-scale lighting, bike racks, guard rails, decorative grilles, planters etc. and any other mechanisms that contribute to a more vibrant public realm interface; and
- iii. explore street frontage expression and the building interface to improve activation, materiality and the celebration of the civic quality with an active frontage.

Note to Applicant: *The space should be a contiguous open area of rectangular or other shape having a convex boundary with a minimum of 1,000 square metres in size to host large social gatherings and celebrations. Locate amenities including seating, lighting, public art, trees, landscaping at the edges as much as possible to maximize the central area of contiguous open area as per the Cambie Corridor Public Realm Plan, found here: <http://vancouver.ca/images/web/cambie-corridor/cambie-corridor-public-realm-plan.pdf>. Minimize the scale and intrusion of transit escalators and stairs from the transit level. Improve pedestrian penetration of the transit plaza from West 41st Avenue.*

- 1.9 [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.*

1.10 [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.*

[New] See also Recommended condition 1.7 and Standard Park Board condition A.1.34.

1.11 [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. [New] See also Recommended condition 1.6.*

1.12 [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 [New] with consideration of the following:*

- i. explore additional mechanisms to ameliorate impacts toward any nearby residential units whether acoustic or other; and*
- ii. explore material, landscaping or screening mechanisms to mitigate privacy and overlook concerns.*

1.13 provision of a report from a lighting consultant to the satisfaction of the Director of Planning;

Note to Applicant: Details are required for the proposed LED screens including any drawings, planned functional use, programmed content, by-law compliance requirements, hours of operation, maximum brightness levels, mitigation measures to ensure avoidance of nuisance, and any other pertinent details.

- 1.14 [Repeat PDP Condition A.1.1] *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 and General Manager of Engineering 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. *confirmation of park boundary extents and total park area calculation for approval by General Manager of the Vancouver Board of Parks and Recreation;*

[New] **Note to Applicant:** For all development permit applications, the park boundary shall be shown on an overall park plan and on all landscape drawings at a minimum scale of 1/8" = 1'0". See also Standard Park Board condition **A.1.33**.

- 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 and including the following:*
 - a. *methods for the retention of existing landscapes and trees during construction;*

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. [New] scope of work related to the existing Office building and Residential "Terraces" building, phasing strategy for early Site Works, and future phases including, but not limited to the following:
 - i. location of construction materials;
 - ii. temporary structures;
 - iii. utilities;
 - iv. site access;
 - v. development phasing; and
 - vi. temporary irrigation.
- c. [New] an updated arborist report; and

Note to Applicant: See also Standard Landscape conditions **A.1.21** and **A.1.23**.

- d. [New] coordinated and accurate excavated area plan(s) across the site including labels indicating clear boundaries and reasons for excavation.

Note to Applicant: Tree Plan and any related construction management information should be submitted at same sheet size as the architectural and landscape plans. Further coordination is needed to reconcile the discrepancy between the excavated elements related to utility and road work in the construction management plan and excavated areas labelled in the architectural plans.

- 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 propose 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.

[New] These plans shall be fully dimensioned in order to verify the extent of each scope.

- vi. *a Public Realm Plan that references, and is consistent with the Public Art Plan ensuring a clear 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/site furniture, paving, open space programming and design, lighting, utilities, weather protection and signage/way-finding.*

[New] This includes further attention, including a public realm material palette for the complete site and site specific details related to the existing office building and residential "Terraces" building.

All site furnishings within the park must be reflective of a consistent, park-wide approach, complimentary to the public realm plan, and to be approved by the Park Board General Manager. This includes general locations of site furnishings as well as specifications for custom and for off-the shelf site furnishings.

Moveable furniture is to be included in the Public Realm Plan. Park Board staff cannot review the site furnishings in this application until a broader plan has been developed and approved, and until the park boundary is clearly indicated on all landscape drawing.

[New] See also Standard Park Board condition **A.1.33** and Standard Engineering Services condition **A.2.19**.

- vii. *a Public Art Plan detailing and refining the public art aims;*

[New] **Note to Applicant:** See also Standard Park Board condition **A.1.32**.

viii. *a construction access and traffic management plan; and*

[New] **Note to Applicant:** This requires refinement and updating at the building scale illustrating connections through the parcel and to the greater landscape and public realm.

ix. *a lighting plan for the park.*

Note to Applicant: Consider CPTED principles and avoid any lighting that can cause glare to residents. [New] An outdoor lighting plan not specific to the park is also required. See also Standard Urban Design condition A.1.4 and Standard Park Board condition A.1.41.

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

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

• **Technical Analysis:**

Oakridge Technical Analysis (DP-3a)												
	650 W 41st Ave					DP-2019-00667					SITE TOTALS	SITE REMAINDER
	Permitted/Required CD-1					Proposed (Mall Entry, Terrace's Building & Existing Office Tower)						
¹ Site Size						Irregular (Existing site)						
¹ Site Area	114,384.70 m ²					114,499.70 m ²						
Use (s)						Office/Retail						
² FSR	3.71 (site)					0.20					2.02	1.69
² Floor Area	Total Floor Area		424,367.2 m ²			Total Floor Area		22,486.3 m ²			231,856.8	192,510.4
	Max. Dwelling Use (site)		256,541.0 m ²			Total Dwelling Area		-			130,602.1	125,938.9
	Max. Non-Dwelling Uses		168,059.0 m ²			Total Non-Dwelling		22,486.3 m ²			101,254.7	66,804.3
	Min. Office (site)		39,000.0 m ²			Retail		7,797.9 m ²				
³ Height			Max. Geodetic					Geodetic Elev.				
	Mall		112.9 m			Mall - Top of Roof Slab		103.0 m				
	Max. Projection		120.5 m			Top of Parapet		N/A m				
	Existing Office Building		118.2 m			Exis. Office Bldg. - Top of Roof Slab		115.0 m				
	Max. Projection		125.8 m			Top of Parapet		126.7 m				
⁴ Parking	Retail:		153			Retail		0			Site Totals	Difference
	Office:		291			Office		0				
	Total Non-Dwelling Parking		444			Proposed Non-Dwelling Parking:		0				
	Non-Dwelling Disability		10			Disability - Retail		0				
						Disability - Office		0				
	Total Non-Dwelling Disability		10			Proposed Non-Dwelling Disability:		0				
	Max. Small Car 40.0%		4			Total Small Car #DIV/0!		0				
TOTAL REQUIRED		444			TOTAL PROPOSED (NEW)		0					
⁵ Loading	Class		A		B		C		Total			
	Retail		0		4		2		6			
	Office		2		3		0		5			
Total		2		7		2						
⁶ Bicycle	Class		A		B		Class		A		B	
	Retail		16		6		Retail		0		0	
	Office		29		6		Office		0		0	
Total		45		12		Total		0		0		

*Site total column does not account for figures proposed under development permits that have been applied for after Development Permit No. 3a (DP-3a).

¹**Note on Site Size and Site Area:** The existing office and “Terraces” residential building and proposed mall entry are located at the northeast corner of the site at the intersection of West 41st Avenue and Cambie Street.

²**Note on FSR and Floor Area:** A total floor area of 22,486.30 m² has been proposed for this development permit application which is comprised of:

- 11,923.15 m² of office (9,857.16 m²) and retail (2,065.99 m²) uses located in the existing office building, which includes additional floor area added to the existing structure. Confirmation of existing floor area requires verification and has been requested through Standard Development Review Branch conditions **A.1.9** and **A.1.11**;
- 7,493.40 m² of office (4,831.32 m²) and retail (2,662.08 m²) uses located in the existing “Terraces” residential building; and
- 3,069.79 m² of retail use which is to be located in the newly proposed mall.

³Note on Height: The existing office building and mall entry fall within sub-areas 15 and 16 and the proposed heights are in compliance with the requirements under Section 7.2 of the CD-1 By-law. Confirmation of how the proposed heights have been calculated has been requested under Standard Development Review Branch condition **A.1.8**.

⁴Note on Parking: A total of 444 parking spaces are required for this application for both the office and retail uses as per Section 4.2.5.1 of the Parking By-law. Parking for this application has been provided under DP-1 (DP-2018-00633), however, confirmation of compliance with the Parking By-law has been identified as an outstanding requirement in **Appendix L**, which requests a visual representation of the parking spaces that are to be allocated to this portion of the development.

⁵Note on Loading: Loading has been based off of office and retail uses and associated with Section(s) 5.2.5 and 5.2.7 of the Parking By-law. Of the required loading spaces, two (2) Class A, seven (7) Class B, and two (2) Class C loading spaces are to be provided. Loading for this application has been provided under DP-1 (DP-2018-00633), however, confirmation of compliance with loading requirements as per the Parking By-law has been identified as an outstanding requirement in **Appendix L**, which requests a visual representation of the loading spaces that are to be allocated to this portion of the development.

⁶Note on Bicycle: A total of 45 Class A bicycle spaces are required for this application which includes 29 for the office use and 16 for the retail use as per Section(s) 6.2.4.1 and 6.2.5.1 of the Parking By-law. Additionally, 12 Class B bicycle spaces are required to be provided and identified on the plans. All below grade bicycle parking for this application has been provided under DP-1 (DP-2018-00633), however, confirmation of compliance with bicycle requirements as per Section 6 of the Parking By-law has been identified as an outstanding requirement in **Appendix L**, which requests a visual representation of the bicycle spaces that are to be allocated to this portion of the development.

- **Legal Description:**

Lot: 7, Except Air Space Plan 20425
and Plan EPP85694
Block: 892
District Lot: 526
Plan: 20424

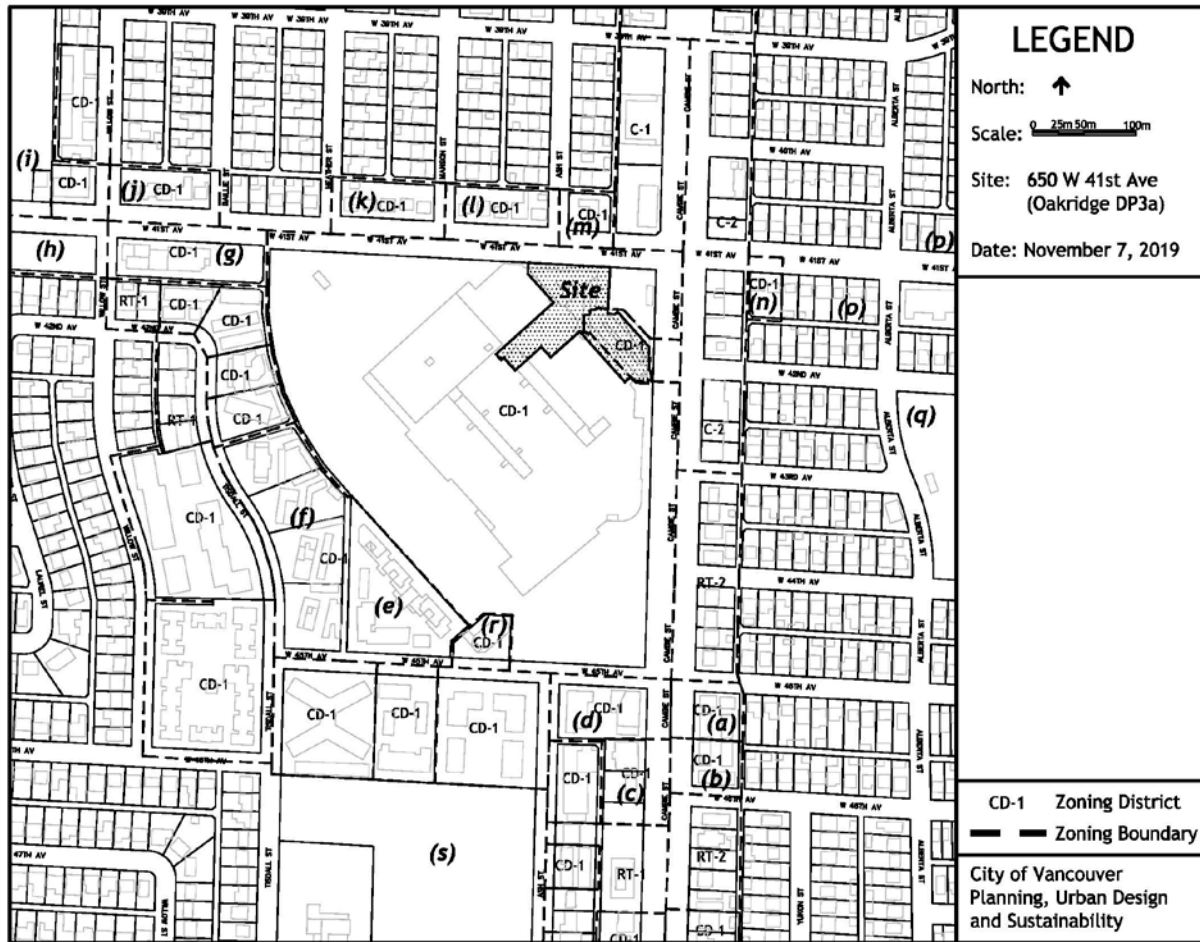
- **History of Application:**

19-08-15 Complete DP submitted
19-11-13 Urban Design Panel
19-11-20 Development Permit Staff Committee

- **Site:** The overall 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 development permit application includes alterations to the existing office building and “Terraces” residential building, and a new future mall entry corridor at the northeast corner of the site.

- **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.



• **Background:**

Council approved a rezoning application for the Oakridge Centre site at a Public Hearing on March 14, 2014. In February 2018, the proponent submitted a re-envisioned proposal for the site with a form of development that differed from that of the approved rezoning (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 form of development was formally recognized and approved through a Preliminary Development Permit (referred to as a PDP) process. Full, detailed history and background of the rezoning and PDP processes are provided in the staff report for the PDP – DP-2018-00166 – 650 West 41st Avenue.

Following the PDP approval, the first development permit application (DP-1) was approved by the Development Permit Board on October 29, 2018, the second development permit application (DP-2) was similarly approved on May 13, 2019, with the third (DP-4) scheduled for review at the Development Permit Board on November 25, 2019, and the fourth currently under review.

This report reviews the fourth development permit application on the Oakridge site following the PDP approval. *The Urban Design Panel reviewed and supported this development permit application with recommendations on November 13, 2019.*

• **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 social housing and Civic Centre density conforms to the provisions of the CD-1 By-law.

Height: The proposed height conforms to the provisions of 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 through conditions in the PDP.

Preliminary Development Permit Conditions:

The following summary presents staff's assessment to the relevant PDP design development conditions that apply to the buildings in the scope of this application, established with the approval of the Preliminary Development Permit. Full text of the PDP design conditions are included as part of **Appendix K** to this report.

Staff assessment of a response to PDP Recommended condition 1.1:

PDP Recommended condition 1.1 required the submission of a number of plans and documents that describe various systems that apply to the overall development. Satisfaction of this is required prior to

issuance of the development permit. Recommended condition 1.14 reiterates the requirement for any of these plans or documents that haven't been submitted and/or requires coordination, and expands on the requirements with more specific information requested by staff.

Staff assessment of a response to PDP Recommended condition 1.2:

PDP Recommended condition 1.2 required the submission of a groundwater management strategy. The final groundwater management strategy must be provided prior to issuance of the development permit and this is reiterated under Recommended condition 1.2.

Staff assessment of a response to PDP Recommended condition 1.3:

PDP Recommended condition 1.3 sought significant design development to the transit plaza to improve it for various activities. Recommended condition 1.8 reiterates the requirement for the later related development permit (DP-3b). The transit plaza is not within the scope of this application but is connected to and may impact the public realm that is within the scope of this application. It is included here as a bridging condition for reference and completeness of scope.

Staff assessment of a response to PDP Recommended condition 1.7:

PDP Recommended condition 1.7 sought to ensure prominent retail frontages along Cambie Street and other highly visible façades including West 41st Avenue. Recommended condition 1.10 reiterates the intent of this condition to ensure high pedestrian interest along West 41st Avenue.

Staff assessment of a response to PDP Recommended condition 1.9:

PDP Recommended condition 1.9 sought to ensure the proposed building design was maintained moving forward. This condition is generally satisfied and Recommended conditions 1.6 and 1.11 follow through on this by requiring consistent materials and detailing at the Prior-To stage.

Staff assessment of a response to PDP Recommended condition 1.10:

PDP Recommended condition 1.10 requires Park Board approval for the park design including all park pavilions and sculptures. Staff continue to meet regularly with the applicant to further develop the design of both the park and any proposed structures within it. The requirement to continue these ongoing workshops is captured through Standard Park Board conditions A.1.40 and A.1.41. The portion of the park comprised within this application is minor and the condition is included here as a bridging condition for reference and completeness of scope.

Staff assessment of a response to PDP Recommended condition 1.11:

PDP Recommended condition 1.11 sought to maintain privacy for residential units located adjacent to public spaces, such as park spaces or public steps. Recommended condition 1.12 reiterates this requirement.

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.

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 MTC 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; family housing located off

the arterials; and a built form that reflects the regional importance of this location which takes advantage of its proximity to nearby amenities and services.

See also Recommended condition 1.10 which reiterates the Staff assessment of a response to PDP Recommended condition 1.7.

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 a broad sidewalk on West 41st Avenue, streetscape elements such as bicycle facilities and treed boulevards that comply with the public realm specifications in the Plan and a mall concourse plaza. The proposed surface treatments, patterns and finishes comply with the paving strategy as described in the Plan.

Recommended condition 1.14 seeks the provision of a Public Realm Plan 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. See also Standard Park Board condition A.1.33 and Standard Engineering Services condition A.2.19.

• **Conclusion:**

This application is the fourth development permit application submitted for the Oakridge Centre redevelopment, following the PDP. The proposal 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 note the intent above for a high quality proposal and seek to maintain and enhance the aspiration of the proposal by design development of details, critical points of transition and refinement of material treatment. Staff seek further design development to improve the interface between the at-grade access to park spaces to ensure the generous public spaces with access to the future park will offer a healthy environment for future building users and residents in the area. Staff recognize the challenge of integrating the mall concourse and transit plaza as a single public realm and cohesive design in two separate development permit applications and seek reasonable coordination to improve the interface.

The renovations, park connection and treatment of the concourse represent an appropriate gateway to the proposal and significant public realm.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on November 13, 2019, and provided the following comments:

EVALUATION: Support with Recommendations

Introduction:

Development planner, Carl Stanford noted the project went through the rezoning process in 2014, and after further design development, changes to the overall form of development was reviewed by the

panel, and approved by the DPB through the PDP (Pre-DP) process.

Following PDP approval, the first development permit application DP-1, comprising Buildings 3 and 4 was reviewed by the panel and approved by the DP Board on October 29, 2018. The second development permit application DP-2, comprising Buildings 6, 7, and 8 was reviewed by the panel and approved by the DP Board on May 13, 2019. The third DP application which comprising Building 1 and 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) is currently under review and scheduled for DP board on November 25, 2019. This application is the fourth development permit application on the Oakridge site and is scheduled for DP board on December 09, 2019.

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 scope of this DP application includes consists 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.

DP-3a includes a minor portion of the proposed transit plaza, which will be subject to a separate development permit application DP-3b to be submitted at a later date. The public realm of DP-3a encompasses the West 41st Avenue and Cambie Street streetscapes and the western portion of the proposed transit plaza, located at the corner of West 41st Avenue and Cambie Street. Also included is a small, 0.35-acre piece of the nine-acre city park.

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

1. Please comment on the architectural expression, and material treatment with consideration for:
 - Does the proposal adequately demonstrate a cohesive functional & aesthetic concept with considerable architectural expression and visual variety?
 - Does the proposal demonstrate sufficient civic considerations, exhibited through a considered use of scale, massing, materiality and detail?

2. Please comment on the success of the public realm with consideration for:
 - Is the at-grade interface of the buildings sufficiently activated with provision for a lively public realm?
(Please Note: Consider the number and type of entries at-grade, entry locations, canopy depths & canopy soffit design, building use, the amount of glazing at pedestrian level; and the public realm design.)
 - Does the proposal make sufficient allowance for greenery and soft landscaping and demonstrate an opportunity to effectively utilize the plaza as a gathering space in inclement weather?

3. Please comment on the accessibility and permeability provision with particular regard to the plaza and park connection:
 - Does the proposed network of public routes across the site effectively connect public spaces and places?
 - Does the proposal provide an accessible public realm with provision for the less abled, ambulant disabled and older demographics?
 - Does the proposal adequately utilizes color & pattern as identifiers for enhancing public/user experience?

The planning team then took questions from the panel.

Applicant’s Introductory Comments:

The applicant noted that due to sustainability and economic reasons, they have been asked to save the existing structure of the building. The applicant noted they have renovated the existing building and tied it into the streetscape and created a graceful entrance to the park. The applicant noted that an aesthetic entry marker was generated from the seismic wall holding the existing Terraces Building from leaning. Extensive work has been done on the roof of the existing office building to make it more accessible and provide an amenity. The applicant noted there has been some budgetary constraints with the building however still happy with the end product.

The applicant noted in the past the building had big covered structures however this limited sunlight. The atrium and the canopy have been removed as a result. The applicant is looking to find a solution to buffer out noise from traffic and the Canada line station.

The applicant noted the overall goal was to make a clearer definition of the whole site, the mall entry, entryway to the park, and provide more sunlight. The applicant noted accessibility has much improved. The applicant was asked by planning staff to hold back the interior retail line as much as possible to extend the public realm as long as possible as individuals could not get to the park without entering the mall. There is a public right away from the mall through the side and to the high-street. There is an overhang added to the edge of the building on both sides, which contributes to the wayfinding to the park. There is a row of trees at the entrance to the park. An anticipated issue with the park is during events to ensure there is enough bandwidth entering the park to avoid unwanted traffic. As a result the stairs are very wide.

The plaza is still under development, the key objectives include is to be a key easy movement corridor from transit to the mall to the neighbourhood. This site is also an intended informal everyday space and a place to hold events. There is a lot of sun going into to the site. The paving will be different will be series of lights and skylights a fun way to the entry, a special treatment to draw the individual in. Up at the park there is direct access to all the key features of the park.

The applicant team then took questions from the panel.

Panel’s Consensus on Key Aspects Needing Improvement:

Having reviewed the project it was moved by Muneesh Sharma and seconded by Helen Avini Besharat and was the decision of the Urban Design Panel:

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

- Design development to improve rain protection cover with particular regard to the mall entrance and refinement to the Northeast Office projection over the park connector.
- Design development to the park connector, the interface with the adjoining building and connective point to the park.
- Design development to the at-grade interface and landscape treatment at the edge of the park connector.

Related Commentary:

The panel supported the project. The panel noted that considering the disparate pieces that need to work together the project has been quite successful. The site is unique enough to be distinct from the rest of project but it still ties in well to the overall context.

The panel noted the office renovation was a more calm neutral building compared to the existing building. The added rooftop space shown on the office building renovation is a great amenity which may attract more people to the office space. The renderings are well executed and the copper soffit to the overhang is quite pleasing.

The panel noted that activity on the plaza will be substantially improved when the transit plaza is built. This will also work with seasonal events well. The panel noted that accessibility provision via the elevator system works well. The use of the lights on the ground plain is quite successful especially given that lighting is beneficial to safety & CPTED concerns. Opening up and removing the existing atrium and providing the concourse is good.

The public realm is quite successful with its relationship to transit and landscape design. It opens up to the public and entire neighborhood. The plaza concourse landscaping is effective and provides for a aesthetically pleasing gathering space.

Most panel members noted that on the office building renovation the applicant should continue exploring details at grade and how it interfaces with the public realm along the 41st Avenue frontage. The panel noted some concern with the public realm along 41st Avenue as lacking opportunities for connection to the plaza concourse. It does not look like there is a way through the office building. On 41st Avenue it appears there is a driveway but no walkway, and no public realm. The panel noted the mall plaza could use more weather protection. The entry to the mall would definitely benefit from a canopy and weather protection. It is an unusual omission. The front entrance concourse should provide more information for better wayfinding. The space into the concourse is still tight.

Most panel members noted that due to congestion, there will be challenges with wayfinding, and the applicant should consider how this ties into the public realm/ accessibility with guiding of the less abled on and off the site. Some panel members noted signage with information in regards to the history of the site or with cultural function rather than just what appears to be advertising would be preferred.

At the top of the platform where the stairs connect to the park there appears to be two blank walls, whose use is unclear. Many of the panel members noted the applicant should look at creating a more usable space, here as this is a connective piece of significant importance. The applicant should consider a planted slope where the stairs are integrated. Some panelists noted a ramp to the park would be nice. The stores underneath the stairs feel like an afterthought and loss of opportunity.

The office lobby identity should be more prominent and integrated into the plaza with the main entrance there. The applicant should consider the future use of the site, and the future modes of transportation. The applicant should consider pick-up and drop-offs locations and the public wait lines in the context of how well this integrates into the site.

Most panel members noted the applicant should consider the challenges of planting during the winter; the sloping of the park connector walkway, and the adverse effect of unintentional salting on planting. Planting adjacent to glazing is challenging to accommodate. The panel noted that the sculptural element and small canopy on the side is neglected and requires development.

Most of the panel members noted that the glass on the building is curved and not faceted and this should be retained.

Applicant's Response:

The applicant team thanked the panel for their comments.

EVALUATION: Support with Recommendations

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. Also, modifications to the Services Agreement may be required should any change in scope to the Owner's works be contemplated.

One of the rezoning conditions required 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 applicant has provided proposed extraction rates and examined the impacts, and is currently exploring various options for groundwater use. However, as a final strategy has not yet been delivered, a "No Development" Section 219 Covenant has been registered on the title of the site. The final groundwater management strategy must be provided prior to issuance of the first development permit and this requirement is captured through Recommended condition 1.2.

The site's Rainwater Management Plan largely consists of green roofs and detention tanks. Significant opportunity exists for maximizing the volume of rainwater retained and maximizing the volume of non-potable groundwater use. Recommended condition 1.4 and Standard Landscape condition A.1.18 seek an integrated approach to rainwater management and coordination with the groundwater management strategy, and Recommended condition 1.5 seeks legal arrangements in order to secure the rainwater management features on title to be kept and maintained in perpetuity.

It should be noted that while this application still makes reference to New Street, "Choy Yuen Crescent" was selected by the Civic Asset Naming Committee as the new name for New Street and its formal recommendation was approved at a regular Council meeting held October 1, 2019. The By-law to amend street name By-law No.4054 to include Choy Yuen Crescent can be found here for reference: <https://bylaws.vancouver.ca/consolidated/12552.PDF>.

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

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

PUBLIC REALM PLAN

Overall, staff support the significant 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, significant 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 condition 1.14 seeks the provision of a Public Realm Plan 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.

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.

LANDSCAPE

Further recommendations from Landscape are contained in the conditions noted in [Appendix A](#) attached to this report.

PARK BOARD

DP-3a is noted to contain a very small area of park, however it is imperative the applicant ensure park-wide resolution of materials, lighting and planting, as well as an optimal interim condition during construction. Further, street tree species selection on West 41st Avenue must consider adjacent bicycle and pedestrian circulation. See also Standard Park Board condition [A.1.39](#).

Further recommendations from the Park Board are contained in the conditions noted in [Appendix A](#) attached to this report.

ENVIRONMENTAL PROTECTION BRANCH

The recommendations from the Environmental Protection Branch are contained in the conditions noted in [Appendix A](#) attached to this report.

BUILDING REVIEW BRANCH

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Building Review Branch staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire-fighting access and energy utilization requirements.

NOTIFICATION

Two site signs were confirmed installed on September 9, 2019; one along West 41st Avenue in front of the existing Office building, and one in the existing transit plaza at the corner of West 41st Avenue and Cambie Street.

On September 9, 2019, 2,335 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the City's website. The postcard and the development application materials were posted online at vancouver.ca/devapps. At the time of this report, 2 responses have been received from our postcard/site sign notification; and neither stated a position that was evidently in Support or Opposition, or provided feedback that was equally weighted; these are being considered as Neutral.

One open house session was held on Thursday, October 10 (4:00p-7:00p), 2019 within the Wosk Auditorium at the Jewish Community Centre at 950 West 41st Avenue. In total, approximately 37 people attended and a total of 6 comment forms were submitted regarding the development permit application. Of the 6 comment forms received, 4 were in Support, 1 was in Opposition, and 1 didn't state a position that was evidently in Support or Opposition, or provided feedback that was equally weighted; this is being considered as Neutral.

Comments from the open house and notification are summarized below:

Privacy Impacts to Adjacent Residential:

- Concerns were noted for the adjacency of the proposed development and its impact to the existing residential "Terraces" building.

Staff Response:

- Staff acknowledge the potential for overlook into adjacent private indoor/outdoor spaces and will work with the applicant to ensure privacy is maintained for existing residents on the site. See also Recommended condition 1.12.

Architecture & Design:

- Support for the design aesthetic and architectural expression of the application as a whole was noted.
- Support for the renovations to the new mall entry, northeast office and "Terraces" building.
- Concern that the proposal is overly expressive and expensive.

Staff Response:

- Staff acknowledge the quality of the proposal and will continue to work with the applicant to ensure maintenance and refinement of the design intent in line with their aspirations. See also Recommended conditions 1.6 and 1.11.

Public Realm:

- Support for the provision of a generous public realm.
- Concerns over the separation of the transit plaza from the scope of the application.

Staff Response:

- Staff acknowledge the challenges posed by the exclusion of the transit plaza from the scope of the application and note it was due to reasons beyond the applicants control. Staff will continue to

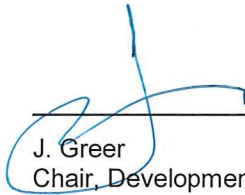
work with the applicant to address this in the coordination and reconciliation of conditions. See also Recommended condition 1.8.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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

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

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



J. Greer
Chair, Development Permit Staff Committee



C. Stanford
Development Planner



J. Smallwood
Project Coordinator

Project Facilitator: D. Lee

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

- A.1.1 approval of a text amendment to the CD-1 By-law required to reconcile differences between the original 2014 Rezoning application and the approved PDP by the Development Permit Board;
- A.1.2 approval of a Minor Amendment to DP-1 (688 West 41st Avenue – DP-2018-00633) is required to reconcile differences between the above and below-grade areas associated with the existing office building;

Note to Applicant: Approval and issuance of this forthcoming Minor Amendment is required prior to the issuance of any permit(s) for DP-3a (DP-2019-00667). See also [Appendix L](#) for a list of items requiring resolution for DP-1 (DP-2018-00633).

Urban Design Conditions

- A.1.3 [Repeat PDP Condition A.1.6] *design development to locate, integrate, and fully screen any emergency generator, 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:** Confirm 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 beyond the allowable height. 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. See also Standard Landscape condition [A.1.19](#).

- A.1.4 provision of a conceptual lighting strategy to ensure appropriate lighting levels and CPTED performance, while minimizing glare for nearby residents;

Note to Applicant: See also Recommended condition [1.14](#) and Standard Park Board condition [A.1.41](#).

- A.1.5 design development to confirm the adequacy of underground parking setbacks and the maximization of planting areas growing depth to ensure the continued health of proposed trees;

Note to Applicant: See also Landscape condition [A.1.14](#) and Standard Park Board condition [A.1.37](#).

- A.1.6 [Repeat PDP Condition A.1.8] *identification on the architectural and landscape drawings any built 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>.*

Development Review Branch Conditions

A.1.7 clearly and consistently indicate the scope of work that is to be included as part of this application;

Note to Applicant: Site plan and other drawings note that the “Terraces” building is not part of this application, but FSR overlays note that it is. If the “Terraces” building is not proposed to be included in this development application then re-labelling is required.

A.1.8 confirmation of compliance with Section 7 – *Height* of the CD-1 By-law;

Note to Applicant: Include the figures and calculations used to determine the proposed height of the mall and existing office building. Any increase in height for the existing office building should be clearly identified on the project statistics and drawings.

A.1.9 provision of additional floor plans and FSR overlays of the existing office building before the proposed alterations and additional floor area;

A.1.10 provision of revised FSR overlays shall be complete with the following:

i. coordinated with the figures shown on the plans versus the figures shown on the Area Summary Table; and

Note to Applicant: The areas noted on the Roof Plan FSR Overlay do not correspond with the provided table as it appears the floor area of the stairs has not been noted or included. Refer to Diagram D.1 in [Appendix L](#).

ii. include the portion of the roof which is covered by the glazed steel and wood frame trellis.

Note to Applicant: This portion is not excludable from FSR. Refer to Diagram D.2 in [Appendix L](#).

Note to Applicant: See also Standard Development Review Branch condition [A.1.11](#).

A.1.11 provision of updated Project Statistics sheet which includes the following:

i. updated figures for the proposed floor area;

ii. figures of the existing floor area and each use; and

iii. for reference, correct amounts of parking, loading and bicycle spaces to be in accordance with the Parking By-law.

Note to Applicant: Ensure that applicable sections of the by-law are noted and that correct figures are used. The amount of required spaces that have been identified on the statistics for each differs from those which are required per the by-law. See also [Appendix L](#).

Note to Applicant: See also Standard Development Review Branch condition [A.1.10](#).

A.1.12 addition of the following note to sheet AH-00-003 (Comprehensive Data Sheet): *“This sheet is for reference only and figures noted are not approved and may be subject to change. Final approved figures are subject to approval of the final individual development permits and will be identified on the project data sheets”;*

Landscape Conditions

- A.1.13 provision of a master reference landscape plan/planting plan for landscape treatment on and around the building;

Note to Applicant: While details of landscape treatment have been provided on separate sheets for portions of the site at a scale of 1:100, a master plan and key legend is needed. See also Standard Park Board conditions [A.1.33](#), [A.1.40](#), [A.1.44](#) and [A.1.46](#), and Standard Engineering condition [A.2.1](#).

- A.1.14 [Repeat PDP Condition A.1.16] *design development to the overall structural design of all applicable existing and proposed buildings (limited to proposed landscaping on buildings or “green roofs”) to ensure adequate soil volumes and planting depths for trees, intensive and extensive green roof treatment;*

Note to Applicant: *To help ensure the long term viability of planting on slab and exposed upper roof conditions, soil depths shall meet or exceed BCLNA planting standards. For new buildings, the project should be exemplary in this regard. At the ground level, avoid raised planter walls that can impede pedestrian flow and fragment space. This can be done by performing the following:*

- i. altering/lowering the slab at the junction of the outer wall and ceiling of the underground parkade; and*
- ii. lowering the slab below grade to create contiguous tree planting troughs such that the tree base is level with the surrounding walking surfaces.*

The soil volume targets should be considered at a minimum of 16 cubic meters per tree with 1m depth and 2m radially (measured from the trunk). Private and semi-private terraces should offer planter sizes and soil volumes that can support long term tree health and canopy cover. Soil cells, structural or enhanced native soils and contiguous planting troughs should be explored. Fully integrated planters should be provided, rather than add-on movable planters. Avoid the necessity to mound soils to obtain minimum soil depths. [New] See also Standard Urban Design condition [A.1.5](#) and Standard Park Board condition [A.1.37](#).

- A.1.15 [Repeat PDP Condition A.1.19] *provision of an overall detailed written rooftop and patio strategy and overlay plan for private property;*

Note to Applicant: *This should include a written description of intent for accessible and non-accessible roof spaces, amenity decks, private patios, vegetative type, and coverage targets. [New] See also Standard Landscape conditions [A.1.16](#) and [A.1.17](#).*

- A.1.16 provision of assurances by way of a written landscape maintenance and access strategy and plan(s) for all planted terraces and amenity areas;

Note to Applicant: These documents are intended to be for the benefit of the future owner(s) and City of Vancouver. Arrangements should be made to share the landscape manuals/specifications with the future owner(s). See also Standard Landscape conditions [A.1.15](#) and [A.1.17](#).

- A.1.17 arrangements shall be made for the development of a Private Realm Landscape Maintenance Agreement for all landscaping (and rainwater best management practices 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 shall be attached as a schedule to the Private Realm Landscape Maintenance Agreement which registers the requirements and strategies on title and requires them to be kept and maintained in perpetuity. See also Standard Landscape conditions [A.1.15](#) and [A.1.16](#).

A.1.18 design development to the Integrated Rainwater Management Plan to explore opportunities for onsite rain water infiltration and soil absorption, as follows:

- i. maximize visible landscape based, best management practices;
- ii. minimize the necessity for hidden mechanical water storage, wherever practical;
- iii. increase the amount of planting to the rooftop areas, where possible;
- iv. consider linear infiltration bio-swales along property lines;
- v. use permeable paving;
- vi. employ treatment chain systems (gravity fed, wherever possible); and
- vii. use grading methods to direct water to soil and storage areas.

Note to Applicant: All landscape based rainwater management solutions to be shown on the detailed landscape and grading plans. See also Recommended conditions [1.4](#) and [1.5](#), and Standard Landscape condition [A.1.20](#).

A.1.19 [Repeat PDP Condition A.1.22] *design development to the location of site utilities and vents on private property to be integrated discreetly into the building, avoiding any areas of the park, landscaped and common areas and not adversely impacting the public realm;*

[New] **Note to Applicant:** See also Standard Urban Design condition [A.1.3](#).

A.1.20 [Repeat PDP Condition A.1.23] *design development to reduce potable water consumption in irrigation systems by using drought tolerant species, rainwater harvesting methods and efficient irrigation technology for all planted areas;*

Note to Applicant: Potable water may be needed for urban agriculture areas and patios. Individual hose bibs should be provided for all patios and common areas of 100 ft² or greater in size, to encourage patio gardening. This is applicable to private property. On the landscape plans, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

[New] High efficiency irrigation should be provided for all planted areas and hose bibs for all patios and common areas greater than 100 ft². Provide partial irrigation plans to illustrate irrigation connection points, “stub-outs” and hose bib symbols accurately. See also Recommended conditions [1.4](#) and [1.5](#), and Standard Landscape condition [A.1.18](#).

A.1.21 [Repeat PDP Condition A.1.25] *provision of a detailed arborist report and phased “Tree Management Plan” in coordination with arboricultural services, including the assessment of*

existing trees, retention value rating, retention feasibility, remediation recommendations, site supervision and letters of undertaking;

Note to Applicant: *Given the size and complexity of the site, a phased approach will be necessary. Provide a tree plan that is separate from the landscape plan. It is preferred that the arborist tree management plan(s) become the primary document for tree removal/ protection related matters. Attach a large scale tree management sheet (same size sheet as architectural sheets) to the landscape plan submission. The plan should clearly illustrate all trees to be removed and retained, including any tree protection barriers and important construction management directives drawn out of the arborist report(s). Tree replacements to be shown on separate landscape master plans and detailed landscape plans at each phase. [New] See also Recommended condition 1.14 and Standard Landscape condition A.1.23.*

A.1.22 [Repeat PDP Condition A.1.31] *provision of enlarged detailed elevations for all vertical landscape structures and features, i.e. green walls, trellis, pergola, privacy screens;*

A.1.23 *provision of a signed letter of assurance for arborist supervision;*

Note to Applicant: *The letter to detail the timing and scope of supervision requirements and to be signed by the arborist, general contractor and applicant/owner. See also Recommended condition 1.14 and Standard Landscape condition A.1.21.*

Park Board Conditions

A.1.24 [Repeat PDP Condition A.1.32] *design development to meet at a minimum the Park Board's Park Development Standards;*

[New] **Note to Applicant:** Landscape Plans will need to adhere to Park Development Standards and are subject to approval by the Park Board General Manager.

A.1.25 [Repeat PDP Condition A.1.33] *design development to ensure public access to, from and through the park during and after mall hours by providing and/or ensuring the following:*

- i. a minimum of six points of entry that are fully accessible to access the park from the street and or mall. This includes publicly accessible access points which are open during non-mall hours with at least two accessible elevator access points open 24 hours with one being the entrance from the transit plaza;*
- ii. access points are highly visible and inviting;*
- iii. connectivity of access points to the park and maximum visual access and transparency from street level and in the park; [New] and*
- iv. operating hours must be consistent with park hours, and accessible access shall be provided for users to get down from the upper park level to the street at all hours.*

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

A.1.26 [Repeat PDP Condition A.1.37] *design development to improve universal accessibility within the park to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation;*

[New] **Note to Applicant:** See also Recommended condition 1.7.

A.1.27 [Repeat PDP Condition A.1.39] *design development to confirm entry points from commercial, retail, and residential development leading into park space to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation;*

A.1.28 [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 permitting and enforcement of park by-laws. [New] See also Standard Park Board condition [A.1.29](#).*

A.1.29 [Repeat PDP Condition A.1.42] *provision of a maintenance manual for each of the 6 park areas to be provided by the applicant as part of all development permit submissions, to the satisfaction of General Manager of the Vancouver Board of Parks and Recreation;*

Note to Applicant: *These manuals will form part of the Park Operations and Maintenance Agreement. Recognizing that the park design will evolve over a number of development permit applications, it is anticipated that updated manuals may be required throughout the process.*

Manuals to include direction on maintenance of all park elements including but not limited to, structures, hardscape and horticultural elements. Manuals are to include, but not be limited to, daily, seasonal, annual and other time bound requirements. [New] See also Standard Park Board condition [A.1.28](#).

A.1.30 [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.1.31 [Repeat PDP Condition A.1.46] *provision of confirmation that there is direct vehicular access to the Civic Centre Park and small utility vehicle access to all rooftop park areas for events as well as for maintenance and refuse collection;*

Note to Applicant: *This includes adequate access for set-up and take-down of events, performances, pop-up installations, and semi-permanent installations at all times including during peak mall hours. There must be consideration for movement to and through the site as well as bicycle and car parking especially during large events.*

A.1.32 [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. [New] See also Recommended condition [1.14](#).*

A.1.33 [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.*

[New] Overall Park planting character plan and park materials plan are to be provided for Park Board staff review. Park boundary is to be clearly indicated on these and all other landscape drawings. See also Recommended condition 1.14, Standard Landscape condition A.1.13, and Standard Engineering Services condition A.2.19.

- A.1.34 [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. [New] See also Recommended conditions 1.7 and 1.10.*

- A.1.35 [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.1.36 [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.*

- A.1.37 [Repeat PDP Condition A.1.54] *design development to ensure best practices are met to ensure the health of trees and other plantings;*

Note to Applicant: *Soil depths and volumes shall meet or exceed BCLNA best practices for rooftop conditions.*

[New] Soil depths and volumes on slab and on grade shall meet or exceed the values indicated in the Canadian Landscape Standard (CLS). Original PDP comment refers to BCLNA best practice which has been superseded by the CLS.

Landscape Plans are to adhere to Park Development Standards and are subject to approval by the Park Board General Manager.

Overall park planting schedule and plan is to be reflective of a broader, unified, planting palette, and is subject to review and approval by the Park Board General Manager.

A park-wide planting approach must be developed in tandem with Park Board staff. The planting approach and palette will need to consider an ecosystem-based approach while recognizing the on-structure setting. The broader plan must consider ecological succession in this setting. Park Board staff cannot review the planting plan for this application until a broader plan has been developed and approved, and the park boundary is clearly indicated on all landscape drawings.

See also Standard Urban Design condition [A.1.5](#) and Standard Landscape condition [A.1.14](#).

- A.1.38 [Repeat PDP Condition A.1.55] *design development to explore potential sustainable reuse of trees removed on site in potential building design elements where possible;*

Note to Applicant: *The majority of on-site trees were never planted with the intention of being transplanted and retention may be largely impractical due to anticipated complications with existing root systems and viability/long-term health of trees if moved. Staff however, encourage the applicant to explore methods where sustainable re-use is possible, i.e. design elements, building features, etc.*

- A.1.39 design development to replace *Quercus plaustris* and *Quercus rubra* proposed as street trees on sheet L2.4 with more appropriate street tree species;

Note to Applicant: Oaks tend to put out a low, spreading lower branch which may interfere with circulation on the adjacent sidewalk and bike path.

- A.1.40 design development through continued workshopping with Park Board staff to refine the park materials plan and for the applicant to develop a park-wide materials plan for review with VPB staff during the ongoing Park Design Workshops to address the following:

- i. park unit paver patterns indicated in the landscape drawings are to be refined with Park Board staff and related to a park-wide paving concept.

Note to Applicant: This is to be resolved as part of the DP-3a application. See also Standard Landscape condition [A.1.13](#).

- A.1.41 provision of a park-wide lighting concept plan for staff review during the workshop process and confirmation that lighting of running path will be adequate from nearby indicated bench lights;

Note to Applicant: This is to be resolved as part of the DP-3a application. See also Recommended condition [1.14](#) and Standard Urban Design condition [A.1.4](#).

- A.1.42 provision of irrigation plans for all Park softscape areas;

Note to Applicant: All Park planted areas (including sod) are to be irrigated with a high-efficiency irrigation system. Indication of drip and spray areas using hatches is acceptable. Individual spray heads and other specific components do not need to be shown at the DP stage.

- A.1.43 provision of surface area drains and/or trench drains connected to the building's storm system to provide a mechanical back-up and overflow to planted stormwater management areas;

Note to Applicant: Mechanical drains are to be provided as a back-up to the green infrastructure stormwater management strategy to ensure no long-term water accumulation in the park and to prevent impacts to park usability and safety hazards due to standing water.

- A.1.44 provision of all guardrails and fences clearly drawn on landscape plans, along with typical elevation panel details;

Note to Applicant: See also Standard Landscape condition [A.1.13](#).

- A.1.45 confirmation that park furnishings are to be selected through a Park Board involved process;
-

A.1.46 confirmation that all exterior stairs and sloped walkways equal to or greater than 5% are to have handrails and tactile warning strips (on nosings and a strip behind the topmost tread) clearly indicated on the drawings, and are to be designed in accordance with the current Vancouver Building By-law;

Note to Applicant: Landscape plans do not appear to indicate a tactile warning strip behind the topmost tread. Stairs are to be revised accordingly. See also Standard Landscape condition [A.1.13](#).

Crime Prevention Through Environmental Design (CPTED) Conditions

A.1.47 [Repeat PDP Condition A.1.79] *design development to avoid deep alcoves and concealed areas at transit plaza that might attract mischief;*

[New] **Note to Applicant:** See also Standard CPTED condition [A.1.48](#).

A.1.48 design development to respond to CPTED principles, having particular regards for:

- i. defensibility and reducing opportunities for loitering;
- ii. theft in the underground parking;
- iii. residential break and enter;
- iv. mail theft; and
- v. mischief in alcoves and vandalism, such as graffiti.

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings. See also Standard CPTED condition [A.1.47](#).

A.2 Standard Engineering Conditions

A.2.1 clearly indicate the SRW along West 41st Avenue on the landscape plans and sections;

Note to Applicant: See also Standard Landscape condition [A.1.13](#).

A.2.2 deletion of the proposed Class B bicycle parking from the sidewalk on West 41st Avenue (refer to drawing L2.4);

A.2.3 provision of 3.5m sidewalk width behind street trees labelled “Plane, 215, 216 and 217” on West 41st Avenue adjacent to the transit plaza;

Note to Applicant: This is to provide 3m of effective sidewalk width next to the proposed wall and stairs. Refer to L1.0 and L2.4.

A.2.4 provision of a crossing design and submission of a crossing application to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Please review the City’s Street Restoration Manual and show typical commercial crossing design on the plans and indicate if any existing street furniture, poles, street trees or underground utility is impacted by the crossing design and location. The final crossing design is to be clearly noted on the plans prior to development permit issuance.

- A.2.5 [Repeat PDP Condition A.2.29] *provision of a traffic calming plan and construction of all recommended measures, in consultation with the surrounding neighbourhood and to the satisfaction of the General Manager of Engineering Services, for West 45th Avenue, the New Street, the lanes connecting to the New Street, Manson Street (north of West 41st Avenue), and any other locations identified by the General Manager of Engineering Services where new short-cutting may occur;*
- A.2.6 [Repeat PDP Condition A.2.30] *provision of the redesign and reconstruction of Cambie Street from West 41st Avenue to West 45th Avenue, West 41st Avenue from Cambie Street to New Street, and West 45th Avenue from Cambie Street to Tisdall Street including but not limited to, sidewalks, curb, vehicle lanes, separated bicycle lane(s), transit stops, signage, street and pedestrian-scale lighting, parking lane(s), treed boulevards, center medians, street furniture (bike racks, benches, litter containers, etc.), concrete bus pads, road painting and increased crosswalk widths including any property dedications and/or statutory right-of-way arrangements;*

[New] **Note to Applicant:** Provision of the following is required:

- i. upgraded street lighting (roadway, sidewalk and bikeway) adjacent to the site to current City of Vancouver standards and IESNA recommendations;
- ii. new or replacement duct bank adjacent to the development site that meets current City standards; and

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and shall connect to existing electrical and communications infrastructure.

- iii. new pad mounted service cabinet/kiosk.

The detailed electrical design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code (the latest edition) and the Master Municipal Construction Documents (the latest edition).

Any existing City infrastructure adjacent to the site damaged during construction activities must be replaced to current Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code (the latest edition) and the Master Municipal Construction Documents (the latest edition). Replacement is to be determined at the sole discretion of the General Manager of Engineering Services.

- A.2.7 [Repeat PDP Condition A.2.33] *provision of a protected intersection at Cambie Street and West 41st Avenue;*
- A.2.8 [Repeat PDP Condition A.2.35] *provision of a bidirectional cycling facility around the perimeter of the site on the near side of the perimeter streets;*
- A.2.9 [Repeat PDP Condition A.2.37] *provision of upgrade and optimization of traffic signals at Cambie Street and West 41st Avenue, Cambie Street and West 45th Avenue, and at West 41st Avenue and Heather Street to reflect redesigned streets, site-generated traffic, new bikeway connections, and integration of separated bicycle lanes;*
- A.2.10 [Repeat PDP Condition A.2.38] *design and construction of new traffic signals and related infrastructure at the following locations, including operational analysis:*
-

- i. West 41st Avenue and Manson Street;
- ii. Cambie Street and West 42nd/43rd Avenue entrance;
- iii. Cambie Street and West 43rd Avenue;
- iv. Cambie Street and West 44th Avenue;
- v. West 41st Avenue and New Street; and
- vi. New Street and Civic Centre parkade access.

A.2.11 [Repeat PDP Condition A.2.40] review proximity of bus stop to the driveway east of Manson Street on West 41st Avenue and if too close revisit proposed location;

A.2.12 [Repeat PDP Condition A.2.41] analysis of the location of the residential driveway between Manson Street and the existing office building on West 41st Avenue for potential sightline issues;

Note to Applicant: A setback between the eastern edge of the driveway and the building face may be required to improve visibility between exiting vehicles and pedestrians approaching from the east.

A.2.13 [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.2.14 [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.2.15 [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.2.16 [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.2.17 [Repeat PDP Condition A.2.21] *provision of adequate sewer (storm and sanitary) service to meet the demands of the project;*

Note to Applicant: *The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer 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 sewer system upgrading that may be required.*

- A.2.18 [Repeat PDP Condition A.2.22] *provision of the following statement on the landscape plan; "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details";*

- A.2.19 [Repeat PDP Condition A.2.23] *provision of an update to the landscape and/or site plan to reflect the public realm changes including all of the off-site improvements sought for this development application;*

Note to Applicant: *Where a design or detail is not available please make note of the improvement on the site and/or landscape plans. Please submit a copy of the updated plan to engineering for review. [New] See also Recommended condition 1.14, Standard Landscape condition A.1.13, and Standard Park Board condition A.1.33.*

- A.2.20 [Repeat PDP Condition A.2.43] *provision of an updated Technical Table clearly showing the number of parking spaces assigned to each use and the number of parking spaces on each level of parking;*

Note to Applicant: *The information provided on the Technical Table in the PDP appears to not reflect the drawings, and is also different from the tables presented in the TAMS.*

- A.2.21 [Repeat PDP Condition A.2.49] *all costs associated with the removal and subsequent re-installation of street furniture during construction and upon completion of construction shall be the responsibility of the developer;*
-

A.2.22 [Repeat PDP Condition A.2.50] *clarification and confirmation that the following shall be protected in place or removed and reinstalled at new location(s), if necessary:*

i. *existing bus shelters;*

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

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

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

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

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

A.2.23 [Repeat PDP Condition A.2.51] *all planting on street Right of Way(s) shall be maintained by the adjacent property owner. An encroachment agreement will be required to ensure the property owner is responsible for maintaining plantings in the street right of way;*

A.2.24 [Repeat PDP Condition A.2.52] *confirmation that no permanent irrigation system shall be installed in the street Right of Way;*

A.2.25 [Repeat PDP Condition A.2.53] *confirmation that all plant material within the same continuous planting area which is located on street Right-of-Way within 10m, measured from the corner of an intersection, pedestrian crossing, entrance to a driveway, or other conflict areas where sightlines need to be maintained for safety reasons, shall not exceed a mature height of 0.6m as measured from the sidewalk;*

A.2.26 [Repeat PDP Condition A.2.54] *confirmation that all plant material within the street Right of Way that is located outside of the areas described in the bullet above shall not exceed 1m in height as measured from the sidewalk; and*

A.2.27 [Repeat PDP Condition A.2.55] *confirmation that plants shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane.*

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

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

A.3.1 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.

A.3.2 Provision of a Waste Discharge Permit may be required for dewatering activities on the site.

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

- i. Upon completion of remediation, a Notification of Completion of Independent Remediation must be submitted to the Ministry of Environment and Climate Change Strategy and a copy to the City of Vancouver;
 - ii. Dewatering activities during remediation may require a Waste Discharge Permit; and
 - iii. Submit a copy of the completion of remediation report signed by an Approved Professional stating the lands have been remediated to the applicable land use prior to occupancy permit issuance.
- A.3.4 Must comply with all relevant provincial Acts and Regulations (ie. Environmental Management Act, Contaminated Sites Regulation, Hazardous Waste Regulation) and municipal By-laws (ie. Fire By-law, Sewer and Watercourse By-law).
-

B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **(July 10, 2020)**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.4 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.2.5 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent to the site.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

- B.2.6 Prior to building permit issuance, provision of all requirements for the chosen Low Carbon Energy System (LCES) pathway type, to the satisfaction of the Director of Planning and General Manager of Engineering Services, as outlined in the Low Carbon Energy Systems Policy (November 2017, or as later amended).

Note to Applicant: A “No Development” Section 219 Covenant relating to issuance of a Stage II Building Permit has been registered on title of the Oakridge development, to be discharged at such time upon the owner entering into legal agreements as determined necessary by the Director of Sustainability, General Manager of Engineering Services and the Director of Legal Services in order to meet the requirements of the Green Buildings Policy for Rezoning, including energy performance monitoring and reporting.

- B.2.7 Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

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

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

- B.2.8 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road Right of Way.
- B.2.9 The owner or representative is advised to contact Engineering to acquire the project’s permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- B.2.10 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**
-