
**CITY OF VANCOUVER
DEVELOPMENT, BUILDINGS, & LICENSING**

**DEVELOPMENT PERMIT STAFF COMMITTEE
MEETING
May 11, 2022**

**FOR THE DEVELOPMENT PERMIT BOARD
May 30, 2022**

**688 Cambie Street (COMPLETE APPLICATION)
DP-2021-00171– DD**

HS/KH/LB/ETT

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer, Development Services (Chair)
J. Olinek, Urban Design & Development Planning
C. Chant, Engineering Services

Also Present:

H. Shayan, Urban Design & Development Planning
L. Beaulieu, Landscape Services
K. Lambertson, Cultural Services
Y. Hii, Social Policy and Projects
L. Jimenez, Housing and Homelessness Services
B. Sears, Real Estate Services
K. Hsieh, Development Services
E. Tsang-Trinaistich, Development Services

APPLICANT:

Perkins+Will
1220 Homer Street
Vancouver, BC
V6B 2Y5

PROPERTY OWNER:

City of Vancouver
(Future Lease to Vancouver Art Gallery)
453 W 12th Avenue
Vancouver, BC
V5Y 1V4

EXECUTIVE SUMMARY

• Proposal:

To develop this site with a 10-storey Passive House building with three below ground levels, consisting of Social, Recreational and Cultural Use, Art Gallery with Ancillary Artist Studio, Library and Theatre, Retail, and Restaurant Use, and an amenity Child Day Care Facility, with one level of underground parking at Level B3.

See Appendix A Standard Conditions
 Appendix B Standard Notes and Conditions of Development Permit
 Appendix C Plans and Elevations
 Appendix D Landscape Plans
 Appendix E Applicant's Design Rationale
 Appendix F Urban Design Panel Minutes
 Appendix G Shape Your City Report

• Issues:

- Public realm interface
- Contribution to the cultural precinct

• Urban Design Panel:

March 30, 2022 – Urban Design Panel: SUPPORT with recommendations (8/0)

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2021-00171 submitted, the plans and information forming a part thereof, thereby permitting the development of a 10-storey Passive House building with three below ground levels, consisting of Social, Recreational and Cultural Use, Art Gallery, with Ancillary Artist Studio, Library and Theatre, Retail, and Restaurant Use, and an amenity Child Day Care Facility, with one level of underground parking at Level B3, 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 execute a legal agreement or agreements to secure a long term lease of the land for the purposes of the Vancouver Art Gallery building, operating and managing a not-for-profit, Class A art gallery according to the intent and scope of the project of any relevant approvals by Vancouver City Council, as related to any associated memorandum of understanding (MOU). Final details of the agreement(s) to be agreed upon prior to the issuance of the DP, together with such other terms and conditions required all to the satisfaction of the City Solicitor, the Managing Director of Cultural Services, and the Director of Real Estate.

Note to Applicant: The legal agreement or agreements will also address, but will not be limited to the following issues:

- a. Shared Use, Right of way, Remediation, and;
- b. Securing community use on a cost recovery basis, for local arts and culture use and access to the premises including outdoor programmable areas, and facility spaces, including but not limited to bookable rooms, project space, artist studios, auditorium, and other programmable spaces, etc.

- 1.2 design development to enhance the building interface with the public realm through the following design strategies:

- i. increase the porosity and visual interest along the entire perimeter and prioritize transparency, connectivity, permeability, and welcoming presence for all users at the street level;

Note to Applicant: the main intent of this condition is to ensure that visual access at street level would be highly maintained in all stages of design development; also particular attention should be given to the openness of the south-west corner to integrate with Queen Elizabeth Plaza as the heart of cultural district;

- ii. enhance the south-east corner expression to respond to the existing and future public activities specially resulted from future office building cross the corner, BC Place, Rogers Arena by:

- a. introducing a recessed public plaza at restaurant's entrance;
- b. aligning the restaurant's floor level with Beatty St.,

Note to Applicant: This condition intended to eliminate the street view to the floor slab and the basement and introduce more engagement between the interior space and the sidewalk. Consideration also should be given to extend the furniture to the side walk, and provide access from the restaurant to the courtyard;

- iii. minimize the solid walls facing to the courtyard at entire interior frontage;
- iv. improve the visibility, prominence, and performance of the entries to be more legible from the public realm, and to provide for better connectivity to the courtyard by:

- a. widening the stairs at the Cambie St. and Beatty St. entries:

Note to Applicant: This condition is intended to enhance the performance of the entries as the distinctive contribution to the public realm as an open, publicly-accessible, comfortable and safe place where people can gather and not just circulate, particular attention should be given to:

- b. removing the roof at the W. Georgia St. entry;

Note to Applicant: This provides an enhanced view from the W. Georgia St. walk way to the double height glazed lobby of the tower. Consideration should be given to integrate the signage into the building massing or perform as a public art feature;

- c. reconsidering the proposed interior layout behind the circular window at W. Georgia St. entry;

- d. proposing the security gates to be integrated with the architectural massing and expression;

- c. provision of an architecturally integral signage and lighting strategy, with particular attention given to the illumination of the retail frontage and the entries;

Note to Applicant: Signage and lighting must be designed to integrate sympathetically with the architectural expression and building elements (included but not limited to building's soffit, beams and columns), and should provide for enhanced pedestrian experience of the public realm at all hours. Signage is a separate application and should be noted as "SHOWN FOR REFERENCE" in the drawings.

- 1.3 design development to better achieve the design objectives of the Council endorsed *Administrative Report for A New Vancouver Art Gallery at 688 Cambie St. (2013)* through the following design explorations:

- i. Space that emphasize social interactions at the city (breathing space)
- ii. Space that invites people to be outside
- iii. Should influence street and how people use this area
- iv. Should have a cultural message
- v. Considerate of what is around it (merge with the landscape and the city around)
- vi. Provision of distinctly "Vancouver" public art
- vii. Accessible for all people (have collections in a public space)

Note to Applicant: This building is intended to be the most prominent building in the heart of the cultural precinct and should be considered as the cultural landmark within the precinct as well as the greater city on the whole. The above strategies are described in the Council Report and may involve any number of permanent, semi-permanent, temporary and mutable approaches. Response to this condition should include a written rationale and be reflected in the drawings where appropriate. This condition may also include further coordination with multiple City review groups.

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

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

• Technical Analysis:

Technical Review for 688 Cambie St.				DP-2021-00171		DD - Area C1	
	Permitted/Required			Proposed			
Site Area ¹				11,938.23	m ²		
Uses ²				Social, Recreational and Cultural Use: Art Gallery with Ancillary Uses, Artist Studio, Library, Theatre, Retail, Restaurant and Child Day Care Facility			
Height and View Cone ³	<u>Maximum</u>						
	Base	45.7	m.	69.43	m.		
Setbacks	DPB Discretion	137.20	m.	88.98	m.		
	3.2.3, 9.1,9.2.2, A, E1	88.80	m.	3.50	m.		
FSR ⁴	Right of Way - Beatty		m.	4.57	m.		
	Right of Way - W. Georgia		m.	3.05	m.		
Exclusions	Dedication - Dunsmuir	3.05	m.	7.0	FSR		
				83,567.6	m ²		
				2.4	FSR		
				28,896.2	m ²		
Parking ⁵	Amenity ChildDay Care	929.03	m ²	512.6	m ²		
	Balconies - 8%	6,685.4	m ²	0.00	m ²		
	Patios + Roof decks	DOP	m ²	TBV	m ²		
	Thermal Wall			259.10	m ²		
Loading ⁶	<u>Minimum Maximum</u>						
	Child Day Care	1 per 8 children + 2 for staff			5		
	Site Total:	12+	251		113		
	Standard:				59		
	Small Car:		28		30		
Bicycle ⁷	Disability:	12			12		
	Car share per TDM:	12			12		
	<u>Class</u>						
		<u>A</u>	<u>B</u>	<u>C</u>	<u>A</u>	<u>B</u>	<u>C</u>
		0	10	0	18	4	1
Passenger ⁸	1 shared Class B + C						
	<u>Class</u>						
		<u>A</u>	<u>B</u>		<u>A</u>	<u>B</u>	
		6	12		40	48	
	<u>Class A Maximum types</u>						
Horizontal				TBV			
Vertical (30%)	<u>12</u>			TBV			
Vertical + Stacked(60%)	24			TBV			
Oversized (5%)	2			TBV			
Lockers (10%)	4			TBV			
Passenger ⁸	<u>Class</u>						
		<u>A</u>	<u>B</u>	<u>C</u>	<u>A</u>	<u>B</u>	<u>C</u>
	0	0	0	0	0	0	

NOTES

- 1. Note on Site Area:** Site survey notes the site area as 3 different measurements: 11, 925.3 sq. m, 1.19 HA (11,900.0 sq. m), and 2.95 acres (11,938.23 sq. m.) which do not amount to equal areas. Site area on the technical table notes the largest of these areas. Standard Condition A.1.12 and A.1.15 seeks confirmation of a digitally signed and sealed survey with confirmation of site area.
- 2. Note on Use:** This development proposes a variety of Social, Recreational and Cultural Use and ancillary uses. A Child Day Care Facility with a separate operator is also proposed. Standard Conditions A.1.8 seeks confirmation of the class of Artist Studio, and clarification of “Artist Lounge/Bar” area, classrooms use, rental and artist in residence operations.
- 3. Note on Height and View Cone:** Height is measured from base surface, established from the official building grades, to the top of parapet. This application seeks a height of 69.43, a variance of 23.73 m. from the outright height maximums, but well below the discretionary 137.20 m. maximum permitted per the *Downtown Official Development Plan*, per the Development Permit Board discretion.

This site also falls within View Protection Zones 3.2.3, 9.1, 9.2.2, A, and E1 (Views of Capilano, Crown, Grouse and Seymour Mountains). The proposed development at a geodetic height of 88.98 m. appears to be slightly above the maximum height of the view cones and further illustration is required to confirm compliance. Standard Condition A.1.9 seeks additional drawings demonstrating compliance with view cones.

- 4. Note on FSR and FSR Exclusions:** This application is proposing a Floor Space Ratio (FSR) of 2.4 which meets the maximum 7.0 FSR permitted. However, corrections to the floor area calculations are required to include all circulation areas on each floor and verify all floor area exclusions particularly for Level B1 staff room amenity area, thermal wall, patios and roof deck areas. Standard Condition A.1.10 seeks illustration of compliance for FSR exclusions.
- 5. Note on Parking:** The proposed number of parking spaces (113) meet the minimum (12) parking spaces required in the Downtown area but require further information to confirm if it meets the parking requirements specified for the Child Day Care use per Section 1.6 of the *Childcare Design Guidelines*. Standard Conditions A.1.11 seeks confirmation of number of students and staff and compliance with Section 1.6 of the *Childcare Design Guidelines*.
- 6. Note on Loading:** Project summary notes there are 18 Class A spaces proposed but the drawings illustrate only 14 Class A spaces. Standard Condition A.1.11 seeks confirmation of number of loading spaces proposed.

• **Legal Description**

Block: 48
 District Lot: 541
 Plan: 8970

• **History of Application**

July 27, 2021 Complete DP submitted
 March 30, 2022 Urban Design Panel
 May 11, 2022 Development Permit Staff Committee

• **Site:** The development site which is currently a surface parking lot owned by the City of Vancouver, zoned Downtown District (DD) and is within Area “C1”. Its boundaries are W. Georgia St. to the south, Cambie St. to the west, and Beatty St. to the east.

The site will be divided into two sub-areas; the northern portion of the site representing one third of the total site area will be held by the City of Vancouver for future development, whilst the Vancouver Art Gallery (the Gallery) will occupy two thirds of the total site area at the south of approximately 1.8 acres, based on an approved long term lease agreement with the City of Vancouver. The two sub-areas will be separated by a service lane.

The immediate surroundings of the site contain mixed building typologies: high-rise residential towers, medium rise commercial buildings, sports stadiums and low rise mixed use and residential buildings. The site and cultural district within which it is located, connect to neighbourhoods to the north-east (Gastown) and south-west (Yaletown) which are dominated by residential and mixed-use buildings in various scales from low to mid-to-high rise towers.

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

(a)	658 Homer St.	13-15-storey office building, Canada Post Office, Re-Development, Amazon building
(b)	675 Cambie St.	Queen Elizabeth Theatre Plaza
(c)	675 Cambie St.	6-storey cultural building, Queen Elizabeth and Playhouse Theatre
(d)	250 W. Pender St.	6-storey institutional building, Vancouver Community College
(e)	111 Dunsmuir St.	6-storey office building, Amec Foster Wheeler
(f)	590 Beatty St.	Chinatown-Stadium Sky train Station
(g)	620 Beatty St.	Beatty St. Armoury
(h)	161 W. Georgia St.	25-storey rental apartment building with office and commercial uses, Rogers Arena West Tower
(i)	720 Beatty St.	Current 2-storey office building, future 17-storey office and retail building + 6-storey commercial pavilion
(j)	180 W Georgia St.	12-storey hotel, Sandman Hotel Downtown
(k)	700 Hamilton St.	6-storey office building, CBC Vancouver
(l)	345 Robson St. and 300 W. Georgia St.	21-storey office building, Vancouver Public Library
(m)	777 Pacific Boulevard	BC Place Stadium
(n)	688 Cambie St.	Current modular housing and potential future commercial towers.
(o)	800 Griffiths Way	Rogers Arena Stadium

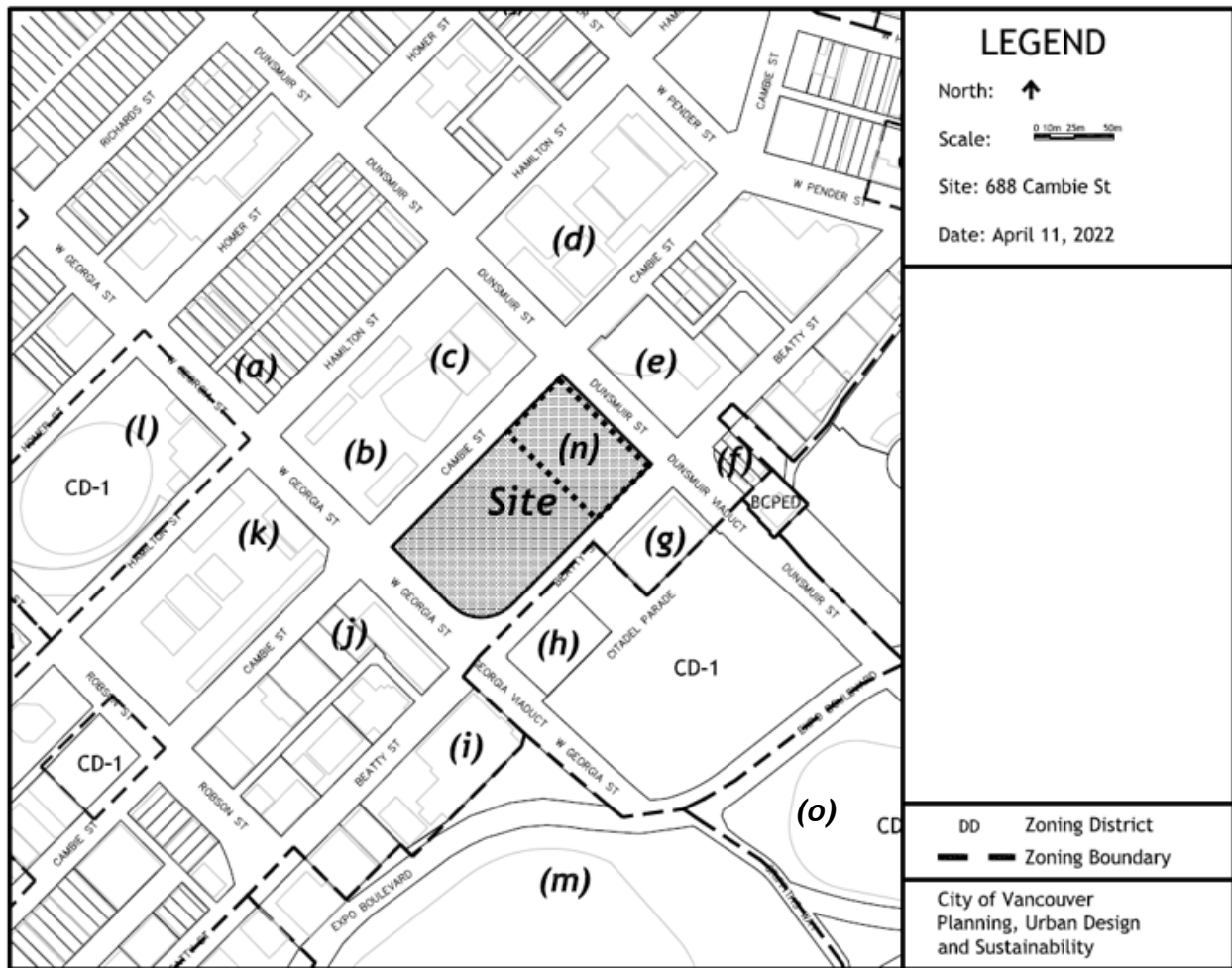


Figure 1: Site and surrounding context

• **Background:**

A development permit (DP) application was submitted on February 18, 2021 for the new Vancouver Art Gallery consisting of a 10-storey building surrounded by a lower courtyard building under existing Downtown District (DD) zoning.

The site is located in Area “C1” of the *Downtown Official Development Plan* (the *DODP*) and faces three major vehicular and pedestrian links: W. Georgia St., Beatty St., and Cambie St. Along with the Queen Elizabeth Theatre, the new Vancouver Art Gallery is considered the heart of the Cultural Precinct as outlined by Council in the *Administrative Report for A New Vancouver Art Gallery at 688 Cambie Street* (2013).

Staff have determined that this development is compliant with all applicable policies and guidelines and reflects important policy directions related to environmental sustainability, equity and accessibility, public spaces, form of development, and arts and culture. Staff recommend support of the proposal subject to the Conditions of Approval outlined in this report.

Under *Administrative Report for A New Vancouver Art Gallery at 688 Cambie Street* (2013), Council authorized the southern portion of the entire lot to enter into a long-term lease agreement to the Vancouver Art Gallery Society. The agreement is intended for the not-for-profit organization to construct a new innovative purpose-built art gallery under the *Vancouver’s Cultural Infrastructure Plan* and detailed in *Making Space for Arts and Culture*. The provision of this legal agreement has been outlined in Condition 1.1.

The proposed DP application was reviewed by the Urban Design Panel (UDP) on March 30, 2022 and resulted in a vote of support with recommendations (8/0).

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

- *Downtown District Official Development Plan*, (1975, Last Amended 2018)
- *Downtown Public Space Strategy* (2020)
- *Culture | Shift: Blanketing the City in Arts and Culture, Vancouver Culture Plan* (2019)
- *Making Space for Arts and Culture: Cultural Infrastructure Plan* (2019)
- *Administrative Report for A New Vancouver Art Gallery at 688 Cambie Street* (2013)
- *Downtown (Expect Downtown South) Design Guidelines* (1975, Last Amended 1993)
- *DD (Expect Downtown South) Character Area Descriptions* (1975, Last Amended 2003)
- *Council-Approved Protected Public Views and View Protection Guidelines* (1989, Last Amended 2011)
- *W. Georgia Street Tree and Sidewalk Design Guidelines* (1998)

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

This proposal, as a development of one of the last unbuilt city blocks on the downtown peninsula, is generally compliant with all applicable By-laws and Guidelines and supports a broader neighborhood vision for Vancouver.

The proposal significantly improves the quality of public life at this unique location by contributing benefits through distinct Urban Design responses including:

- Activating the public realm
- Contributing to the cultural precinct integrated with Queen Elizabeth plaza
- Enhancing the ceremonial character of W. Georgia St.
- Increasing the current Vancouver Art Gallery’s exhibition spaces
- Supporting pedestrian networks
- Proposing a gateway building

- Demonstrating green building leadership

The detailed notes can highlight the consistency of the proposal and policies and plans as the following:

Downtown District Official Development Plan

The *Downtown District Official development Plan (DDODP)* limits a density of 7.0 FSR and height of 137.2 m. (~450 ft.) in subarea C1, with maximum achievable height further defined by the Council-approved protected public views that extend across the site. The land use permitted includes Social, Recreational and Cultural, as well as Retail Commercial. In order to support future development of the northern part of the site, an FSR of 4.60 has been held, permitting a future buildable area of 54,671 sq. m. (588,478 sq. ft.). An FSR of 2.40 remains for the Vancouver Art Gallery proposal, permitting a buildable area of 28,896.2 sq. m. (311,036.1 sq. ft.). Based on massing studies and height limitations a site division has been located between the two development sites in order to permit allocation of density.

Staff have concluded that this proposal meets the intended zoned density, general form and height, and uses for subarea C1 of the *Downtown Official Development Plan*. This development complies with the intent of the *Plan* by providing substantial opportunity for public life focus on a clear fine grain network of streets and public spaces. It also contributes retail, entertainment space, engaging public realm, in the form of new building typology, which celebrates events and activities in this area particularly at BC Place and on W. Georgia St. Staff recommend the consideration by the Board for proposed height, density, use and form of development, with the Conditions of Approval outline in this report, as being compliant with the *DDODP*.

Downtown Public Space Strategy

The *Downtown Public Space Strategy* establishes a vision for a complete public space network that puts people first. It promotes the Downtown as a place for all people to enjoy and participate in public life. This Strategy supports the implementation of a number of key City objectives to enhance the quality of livability in successful public spaces which foster health and sustainability, support local business, promote social engagement and connect people to their local communities.

The form and massing, architectural design and expression, materiality, landscape performance, and public realm strategy of the Vancouver Art Gallery, is intended to support the implementation of a number of the following key City objectives:

- Reconciliation and Redress;
- Equity and Accessibility;
- Local Economy;
- Climate Action and Resiliency;
- Arts and Culture; and,
- Outdoor Activity and Recreation.

The project has been reviewed by a multi-disciplinary staff team, key external stakeholders, and members of the general public, in support of achieving these City objectives.

Vancouver Culture Plan 2020-2029, Culture/Shift: Blanketing the City in Art and Culture; and Cultural Infrastructure Plan, Making Space for Arts and Culture

Culture|Shift is Vancouver's overarching 10-year cultural plan. Policy directions seek to increase support for the arts and culture sector, champion local cultural artists and creators, build on the City's commitments to Reconciliation and equity, advance community-led cultural infrastructure, and to position Vancouver as a thriving hub for music. One of its key direction is to make space for local arts and culture, securing "affordable, accessible, secure spaces" to prevent displacement and support community-led spaces via partnerships.

Making Space is a compendium to *Culture|Shift*, setting the City's long-term vision and commitment to addressing space challenges, including securing, enhancing, and developing vibrant, affordable and accessible arts and culture spaces. Major goals of the plan include Cultural Heritage, Equity, and Accessibility, Self-determined Musqueam, Squamish, Tsleil-Waututh, and Urban Indigenous Spaces, Expanding Community Partnerships, and Increasing Community Ownership. *Making Space* sets a city-wide target of securing 800,000 sq. ft. of cultural space, of which 650,000 sq. ft. is new, expanded or repurposed space.

Staff concluded that this application is compliant with the intent of the plan by accommodating more than 27,870.9 sq. m. (300,000 sq. ft.) of arts and cultural spaces contributing to the City's growing needs outlined in *Making Space*'s priorities for 10-year cultural space targets:

- Exhibition spaces from small to large including a new Vancouver Art Gallery
- Community owned and secured spaces, with a goal of 50% community secured
- Shared production and rehearsal space including artist studios
- Accessibility for artists, audiences and cultural workers
- Cultural/social hubs, administration, home-bases, and shared services
- Performance spaces, such as smaller informal spaces integrated into larger facilities

Administrative Report for a New Vancouver Art Gallery

Approved by Council in 2013, this report authorizes the provision of approximately 1.8 acres of land under a long-term lease arrangement to the Vancouver Art Gallery Society to construct a new innovative purpose-built Vancouver Art Gallery on the City owned site at 688 Cambie St. As part of the lease conditions, The Vancouver Art Gallery Association, while further developing the plan, will continue to build on its strong local connections and proposed expanded space and programming capacity to further increase the strength and exposure for Vancouver's diverse arts and culture community.

There is also a long history of significant planning process that has been recorded since 2005, when the Gallery and City explored 12 sites, and concluded that 688 Cambie St. is the preferred option. Later on, Council approved a cultural precinct that included a two block "Heart of the Precinct" consisting of the Queen Elizabeth Theatre and development of 688 Cambie St.

Staff conclude that the new Vancouver Art Gallery meets the objectives outlined in the Council endorsed *Report* by responding adequately to the public needs for increasing art and cultural spaces and playing a key role in realizing the City's vision for the neighbourhood. To better contribute as a distinct and recognizable landmark anchoring the civic and cultural precinct around the Queen Elizabeth Plaza and W. Georgia Boulevard, staff have provided Condition 1.3 which outlines improving the building interface with the public realm. It is intended that through its open and accessible design, the new gallery will add much life and activity to the area, helping to transform the cultural precinct into a destination neighbourhood.

Downtown (Except Downtown South) Design Guidelines

The *Downtown (Except Downtown South) Design Guidelines* were adopted by Council in 1975 and intended to encourage increased awareness of the immediate and overall environment and focus on public open space, physical design, and social and cultural amenities among other priorities for downtown area.

Staff concluded that the proposal's form of development, overall public realm treatments, and environmental responses, are generally consistent with the *Downtown (Except Downtown South) Design Guideline*. This application is intended to pursue through sophisticated strategies to enrich the public open spaces at this significant location. Considering the proximity to major public buildings and W. Georgia St, the proposed public realm could potentially contribute to people's activities and engagements.

Retail spaces at the first level of the building and carefully considered landscape design, aim to activate more fully the Beatty St. and Cambie St. edges, while also increasing pedestrian accessibility, porosity through the site and increased connectivity to the surrounding neighbourhood.

DD (Except Downtown South) Character Area Descriptions

DD (Except Downtown South) Character Area Description gives a description of the various sub-areas in the Downtown Core. The subject-site is located at *Character Area G (W. Georgia St.)*. This document recommends new developments contribute to define W. Georgia's street-edge, provide visual interests for pedestrians, enhance W. Georgia Street's ceremonial role, and improve the public realm treatment through significant tree planting, weather protection, and attention to sidewalk design.

The new Vancouver Art Gallery proposal embraces the ceremonial history of W. Georgia St. and its civic spaces. It simultaneously reinforces the street edge whilst providing a publicly accessible courtyard space. The new Vancouver Art Gallery will become the gateway to the eastern extension of W. Georgia St. following the planned removal of the exiting viaduct to the south-east.

Council-Approved Protected Public Views and View Protection Guidelines

The subject site falls under four of Council-approved protected public views. Development at the site is most shaped by view E1 (Cambie Bridge to Crown/Grouse), which caps the allowable height to approximately 88.8 m. (291 ft.). At a height of 88.98 m. (291.9 ft.), the Vancouver Art Gallery building is slightly above the allowable height. Staff provided Standard Condition A.1.9 to confirm that the height complies with all protected public views and the *View Protection Guidelines*. In addition, Standard Condition A.1.2 is stipulating that any further design development of the roof top should adhere to height limits set by the protected public views.

Form of Development

The proposal is comprised of two primary architectural components: the main tower building, expressed as a series of stacked volumes, sitting at the centre of a rectangular courtyard, and a low-rise perimeter wooden structure lining the adjacent streets, interfacing the public realm at street level. The courtyard is accessible through all three surrounding streets, providing access to the entrance of the galleries of the main tower building. As a semi-public space, the site is designed to accommodate daily pedestrian flow through the site from adjacent neighbourhoods.

This application provides required setbacks from W. Georgia St. and Beatty St. and proposes a 9.14 m. (30.0 ft.) wide service lane at the north, dividing the gallery site from the future development parcel at the north side of the larger site. The main level of the perimeter building includes a restaurant, café, bar, and potential art spaces for public use, fronting the public realm and the courtyard. Underground parking is located at basement level 3, and the gallery atrium and back of house spaces are located at basement levels 2 and 1.

The main tower building is comprised of a variety of art spaces with differing height, scale and proportion. This variety responds to many facets of the Gallery: the need for flexibility to display the multifaceted permanent collection, the wide range of anticipated temporary exhibitions, and the accommodation of current and future artistic practice. All gallery levels provide natural light and views to the city and the surrounding landscape. The building includes an auditorium, classroom spaces for public education programs, access to external terraces, and flexible space for functions and events.

As an additional aspect of the project's relaunch in 2021, the applicant integrated the culture and history of the Indigenous peoples of British Columbia in the design and materiality of the façade, particularly xʷməθkʷəy̓əm (Musqueam), Sk̓wx̓wú7mesh (Squamish), səliłwətał (Tsleil-Waututh) Nations on whose unceded territory Vancouver resides. Wood and copper both hold significant cultural value in the material

history of British Columbia. The weaving concept has been developed in collaboration with local indigenous artist from xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), səliłwətał (Tsleil-Waututh) Nations.



Figure 2: Building's overall massing and expression

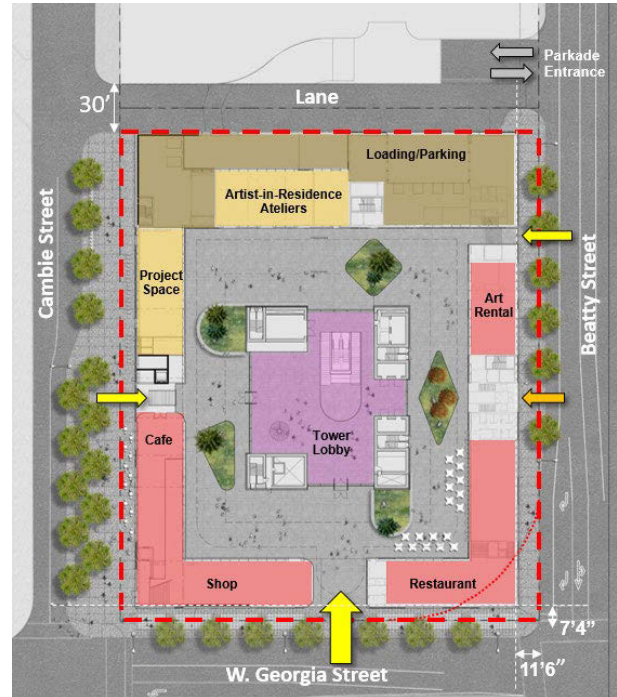


Figure 3: Site plan and landscape design

Public Realm & Landscape Rationale

The courtyard is open to the public and features landscaped garden beds providing opportunities for seating, meeting people and engaging with nature. It can accommodate a variety of artistic practices and experiences, from art installations and performances to concerts and evening cinema programs.

The courtyard is paved with a continuous surface of precast concrete planks. W. Georgia St., Cambie St. and Beatty St. are paved with both exposed aggregate and broom finished concrete. In the courtyard, five sculpted planters with seating around their perimeter contain trees, shrubs and groundcover native to Pacific coastal forests.

The pedestrian walkway at Cambie St. is widened at the Georgia St. intersection, providing an opportunity for a double row of street trees at the outdoor gathering space at the café/ bookstore interface of the Gallery. The lower building also responds to the topography along W. Georgia St. The roofline follows the slope of the street, resulting in a building that is consistently low from one corner of the block to the next. With considering the prominent location of this building, staff recommend further design development to the public realm per Condition 1.2.

• Conclusion:

The application generally meets the intent of the applicable policies and bylaws and offers a new plane of public realm for circulation and place making. The proposed design represents a high quality of architectural and landscape design that is consistent with the intents of the *Downtown Official Development Plan*,

Downtown Public Space Strategy, and other policies and guidelines, commensurate with the visibility and uniqueness of this location.

Although the site for the new Vancouver Art Gallery lies at the south-eastern edge of downtown Vancouver, it is not considered as being at the 'edge' of the city. With the planned removal of the Georgia Viaduct and the redevelopment of False Creek, the new Vancouver Art Gallery will in fact be in the City's centre and a 'gateway' to Downtown, Gastown, Chinatown, Yaletown and False Creek. It will anchor the cultural district and reinforce the continuity of W. Georgia St. as a ceremonial boulevard.

Staff conclude that the proposed building will contribute positively to character of this neighbourhood as the heart of cultural precinct and recommend support of the proposal subject to DP Conditions of Approval outlined in this report.

URBAN DESIGN PANEL

First Review: Non-Voting Workshop

The Urban Design Panel reviewed this application for the first time in February 10, 2016. It was a non-voting workshop and Panel's recommendations are summarized as follow:

- The building will only be successful if it accentuates the cultural nature of the area.
- The Georgia St. and Cambie St. corner has an important relationship to the broader urban context, and needs to have a sense of public openness.
- The proposed symmetry fences the building in on all sides. This makes the project suffer by forcing entrances where they are not the most logical.
- The plaza could be a natural gathering space, consider how live art pieces or dance groups could use the space.
- The courtyard seems very private, Think about how much enclosure there should be surrounding this space, and take a strong position on how the public/private interface should play out. As well, think of the evening ambiance inside the courtyard, and how it will lend itself to the nighttime experience.
- Symmetry is a very powerful design tool and depending on the use of materials could be the ideal expression of the place the VAG will hold at the centre of the future core of Vancouver.

Second Review:

The Urban Design Panel reviewed this application for the second time in March 30, 2022, and supported the application (8/0) with the following recommendations:

- 1) Consider refinement of design of perimeter volume to ensure connectivity and welcoming presence for all, with special attention to SW corner.
- 2) Consider refinement of security approach to ground plain.
- 3) Enhance articulation of lower level volume to comment upper levels.
- 4) Design development of rooftop treatment and porch like spaces to contribute to sustainability and programing opportunities.

Staff concluded that the first two recommendations can be integrated to the main body of Condition 1.2 and 1.3. In these conditions, staff requested more design development to better contribute to the character of cultural precinct by improving building interface with the public realm and increasing the porosity and openness particularly at south side corners. In addition, recommendation three, has been reflected in Standard Condition A.1.1 which outlines design improvements of childcare open space to be more integral into the main building design and materiality.

Staff also concluded that the rooftop can be considered as an opportunity to increase the public area and gathering space for people; therefore, Standard Condition A.1.2 recommends further design development to improve the function and quality of the tower building's uppermost rooftop area.

The minutes are contained in Appendix F attached to this report.

ENGINEERING SERVICES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

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

LANDSCAPE SERVICES

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

REAL ESTATE SERVICES

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

HOUSING AND HOMELESSNESS SERVICES

Since December 2018 there have been two Temporary Modular Housing (TMH) buildings on the northern portion of the site that house a total of 98 people who were experiencing homelessness. A TMH is permitted to be on a site up to a maximum of ten years. The City has a license agreement with BC Housing to use this site for TMH and together will work closely with the applicant to ensure a seamless transition off the site. BC Housing and the existing housing operator is responsible for relocating the residents and disassembling the building by the end of the license agreement term and corresponding time-limited development permit.

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

CULTURAL SERVICES

As the newest addition to the Downtown Cultural Precinct, the proposed Vancouver Art Gallery will join a number of nearby cultural facilities, including the Vancouver Civic Theatres, the Central Vancouver Public Library, the Post at 750, and the CBC Vancouver studios. This purpose-built space will provide a significant larger space for the Vancouver Art Gallery, as well as additional space dedicated for arts education and local arts, culture and other community purposes. The new non-profit-owned facility is an example of a major City and community-led partnership. In addition to increasing community ownership within the sector, it will achieve several other *Culture|Shift* and *Making Space* goals. It has the ability to prioritize cultural space accessibility for artists, cultural workers, volunteers and audiences, as well as increase Musqueam, Squamish, Tsleil-Waututh and Urban Indigenous access and visibility by ensuring design consideration of Indigenous cultural use. Providing an expanded home-base for the Vancouver Art Gallery, it will also include a range of spaces such as an auditorium for presentations and performances production and studio spaces, and a series of indoor and outdoor arts and culture programmable spaces with secured affordable

community access, the Vancouver Art Gallery will become a valuable asset to the community, contributing to the *Making Space* 10-year targets.

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

SOCIAL POLICY AND PROJECTS

The Applicant proposes a 37-space, childcare facility on level two, to be owned by the Vancouver Art Gallery. The proposal shows total of 373 sq. m. (3,994 sq. ft.) of indoor space, with contiguous outdoor space of 483 sq. m. (5,198 sq. ft.). The facility will go through further design development during subsequent phases of the approval process and will be required to meet the *City of Vancouver's Childcare Design Guidelines*. Design development will also be necessary to ensure that the facility can be licensed by Vancouver Coastal Health's Community Care Facilities Licensing. Ability to operate the number of childcare spaces proposed in this application will be subject to meeting City and Provincial approval of the facility. As a non-City owned facility, the future childcare operator will be determined by the owner.

The recommendations of Social Policy and Projects are contained in the prior-to conditions noted in Appendix A attached to this report.

PUBLIC ART

The recommendations of Public Art are contained in the prior-to conditions noted in Appendix B attached to this report.

ARCHAEOLOGICAL SERVICES

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

SUSTAINABILITY

The voluntary selection of Passive House by the applicant demonstrates leadership in sustainable design. The standard is a rigorous 3rd party verification process that provides a significant reduction in energy use which helps respond to Council's declaration of a Climate Emergency. Its application at this scale of building will also help build the supply of advanced building components and local consulting capacity.

ENVIRONMENTAL PROTECTION BRANCH

The recommendations of Environmental Protection Branch are contained in the prior-to conditions noted in Appendix A attached to this report.

BUILDING REVIEW BRANCH

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

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

NOTIFICATION

On February 7, 2022, 4,262 notification postcards were sent to neighbouring property owners advising them of the application and offering additional information on the Shape Your City website. Three site signs were installed, one on each street frontage: Beatty St., W. Georgia St., and Cambie St. The formal comment period was active from February 7, 2022 to February 28, 2022 and a virtual open house was active from February 22, 2022 to February 28, 2022.

Summary of Public Comments

Throughout the notification period, the City received 61 comments. Of those who responded, 58 were supportive and 3 were mixed. The comments are summarized below:

- Support:
 - Architecture and exterior cladding of building is modern and contemporary and amplifies Indigenous heritage within the city
 - Location is perfect with access to transit
 - Building represents a turning point for Vancouver's cultural community, present and future
 - In line with City goals and a progressive step for sustainability, indigenous reconciliation, and art-focused child care spaces
 - Include underground archive space
 - Contemporary facility with state of the art humidity controls, lighting and security structures that will allow the Gallery to borrow from around the world, including historic collections that require newer technology
 - New design addresses more barrier-free access methods
 - There is attention to the flow from room to room for meaningful experiences by viewers
 - VAG has played a key role in developing, providing exposure, scholarship and high-level dialogue fostered in programming that makes the Vancouver art scene very sophisticated
 - Expansion of VAG is long overdue as its collection, exhibit programming and educational activities have grown beyond the existing building's capacity
 - New building represents opportunities for feature local, national and international art
 - Will compliment and widen the interest in the entertainment corridor that includes sport and concert stadiums, theatre and now visual arts
 - Great space where individuals from different backgrounds can gather and use as a spaces for learning and teaching through visual arts. Hoping this will create a healthier community.
 - Opportunity for employment across multiple fields and professions to create this future destination for tourism and economic multipliers.
 - Add to the vibrancy of the urban fabric and provide an anchor for a burgeoning cultural precinct and enhancing all the institutions that share the W. Georgia St. passageway
- Mixed:
 - Midblock connectivity:
 - New design has lost a connection through the northern edge of site to a future pedestrian connection that would link to Dunsmuir St.
 - pedestrian connections off Beatty St. seem to be blocked. Ensure that connectors are available during the day
 - Cambie St. – no connections (except through programmed space). Should consider links to Queen Elizabeth Plaza
 - Courtyard looks more private than public. Safety would be a concern, as areas are secluded and not visible from the street
 - Retail space forms a barrier along W. Georgia St., should be removed to open the courtyard to the street and be more inviting

Staff Response to Public Comments

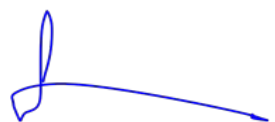
Staff have concluded the proposal aligns with all applicable policies and plans. In addition, they supported the rationale of removing the northern edge connection considering the impact of the loading and parking to the pedestrian access from service lane. Staff have also concluded the proposed retail along W. Georgia St. is a positive approach to activate the public spaces. However, in reference to openness and inviting concerns, staff requested activation of public realm by increasing the visual porosity along the entire frontage and emphasizing the entries to better contribute to the existing pedestrian realm refer to Condition 1.2 and Standard Condition A.1.2.

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 and the Downtown District Official Development Plan, it requires decisions by both the Development Permit Board and the Director of Planning.

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

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



J. Greer
Chair, Development Permit Staff Committee



H. Shayan
Development Planner



K. Hsieh
Project Coordinator

Project Facilitator: E. Tsang-Trinaistich

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

Urban Design Conditions

- A.1.1 design development to the proposed childcare rooftop open space to be more integral to the design of the courtyard building by reconsidering the design and materiality of the screening to comment the original design ideas;

Note to Applicant: This could be achieved by introducing the copper materials or heavy timber beams;

- A.1.2 design development to the gallery building's uppermost rooftop to better contribute to the programming opportunities of the building by way of the following:

- i. giving consideration to adding outdoor programming space for events, outdoor art installations, and city and mountain viewing opportunities.

Note to Applicant: No portion of the building should encroach to the Council approved public view cone(s). As there are numerous high-rise office, hotel, and residential buildings nearby, consideration should be giving to the appearance of the rooftop features and appurtenances from aspects overlooking the site. Where applicable, consideration should be given to mitigating overlook of adjacent residential buildings.

- A.1.3 explore the options to improve the expression of the lower courtyard building by providing a green buffer around the courtyard;

Note to Applicant: This could be achieved by introducing green roof technology to the lower courtyard building;

- A.1.4 confirming provision of high-quality and durable materials and detailing as necessary to sufficiently understand and evaluate the proposed architectural expression, through future stages of design development;

Note to Applicant: Architectural design details, rather than building envelope or construction details, are required for development permit review. The intent is to ensure that the building detailing and materiality present as highly resolved when viewed from the courtyard, all surrounding streets, and wherever pedestrians are in close proximity to the building face. Particular attention should also be given to maintain the proposed quality in all aspects, including but not limited to appearance, durability, and energy performance.

- A.1.5 provision of further studies confirming that through future stages of design development and project approval, the proposed amount of shadowing on Queen Elizabeth Plaza at the equinoxes will remain equal to or less than that demonstrated in this DP application;

- A.1.6 provision of future potential development study at the north portion of the lot indicating a reasonable development option and including;

- i. building separation to facilitate views and day light access;
-

- ii. contiguous public realm strategy for proposed service link to enhance pedestrian experience and safety;
- iii. shared parking and loading access;
- iv. strategies and indication for potential site servicing of adjacent future development

A.1.7 provision of built features intended to create a bird friendly design;

Note to Applicant: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Development Review Branch Conditions

A.1.8 confirmation of class and operation as follows:

- i. confirm class of Artist Studio use:
- ii. confirm the operations and operator of the following areas and/or ancillary uses through a Letter of Operation:
 - a. all restaurant and “bar” use areas;
 - b. “art rental rooms”;
 - c. “bookable rooms”;
 - d. “artist studio in residence”;

Note to Applicant: Refer to Cultural Services Condition A.1.38 and A.1.41. Depending on the use and function of the artist in residence areas, future conditions such as a non-strata covenant may be required.

A.1.9 confirmation of compliance with View Protection Zones 3.2.3, 9.1, 9.2.2, A, and E1 as follows:

- i. provide a 3D model of the proposed massing:

Note to Applicant: A 3D model, compatible with SketchUp or AutoCAD, is required for staff to confirm that the proposal does not protrude into the view cones.

A.1.10 confirmation of compliance with Section 3 (Floor Area and Density) of the *Downtown Official Development Plan* as follows:

- i. include all gross section of stairs, elevators and circulation areas accessing each floor, including mezzanine levels in floor area;

Note to Applicant: Escalator in core building, stairs and elevator accessing Level 1M and Level 3M are to be included in floor area.

- ii. account for all indoor and outdoor floor area exclusions and reference all applicable by-law exclusion reference;

Note to Applicant: All below, at and above ground spaces, indoor and outdoor area whether included or excluded from floor area must be accounted for.

A.1.11 confirmation of compliance with Section 4 to 7 for Parking, Loading, Bicycle, and Passenger spaces of the Parking By-Law and per Section 1.6 of the [Childcare Design Guidelines](#):

- i. confirm number of children and staff anticipated for the Child Day Care Facility;

Note to Applicant: This information is required to confirm the number of parking required for the Child Day Care Facility. Per the *Childcare Design Guidelines*, one parking space per child, and 2 parking space for staff is required. Refer to Social Policy and Projects Condition A.1.44.

- ii. coordinated technical data table for parking, loading and bicycles spaces with drawings and Transportation Demand Plan (TDM) including:
 - a. reference to By-Law sections and required number of spaces;
 - b. proposed number and size of each space;

Note to Applicant: Refer also to Engineering Conditions A.2.9, A.2.13 and A.2.17. Conditions regarding parking, bicycle, vehicle and passenger loading associated with the TDM Plan and Agreement, will be satisfied upon acceptance of that plan and agreement.

A.1.12 revised drawings package as follows:

- i. coordinated and matching site area on project data and survey;

Note to Applicant: Site Area noted on project summary should reflect the entire site within the property lines boundary per the survey. Ensure all site area measurements are coordinated and equal the same amounts. Refer to Development Review Branch Condition A.1.15.

- ii. clarification of floor area totals on project data:

Note to Applicant: Clarify the difference between project data notes "project portion of floor area" (28,892.8 sq. m) and "a project proposed FSR area" (28,817.7 sq. m).

A.1.13 notation on plans of the following:

- i. *"All building dimensions, setbacks and yards are to the outside of cladding";*
- ii. *"Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555";*
- iii. *"all signs shown for reference only and requires a separate permit"; and*
- iv. *"Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building".*
- v. *"Provision of energized outlets in accordance with Section 4.14 and 6.3.21 (Electric Vehicle Charging Infrastructure Requirements) of the Parking By-law".*

A.1.14 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, 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;

A.1.15 submission of original, digitally signed, and sealed survey plan of the site, verified by a British Columbia Land Surveyor;

A.1.16 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

Landscape Conditions

A.1.17 design development to increase the visual porosity, public accessibility, connection and openness from the street to the interior courtyard space as follows:

- i. explore a more seamless public-private realm through the paving, lighting and landscape design;
- ii. ensure pedestrian and improving visibility, safety through CPTED design, while encouraging day and night time use, with special attention to corner spaces;
- iii. employ Universal Design principles into the access, circulation and paving strategy;
- iv. explore opportunities to use natural landscape as artistic elements (green walls, planters) to announce the street entrances and soften blank walls;

Note to Applicant: Refer to Appendix F: Urban Design Minutes, dated March 30, 2022.

A.1.18 design development to the courtyard to be animated, welcoming and inviting by way of the landscape materials, furniture, planting and outdoor lighting while respecting the program and the overall architecture, and the following:

- i. explore options to increase warmth, playfulness and movement in the paving materials and pattern;
- ii. locate seating to take advantage of sun pockets in the winter months and shade in the summer;
- iii. explore using lighting embedded in the paving to help choreograph movement and to add visual interest at night;
- iv. consider wood materials for the courtyard benching;
- v. consider additional landscape structures to provide respite from extreme weather (rain protection and shade in summer);
- vi. explore the addition of color to the planters and furniture palette;
- vii. explore flexible furniture;
- viii. consider a water feature integrated into a wall or space;

Note to Applicant: Water features are common in walled courtyard landscape types, but this consideration should be secondary to other spatial and programming priorities;

- ix. identify potential temporary and permanent locations for outdoor art displayed for public viewing;
- x. provision of detailed landscape plans. Refer Landscape Condition A.1.23

Note to Applicant: Refer to Appendix F: Urban Design Minutes, dated March 30, 2022.

A.1.19 provision of a large size pedestrian circulation and programming plan that addresses public accessibility, temporary and permanent art display, flexible space, access points, primary and secondary movement, pinch points, wheelchair access and visually disabled;

Note to Applicant: Consider increasing the distance between the planters and the building edge to improve pedestrian flow. Refer to Urban Design Condition 1.2.

A.1.20 provision of a detailed written landscape and outdoor program rationale in support of the spatial and functional landscape response, with emphasis on public attributes, design themes, circulation and gathering;

Note to Applicant: With attention to how the design considers seasonal interest, light and shadow, permanent features, temporary events/displays, day and night time use.

A.1.21 consideration to incorporate lightweight green roofs to the upper roof and lower perimeter buildings:

Note to Applicant: To increase the overall public benefit and ecological services that the rooftop can offer, including storm water retention, biodiversity, heat island mitigation and neighbourly overlook. Refer to Appendix F: Urban Design Minutes, dated March 30, 2022.

A.1.22 written assurances that the tree species and planter locations do not conflict with the architecture overhang;

Note to Applicant: The design booklet renderings indicate that the trees could possibly interfere with the architectural soffit, as the trees mature. The final alignment should allow for future tree growth without the need for excessive crown reduction.

A.1.23 provision of a detailed Landscape Plan illustrating soft and hard landscaping;

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

A.1.24 provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and planters;

Note to Applicant: The sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping.

A.1.25 provision of a soil depth overlay sheet, included with the landscape plans;

A.1.26 provision of an outdoor lighting plan. Refer to Urban Design Condition 1.2.

A.1.27 provision of a high-efficiency automatic irrigation system for all planted areas;

Note to Applicant: Provide a partial irrigation plan demonstrating intent, including notations, legend and symbols to confirm stub out and hose bib locations.

A.1.28 provision of landscape features intended to create bird friendly design;

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the *Bird Friendly Design Guidelines* for examples

of landscape features that may be applicable, and provide a design rationale for the features noted. Refer to: <http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

- A.1.29 coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

“Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.”

Crime Prevention Through Environmental Design (CPTED)

- A.1.30 Design development to incorporate CPTED measures including the following:

- i. ensure clear view lines and good lighting around building access points including elevator and entry entries and fire exits;
- ii. provide white walls in parking areas;
- iii. avoid deep alcoves and concealed spaces; and
- iv. reduce opportunities for intentional damage around the building with deterrent paint, planting, murals or artworks on blank walls;

Note to Applicant: Measures should reflect the specific risks in the area.

Real Estate Services

- A.1.31 provide an updated study to prove out the feasibility, constructability and costs associated with the proposed shared loading and parking arrangements for the VAG and the northern portion of the 688 Cambie St. site.

Note to Applicant: In 2016, the applicant provided a study to the City around the issue of the shared loading and parking access. This was prepared by Perkins and Will, Bunt and Associates, Fast and Epp Engineering and PCL and it addressed these issues and the constructability and potential cost premiums. As an initial step to meeting this condition, the applicant could provide the City with an updated version of this study that takes into account this DP application and current costs, etc. for the City's review.

- A.1.32 provide a knockout panel, at the same grade as the VAG parking access, for a potential future lower level access to the parking garage on the northern portion of the 688 Cambie St. site so as to allow for a potential second entrance to the parking garage on the northern parcel.

Housing and Homelessness Services

A.1.33 provide a draft construction management plan, prior to Temporary Modular Housing (TMH) building decommissioning that minimizes impact to the onsite TMH building, residents and operations, including a construction schedule and site plans which considers safety and access of existing use.

Note to Applicant: At building permit stage, a final construction management plan would be required to include items specified in Appendix B, Standard Notes to Applicant Condition B.1.1.

Cultural Services

A.1.34 indicate use of spaces on drawings, including any dedicated Indigenous spaces, and any dedicated culturally or community-specific spaces.

A.1.35 design development to ensure that all areas are universally accessible, including back of house and staff areas such as administrative, technical, and production space, and all public areas including all programmable, educational, artist studio, production, and bookable areas, as well as an ancillary spaces, for audiences, visitors, performers, technicians, contractors, staff and volunteers.

A.1.36 consideration should be given to mechanical ventilation and fire alarm interface in as many programmable, educational, bookable and administrative spaces as possible to accommodate Indigenous smudging ceremonial practices.

A.1.37 design development for the auditorium:

- i. Ensure universal accessibility to all front of house, including seating, and back of house spaces (green room, change room, control room or lighting and sound control areas), etc.
- ii. Consider inclusion of accessible shower(s) and washroom in green room, and accessible control room or lighting and sound control area(s).

A.1.38 design development to the artist residency/ies, as follows:

- i. Ideally all accessible units, with a minimum of 1 accessible unit;
- ii. Consider access to dedicated washrooms and showers;
- iii. Clear after-hours entry/exit access, including elevator access, and alternate elevator access when dedicated elevator is under maintenance or inoperable;
- iv. Acoustic measures between sleeping units, with recommended minimum Sound Transmission Class (STC) rating of 55; and
- v. Consider access to shared kitchenette.

Note to Applicant: Refer to Development Review Branch Condition A.1.8.

A.1.39 design development of outdoor Courtyard programmable space to ensure public access and programming capabilities to both:

- i. Indicate on drawings square feet of outdoor programmable space including for events; and
- ii. Include special design consideration and infrastructure required for event and/or presentation use, for example, including but not limited to, loading access, structural load capacity to accommodate loaded forklifts; electrical supply and infrastructure for lighting,

power and sound; running water and grey water disposal, weather/elements protection, storage for associated equipment and/or seating, washroom access, etc.

Note to Applicant: Refer to Urban Design Condition 1.2 and Landscape Condition A.1.20.

A.1.40 design development of the facility and the outdoor programmable space with contracted design input and review from qualified Coast Salish Cultural Advisor, or equivalent, to ensure culturally responsive planning in relation to the Musqueam, Squamish and Tsleil-Waututh Nations in the development of the project.

Note to Applicant: Reach out to Cultural Services staff for more information. Coast Salish Cultural Advisors:

- a. are connected to the local Host Nations and holds cultural knowledge, lived experience, current relationships, and a vision for the future;
- b. bring an active and nuanced knowledge of protocols, traditional ceremony, and governance and applies this to the project to ensure culturally responsive planning (e.g. significance of the site and potential space, space planning, design, connections with local Host Nations and local urban Indigenous peoples, artists, performers, cultural organizations, programming, etc.);
- c. advance the responsibility of Reconciliation by shifting from the colonial state of erasure and silence to the decolonial state of increasing the visibility of Musqueam, Squamish, and Tsleil-Waututh cultural presence.

A.1.41 consider design development of Artist Studios and associated production spaces, including Level 1 studios and project space, level 3 studio, and level 4 studios, to meet design requirements for Artist Studios, including:

- i. Indicate the class of Artist Studio (e.g. Class A only, Class B only or both Class A and B) on drawings and submission materials for each space.
- ii. Provide wide doors or entrance clearance, and corridor access to studios ideally at 5 ft, but minimum 3'6" ft, to better accommodate movement of large art works and supplies;
- iii. Provide a commercial-grade mechanical exhaust system for ventilation, including to allow for various cultural uses such as Indigenous cultural practices of smudging;
- iv. If appropriate, provide a slop sink, with hot and cold water, sediment trap, commercial grade fixtures with integral stainless steel countertop to facilitate cleanup from art-production activities, including provision of sinks that reflect accessibility needs;
- v. If appropriate, provide 220 volt 4-plug outlets at approximately 5 ft. intervals around the perimeter, integrated with code requirements;
- vi. Consider storage adjacent to work area;
- vii. Consider soundproofing the walls and ceilings to at least a Sound Transmission Class (STC) 55 or better;

Note to Applicant: Refer to *Artist Studio Guidelines* <https://guidelines.vancouver.ca/guidelines-artist-studio.pdf>.

Social Policy and Projects

A.1.42 design development to ensure that the childcare facility is licensable by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL) and meets the intent of the [City of Vancouver's Childcare Design Guidelines \(2021\)](#), to the satisfaction of the Managing Director of Social Policy and Projects.

A.1.43 provide table of areas and more detailed design indicating location and size of each of the two programs proposed (12 space toddler and 25 space 3-5 program), to meet the indoor and outdoor areas set out for the respective programs as per the *Childcare Design Guidelines*.

Note to Applicant: Ensure that the childcare facility is within 15% of meeting the indoor and outdoor areas noted in Table 1 of the *Childcare Design Guidelines*. Currently, the infant/toddler area is shown to be 67% of the indoor area in the Guidelines.

A.1.44 design development to provide an adequate number of staff parking, and adequate pick-up/drop-off stalls dedicated to childcare use during pick-up and drop-off hours.

Note to Applicant: Ensure that location of pickup/drop-off stalls are safe and in close proximity to the childcare facility elevator. Parking should avoid the need for parents and children to cross a drive aisle. Refer to the *Childcare Design Guidelines – Section. 1.6 Vehicular Access and Parking*. Refer to Development Review Branch Condition A.1.11.

A.1.45 design development to enlarge the current width of the connection between the covered and uncovered outdoor area on the 3-5 program side to at least triple the current width.

Note to Applicant: The enlarged bridge should be provided as a single, wider access point between covered and uncovered outdoor areas, rather than as two or more discontinuous "doorways". A narrow bottleneck in the middle of the outdoor play space will limit ability for children to move freely between portions of the outdoor play, hamper staff's ability to supervise, and create challenges in maintaining staff-to-child ratios required by the Provincial licensing authority.

Archaeological Services

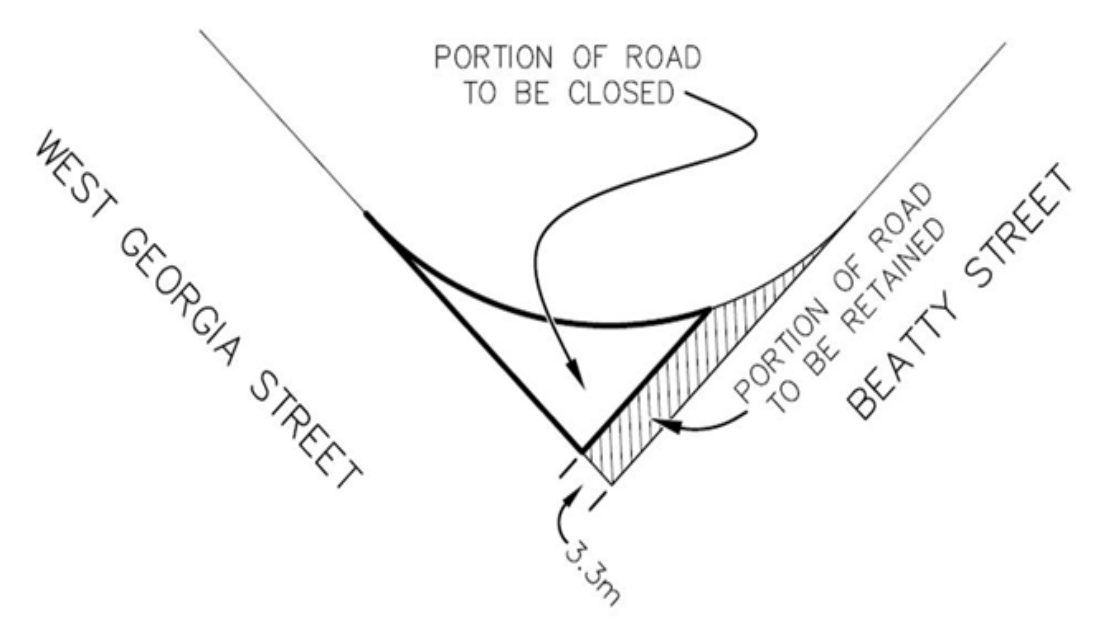
A.1.46 provide a Chance Find Management Plan, in consultation with xʷməθkʷəy̓əm (Musqueam), Sk̓wx̓wú7mesh (Squamish), and səliłwətał (Tsleil Waututh) Nations, as recommended in the *High-Level Archaeological Review Report (Golder, Oct 14, 2021)*. The plan shall outline procedures if suspected archaeological resources are uncovered during any excavation and construction.

Note to Applicant: The CFMP plan should be completed prior to DP issuance and implemented prior to any ground disturbance on the site.

A.2 Standard Engineering Conditions

A.2.1 make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services and the Approving Officer for:

a) the closing of, stopping up and conveying to the owner the available portion of the road adjacent to Block 48 at the corner of W. Georgia St. and Beatty St. as shown on the provided sketch, subsequent to Council approval; and the relocation or decommissioning of any utilities within this area. The remaining 3.3 m. wide portion is to be retained by the City to accommodate future intersection upgrades.



- b) provision of written confirmation and agreement from all affected utility companies specifically including Telus who may currently retain portions of their infrastructure within this available portion of road to be closed.
- c) consolidation of the closed portion of road with the adjacent Block 48, to create a single parcel and subdivision of that site to result in the dedication of the northeasterly 10 feet adjacent to Dunsmuir St. for road purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required.

- d) registration of a temporary SRW agreement in favour of the City over the portion of road to be closed for public utility purposes, to be discharged once all utilities impacted by the road closure have been abandoned, relocated or otherwise protected, as necessary, and any associated lane and street construction works have been completed to the satisfaction of the GMES;

Note to Applicant: An application to the City Surveyor for this road closure is currently underway.

A.2.2 remove all portions of the building that encroach into the 3.3 m. wide portion of road that is to be retained at the corner of Beatty St. and W. Georgia St. Canopies that are fully demountable and comply with all applicable requirements set out in Section 1.8.8 in the Vancouver Building By-Law may be permitted upon submission of an application for a Permit to Use City Property to Engineering Development Services.

A.2.3 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for provision of a shared access agreement between the development site and the northerly portion of the site (future leasehold subdivision) to secure access to underground parking and waste collection within the development site.

Note to Applicant: There are approximately 250 anchor rods within Beatty St. as part of the development of 161 W. Georgia St. (registered as Encroachment Agreement BB2013164-9). These anchor rods extend up to 47 ft. westwards from the east side of Beatty St.

- A.2.4 provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, along Beatty St. to achieve a 3.3 m. offset distance measured from the property line to the building face for widened sidewalks.

Note to Applicant: The SRW will be free of any permanent obstruction such as structure, mechanical vents, stairs, and planter walls at grade and is to accommodate the underground parking structure within the SRW agreement.

- A.2.5 provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, along W. Georgia St. to achieve a 2.2 m. offset distance measured from the property line to the building face for widened sidewalks.

Note to Applicant: The SRW will be free of any permanent obstruction such as structure, mechanical vents, stairs, and planter walls at grade and is to accommodate the underground parking structure within the SRW agreement.

- A.2.6 provision of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements, and shall include the following items and notes:

- i. deletion of the curb bulge and the changes to the curb alignment proposed along Cambie St. and plans updated to show the existing curb alignment.

Note to Applicant: Further review and discussion is required with Engineering to confirm any geometric changes to Cambie St. and how to reconcile the existing use of the street for transit layover activities with any changes that may be proposed and/or required from this development. This includes accommodating potential tour bus parking, the potential future left turn bay identified in the TAMs, activation of the street for public events, as well as detailed geometric design requirements such as facilitating necessary turning movements and how any changes affect the offset of the two legs of the intersection across W. Georgia St.

If event street closures are anticipated to occur, that accommodation be made for transit re-routing on parallel routes or nearby, including appropriate infrastructure for bus stops, trolley overhead, layover routing and spaces, to the satisfaction of the General Manager of Engineering Services.

- ii. inclusion of a note on the landscape and site plans stating that any changes to curb alignments on the streets surrounding the site will be as per a geometric design issued or approved by COV Engineering;
- iii. SRWs along Beatty St. and West Georgia St. clearly shown and noted on the landscape and site plans;
- iv. confirmation that doors are not to swing more than 0.3 m. (1.0 ft.) over the property lines or into the SRW areas;
- v. deletion of the exposed aggregate finish proposed for the sidewalk on Cambie St. and Beatty St. and replacement with broom finish saw-cut concrete or an alternate material which meets universal accessibility standards;

Note to Applicant: Exposed aggregate is not acceptable as a universally accessible sidewalk material as it causes vibrations for wheeled users. Any proposed sidewalk paving other than City standard broom finish saw-cut concrete must be reviewed and approved by COV Engineering.

- vi. deletion of proposed planting in street tree pits and moveable tables and chairs shown on street right of way. Refer to drawing L1.01.

Note to Applicant: Upon occupancy, a separate application must be made to, and approved by, the Engineering Services Department at street.activities@vancouver.ca.

- A.2.7 provision of bus stop amenities at bus stops adjacent to the site, as required, including all associated passenger facilities (shelter, seating, litter can, advertising panels, foundations, drainage, electrical connection, etc.) at applicant's cost at a location to be determined by Engineering Services. All removal, relocation or installation of street furniture shall be by the City's street furniture contractor, and coordinated with City of Vancouver Street Furniture Coordinator.

Note to Applicant: Bus shelters shall be placed in such a way as to maintain accessibility for bus boarding and alighting.

- A.2.8 consideration for public realm design to allow flexibility for future activation of Cambie St. that may include temporary closures of the road for special events and potential integration across Cambie St. with the adjacent plaza in front of Queen Elizabeth Theatre.

Note to Applicant: Consider options to include infrastructure to support special events including, but not limited to electrical power and water connections.

- A.2.9 provision of improved access and design of bicycle parking, including provision of the following:

- i. provide oversized spaces and bicycle lockers as per Bylaw;
- ii. automatic door openers for all doors providing access to Class A bicycle storage;
- iii. provide end-of-trip facilities as per Bylaw.

- A.2.10 provision of improved access and design of loading spaces and compliance with the Parking and Loading Design Supplement, including provision of the following:

- i. 2.3 m. (7.5 ft.) of vertical clearance is required for access and maneuvering to all Class A loading spaces;
- ii. minimize maneuvering conflicts for Class B loading spaces shown in Exhibit 5.4 of the Bunt report provided;
- iii. minimize conflicts between the West Class B & C loading spaces and the Class A loading space at grade;

Note to Applicant: See also Loading Management Plan (LMP) Condition A.2.15.

- A.2.11 provision of improved access and design of the parkade layout and compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including provision of the following:

- i. improved two way flow for vehicles on the ramp and in the parking areas through provision of the following:
 - a. provide parabolic mirrors on the main ramp and throughout parkade.
- ii. provide a minimum width of 2.7 m. (8.9 ft.) for standard vehicle spaces next to one wall.

Note to Applicant: Column encroachments, setbacks and parking space widths to comply with the Parking and loading design Supplement. Column encroachments are not permitted in single module stalls.

A.2.12 notation of the following on all ground level and parking level plans:

- i. vehicle parking layout approved, subject to compliance with approved Transportation Demand Management (TDM) Plan; and
- ii. loading layout approved, subject to compliance with approved LMP.

A.2.13 provision of the following information as part of the drawing submission to facilitate a complete Transportation review and may result in additional conditions:

- i. a complete technical table is required showing the calculations for the minimum required parking, loading, bicycle spaces and end-of-trip facilities, passenger loading and the number of spaces being provided;
- ii. all types of parking and loading spaces individually numbered, and labelled on the drawings;
- iii. dimension of columns and column encroachments into parking stalls;
- iv. dimensions for typical parking spaces;
- v. dimensions of additional setbacks for parking spaces due to columns and walls;
- vi. dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates;
- vii. section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions;
- viii. areas of minimum vertical clearances labelled on parking levels;
- ix. design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances;

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- x. indication of the stair-free access route from the Class A bicycle spaces to reach the outside;

Note to Applicant: Stair ramps are not generally acceptable.

- xi. existing street furniture including bus stops, benches etc. to be shown on plans; and
- xii. the location of all poles and guy wires to be shown on the site plan.

A.2.14 provision of correctly labeled building grades and interpolated building grades, including: at the property line adjacent all entrances, parking and loading areas.

Note to Applicant: Building grades missing at the corner of Georgia St. and Beatty St.

A.2.15 provision of a Loading Management Plan (LMP), including the following:

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

A.2.16 subject to acceptance of an approved LMP, arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, requiring the Owner's compliance with the LMP.

A.2.17 provision of a finalized TDM Plan, to the satisfaction of the General Manager of Engineering Services;

A TDM Plan with a minimum of 30 points is required to achieve the proposed vehicle parking reduction. The proposed plan achieves 30 points. A single TDM measure may count towards multiple land uses if it is usable by each land use. Refer to [Schedule B](#) of the TDM policy for detailed requirements for each measure. Provide TDM Plan as a separate package. The following additional information and clarifications are required to accept the TDM measures proposed:

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

Note to Applicant: Additional Class A bicycle parking spaces must meet the standards and minimums identified in the Parking By-law, and/or applicable Design Guidelines.
- ii. ACT-02 – Improved Access to Class A bicycle Parking:
 - a. provision of concept design for excellent design of lighting, finishes, grades, convenience;
 - b. provision of operational and design specifications for automated bicycle parking (if applicable); and

- c. update architectural plans to identify the number and location of Class A bicycle parking provided at and/or above-grade, as well as show and note the access route to reach Class A bicycle parking from the outside.
 - iii. ACT-05 – Bicycle Maintenance Facilities:
 - a. update architectural plans to note and dimension the location of facilities;
 - b. bicycle maintenance facilities to be located with convenient access to from Class A bicycle spaces;
 - c. provision of an operational plan detailing the following: and
 - i. a description of the amenities to be provided;
 - ii. a means of providing access to all residents, commercial tenants, and the public (if applicable); and
 - iii. a plan for maintaining these amenities.
 - d. if available, provision of any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.
 - iv. ACT-06 – Improved End-of-Trip Amenities:
 - a. provision of concept design for improved end-of-trip amenities; and
 - b. update architectural plans to identify the location, number and type of end-of-trip amenities being provided.
 - v. COM-01 – Car Share Spaces:
 - a. update architectural plans to identify/note/dimension car share spaces; and
 - b. spaces to be located with convenient, public access at grade, or on P1.
 - vi. SUP-01 – Transportation Marketing Services:
 - a. provision of a description of the services to be provided; and
 - b. if available, provision of any additional information regarding this measure (e.g., online signup portals or additional marketing materials) that demonstrates how the property owner will offer this service.
 - vii. SUP-02 – Real-Time Information:
 - a. update architectural plans to identify the general location(s) for proposed displays; and
 - b. provision of description of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed, and service provider.

- viii. SUP-03 – Multimodal Wayfinding Signage:
 - a. update architectural plans to identify the general location(s) for proposed displays; and
 - b. provision of conceptual design of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed.
- A.2.18 subject to the acceptance of the finalized TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which identifies the following:
- i. secures provision of funding towards long-term TDM monitoring funding the amount of \$2 per square metre of gross floor area;
 - ii. Secures the provision of TDM measures on the site:
 - a. ACT-01 – Additional Class A bicycle parking;
 - b. ACT-02 – Improved Access to Class A bicycle Parking;
 - c. ACT-05 – Bicycle Maintenance Facilities;
 - d. ACT-06 – Improved End-of-Trip Amenities;
 - e. COM-01 – Car Share Spaces;
 - f. SUP-01 – Transportation Marketing Services;
 - g. SUP-02 – Real-Time Information; and
 - h. SUP-03 – Multimodal Wayfinding Signage.
 - iii. permits the City to access and undertake post occupancy monitoring of the TDM measures proposed; and
 - iv. agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.
- Note to Applicant:** The above noted TDM measures are draft until a final TDM plan is provided.
- A.2.19 provision of compliance with the TDM Plan, as per the finalized TDM agreements.
- A.2.20 provision of a registered services agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to secure all approved off-site works and utility upgrades. Agreement to be fully registered prior-to issuance of the related DP and will include a letter of credit securing the costs for all improvements.
- A.2.21 provision of the following improvements to the satisfaction of the General Manager of Engineering Services:
- i. street improvements along Beatty St. adjacent to the site and appropriate transitions including the following:
 - a. minimum 1.22 m. (4.0 ft.) wide front boulevard with street trees where space permits;
 - b. broom finish saw-cut concrete sidewalk from the edge of the front boulevard to the property line and also within the SRW area;
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- c. raised asphalt protected bike lane which is to extend across the vehicular access proposed at the north edge of the site;
 - d. curb and gutter, including relocation and/or replacement of any affected catch basins and any required road reconstruction to current standards;
 - e. curb ramps;
- ii. street improvements along Cambie St. adjacent to the site and appropriate transitions including the following:
 - a. minimum 1.22 m. (4.0 ft.) wide front boulevard (measured from the back of the curb) with street trees where space permits;
 - b. broom finish saw-cut concrete sidewalk from the edge of the front boulevard to the property line;
 - c. curb ramps;
 - d. full roadway reconstruction south of the Queen Elizabeth Theatre driveway from the east (Vancouver Art Gallery) property line to the west (Queen Elizabeth Theatre) curb.
 - e. relocation and/or replacement of any transit layover, trolley wires and/or poles/ and or associated infrastructure along Cambie St. that is impacted by changes to the existing curb alignment;
- iii. street improvements along W. Georgia St. adjacent to the site and appropriate transitions including the following:
 - a. minimum 1.22 m. (4.0 ft.) wide front boulevard (measured from the back of the curb) with street trees where space permits;
 - b. broom finish saw-cut concrete sidewalk from the edge of the front boulevard to the property line and also within the SRW area;
 - c. curb ramps;
 - d. removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;

A.2.22 provision of the following street lighting and electrical upgrades:

- a. upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations.
- b. provision of new or replacement duct bank adjacent to the development site that meets current City's standards. Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure.
- c. provision of new pad mounted service cabinet/kiosk.

Note to Applicant: 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 current COV Engineering Design Manual, Construction Specifications,

Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

A.2.23 provision of the following traffic signal and pedestrian signal improvements;

- a. at the intersection of Cambie St. and Dunsmuir St. including:
 - i. upgrades to the existing traffic signal to an accessible pedestrian signal (APS);
- b. at the intersection of Cambie St. and Georgia St. including:
 - i. upgrades to the existing traffic signal to an APS;
- c. at the intersection of Beatty St. and Dunsmuir St. including:
 - i. upgrades to the existing traffic signal to an APS;
- d. at the intersection of Beatty St. and Georgia St. including:
 - i. upgrades to the existing traffic signal to an APS.

A.2.24 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the decommissioning of the remnant portions of the disused tunnel within Beatty St., and portions of Dunsmuir St. to the extent determined by a survey and consultation with TransLink. The tunnel decommissioning requirements are as follows:

- a. tunnel floor, roof and walls to be saw cut at the property lines and demolished, refer to Figure 1 for extent of tunnel to be demolished. Location of saw cut shall be documented on a legal survey.
- b. tunnel located under city roads to be decommissioned/filled with concrete or other suitable non-compressible, non-flammable material. Refer to Figure 1 for approximate extent. This work should be coordinated with adjacent property owners, such as Costco and Translink/Skytrain. Cut off walls are to be installed at tunnel ends that shall be filled in. Cut off walls are to be designed to withstand the loading imposed due to tunnel filling operation and sustained backfill pressures. Cut off wall design and operational procedures for tunnel filling and wall placement to be submitted to the City for review and acceptance prior to performing work.
- c. all above work shall be designed, overseen and signed off by a professional engineer (structural) registered in good standing in the province of BC.
- d. construction completion summary documentation to be prepared by registered professional engineer and shall be submitted to the City once all field work is complete. Documents to include certification that work was completed in accordance with approved plans, photographs confirming filling operations and as built records related to cut off wall and filling operation.

A.2.25 arrangements are to be made to the satisfaction of the General Manager of Engineering Services for the decommissioning of the existing concrete retaining wall structures adjacent W. Georgia St. and Beatty St.

A.2.26 provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.

A.2.27 provision of written confirmation that all required electrical plants will be provided within private property.

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

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

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

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required. For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

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

A.3.1 the property owner shall:

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

B.1 Standard Notes to Applicant

B.1.1 Prior to issuance of BP, Applicant shall submit a final construction management plan that is required to include items specified below. Refer to Housing and Homelessness Services Condition A.1.33:

- i. provide confirmation that the TMH site's BC Hydro, Telus, Shaw and City services (water/sanitary/storm) will not be impacted/compromised, if impact is anticipated formal notification must be provided in advance.
- ii. maintain compliant unobstructed emergency access to 600 Block Cambie St. and drive isle connecting to TMH buildings;
- iii. maintain compliant unobstructed access via 600 Block Cambie St. and drive isle for waste removal service providers;
- iv. mitigation strategies to reduced dust and noise;
- v. identify any significant site and/or work hazards, along with nuisance anticipated; vibration, odor etc;
- vi. confirm operational work days & hours including any after-hours operations if anticipated;
- vii. geotechnical assessment/commentary relating to TMH site and underground features including decommissioned train tunnels;
- viii. appropriate placement of hording line understanding oversized emergency vehicles, 50-100 ton mobile crane, boom lifts, and 60-80ft flat deck transportation trucks will require access to TMH site during TMH building deconstruction, module staging, and transportation.
- ix. inclusion of privacy screening along hoarding line.
- x. provide a complete contact list of key personnel incl. site superintendent, project managers, and emergency contacts;
- xi. clean up any impacted areas of TMH site and/or buildings impacted by VAG operations; dust, debris etc.;
- xii. consideration to share work plans, safety plan, remediation plan, traffic management plan, and any relevant design drawings or documents prior to site works activation.

B.1.2 Prior to issuance of a BP, Applicant will be required to show a breakdown of main activity and support areas as per Tables 2-5 of the *Childcare Design Guidelines*, with appropriate adjacencies of uses and adequate sightlines between areas for effective supervision. Design development to show:

- i. if kitchens, laundry, janitorial and staff WC are to be shared between two programs - elements should be located to be easily accessible to staff from each program (to prevent staff from leaving the program floor for any extended length of time)
 - ii. adequate number of toilets and washbasins for each program, designed to ensure supervisability of children entering and exiting the washrooms
 - iii. location of appropriately-sized nap rooms situated in a quiet area of the program space
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- iv. full landscape drawings for the outdoor play areas including location and specifications for play equipment, fencing, pathways, plantings and surface types to be provided prior to the issuance of a BP

B.1.3 Detailed drawings of the Child Care Facility to be submitted to and reviewed by CCFL for compliance with the CCF Act and Child Care Regulation.

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

B.1.4 The applicant should consider commissioning permanent and temporary artworks for the publically accessible plazas and other public spaces of the building. The applicant should discuss the proposed commissioning program for the new Gallery with public art staff and plan for an informational presentation to the City's Public Art Committee.

Note to Applicant: Contact Eric Fredericksen, head of public art, to discuss application: eric.fredericksen@vancouver.ca or 604-679-1548.

B.1.5 The applicant is advised to note the comments of the Building Review Branch, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated May 11, 2022. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.

B.1.6 It should be noted that if Conditions 1.0 and 2.0 have not been addressed on or before **November 30, 2022**, this Development Application may be refused, unless the date for compliance is first extended by the Director of Planning.

B.1.7 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.

B.1.8 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.1.9 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 W. 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 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.2.6 **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.**
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