
698 West 57th Avenue (COMPLETE APPLICATION)
DP-2017-01335 - CD-1 Pending

ML/VK/LK

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
C. Joseph, Engineering Services
D. Naundorf, Housing Policy and Projects
D. Shearer, Park Board

Also Present:

M. Linehan, Urban Design & Development Planning
L. King, Development Services
V. Kopy, Development Services
A. Chan Russel, Social Policy & Projects
A. Johnston, Facilities Planning
V. Vane, Facilities Planning

APPLICANT:

Jamie Vaughan
Onni Group of Companies
300-550 Robson Street
Vancouver, BC
V6B 2B7

PROPERTY OWNER:

Onni Pearson Dogwood Holdings Corp.
300- 500 Robson Street
Vancouver, BC
V6B 2B7

EXECUTIVE SUMMARY

- **Proposal:** To develop the site with a 27 storey mixed-use building with a Community Health Centre on Levels 1 - 4, a therapeutic pool on Level 1, and retail on Level 1, child daycare on Level 2, 6 Pearson Supportive Housing units on Level 5, and 171 dwelling units on levels 5 - 27 all over 4 levels of underground parking accessed from a new internal street. This is Parcel C of Phase 1 of the Pearson Dogwood redevelopment.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Building Review Branch comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F Response to Rezoning Conditions

● **Issues:**

1. Design refinement to the West 57th Avenue frontage
2. Design refinement to identify entrances

- **Urban Design Panel: Support with Recommendations**
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2017-01335 submitted, the plans and information forming a part thereof, thereby permitting the development of the site with a 27 storey mixed-use building with retail on Level 1, therapy pool on Level 1, a community health centre on Levels 1 - 4, child daycare on Level 2, 6 Pearson Supportive Housing units on Level 5 and 171 dwelling units on levels 5 - 27 all over 4 levels of underground parking accessed from a new internal street, subject to the following conditions and Council's approval of the Form of Development:

1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

- 1.1 design development to the ground floor elevation and landscape design along West 57th Avenue to improve the interface with the street as per Rezoning Condition A.(b).5;

Note to Applicant: Multiple entrances to the Community Health Centre (CHC) are not required noting Vancouver Coastal Health (VCH) programmatic requirements for a single entry. Consider material treatment and articulation to add interest and break up the long, continuous 'storefront' expression. While the façade should be largely transparent to provide pedestrian interest and views into the space, some opaque walls may be incorporated at intervals by extending the material treatment for the upper levels to the ground to provide a more cohesive expression of the CHC component. Consider the incorporation of more variety for the canopy height/expression and the design of the linear seating along the frontage. Ensure space is provided for persons using wheelchairs to wait outside the entrance and rest along the frontage, protected from the weather by the canopy. Provide a schematic layout for the Community Health Centre to confirm active or common uses will be located along the frontage.

- 1.2 design development to provide improved architectural identification of building entrances;

Note to Applicant: The building is large and complex with a number of different uses. A design strategy should be considered to ensure entrances to the different components are clearly readable to assist with wayfinding around the block, and to express a hierarchy of entrances. This may include further refinement of the façade and canopy design and a preliminary signage strategy.

- 1.3 design development to the ground floor retail frontage at the south elevation to provide a focal point at the southwest corner as viewed from the diagonal entrance pathways through Parcels A and D;

Note to Applicant: Relocate planters so the plaza space is open at corner CRU and less congested at the plaza entry.

- 1.4 consideration of design development to simplify the podium facades with regards to the planter features;

Note to Applicant: The planter features may compete with identification of building entrances, and may be challenging to maintain.

- 1.5 consideration to break the podium massing at the northeast corner and to extend the tower to the ground;

Note to Applicant: Extending the tower to the ground would add distinction to the tower form and further identify the residential entrance at the corner, as well as provide additional space at the entrance.

- 1.6 design development to ensure that not less than 5% of the market units are designed to be wheelchair accessible, with 50% of the accessible units designed to be suitable for power wheelchair users;

Note to Applicant: The proposed number of 10 accessible market housing units is compliant with the condition of rezoning. Within that total, 5 accessible market units should be designed to be suitable for power wheelchair users. Accessible unit layouts and a list of accessible features should be provided to demonstrate compliance with City of Vancouver's Housing Design and Technical Guidelines, Section 10, and, as possible, additional recommendations of the Persons with Disabilities Advisory Committee (PwDAC). A private balcony or deck that is a portion of an accessible dwelling unit is required to be accessible, at the same elevation as the floor of the unit with door width, threshold design, and turning radius so as to be functional for persons in wheelchairs. Section details are required for the threshold design, noting a dropped slab may be required.

- 1.7 design development to provide improved accessibility for the common and circulation spaces within the buildings and throughout the site, as follows:

- a. provide an accessible path of travel from the street and underground parking spaces to the accessible unit entrances; and

Note to Applicant: An accessible elevator should be provided with elevator cab size, load capacity and controls to facilitate use by persons in wheelchairs, including power wheelchairs. The corridors should accommodate a 1.5 m turning radius at regular intervals, including provision of an inset in front of accessible unit entries.

- b. ensure common amenity rooms and outdoor spaces are accessible by persons in wheelchairs, with outdoor space at the same elevation as the adjacent amenity room, and door width, threshold design, turning radius, and equipment suitable for use by persons in wheelchairs;

- 1.8 detailed design development to Pearson Plaza to consider use by persons in wheelchairs and those with limited mobility due to illness, disability, or age;

Note to Applicant: The detailed plaza design, including pavers, signage, lighting, and tree selection should be considered in light of the future users. Recommendations of the Persons with Disabilities Committee should be incorporated, as possible. In particular, details should be provided for the pavers/surface treatments and the rainwater management strategy to consider tripping/slipping hazards, noting the location of the infiltration gallery below the plaza.

- 1.9 provision of large scale architectural details for canopies, soffit overhangs, roof parapets, guardrails, and trellis elements, illustrating high quality and durable materials throughout;

Note to Applicant: Guardrail details at roof decks of midrise elements should read as consistent extensions of the façade.

- 1.10 design development to provide a continuous canopy for weather protection;

Note to Applicant: The intent is to provide coverage for pedestrians in Vancouver's winter climate and make this street 'rain friendly' as noted in the Transportation 2040 Plan. The horizontal depth of the canopy should be a minimum of 70% of its height above the sidewalk. For example, a canopy that is 10 feet above grade should provide 7 feet of cover.

- 1.11 provision of an updated detailed Public Art Plan to the satisfaction of the Director of Planning and the Public Art Program Manager prior to issuance of the Development Permit; and

Note to applicant: A site wide strategy for Public Art should be updated at each project phase. The Public Art Plan should take into consideration the site history and the Musqueam people on whose traditional territory the site sits.

- 1.12 provision of an updated Integrated Rainwater Management Plan that utilizes sustainable strategies to allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site, to the satisfaction of the Chief Building Official, the General Manager of Engineering Services and the Director of Planning, and prior to Development Permit issuance provision of a Letter of Credit and the completion of any legal agreements required by this Strategy on terms and conditions acceptable to the City.

Note to Applicant: The development's Integrated Rainwater Management Plan must address the City's Integrated Rainwater Management Plan. Post-development flows cannot exceed the site's pre-development flows. Updates to the Integrated Rainwater Management Plan (IRMP) shall be resubmitted at each project phase to confirm that rate and volume targets have been achieved. In particular, provide details about storage tanks contemplated for this Parcel.

- 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:			698 West 57th Ave - "Parcel C"						
		Permitted/Required:			Proposed:						
¹ Site Size				Irregular							
¹ Site Area	114,345.00 ft ²			114,345.00 ft ²							
Use	Multiple Dwelling/ Retail / Pearson /CHC			Multiple Dwelling / Retail / Pearson /CHC							
² FSR	per sub area			2.89							
Floor Area	Sub Area A - floor area		1,006,889.1	ft ²	Total		330,448.00	ft ²			
					Dwelling Area		178,722.50	ft ²			
					CHC		96,003.00	ft ²			
	Sub Area A - remaining Floor Area		208,467.10	ft ²	Retail		17,547.00	ft ²			
					Pearson Units		5,069.50	ft ²			
				Amenity		33,106.00	ft ²				
Exclusions	Max open balcony		120,826.69	ft ²	Open balcony		25,663.00	ft ²			
	Day Care			ft ²	Day Care		10,148.00	ft ²			
	Therapy Pool		-	ft ²	Therapy Pool		6,001.00	ft ²			
³ Height	Sub Area 5		295.28	ft	Sub Area 5		288.35	ft			
	# of Storeys Sub area 5		26		# of Storeys sub area 5		27				
⁴ Parking	Market Resid.: Min.		172		Market Resid.: Standard		265				
	Disability		7		Disability		7				
	Max. Small car (25%)		43		Small		0				
	visitor 7.5% of units		13		visitor		13				
	Min. Required:		172		Proposed:		285				
	Retail: Min.		30		Retail: Standard		25				
	Disability		2		Disability		2				
	Max. Small car (25%)		7		Small		0				
	Min. Required:		30		Proposed:		27				
	Pearson: 1 / 4 beds		2		Pearson: Standard		0				
	Disability		0		Disability		0				
			2		Proposed:		0				
	CHC: Min.		319		CHC: Standard		84				
	Disability		4		Disability		8				
	Max. Small car (25%)		80		small		8				
	Min. Required:		319		Proposed:		100				
	Day Care: Min.		11		Day Care: Min.		10				
	Disability		1		Disability		1				
	Min. Required:		11		Proposed:		11				
	Car Share :		2		Car Share:		2				
Total:		536		Total:		425					
⁵ Bicycle	Class	B	A		Tot.	Class	B	A		Tot.	
			Min. Hor.	Max. Vert.	Min. Locker			Hor.	Vert.	Locker	
	Market:	6	180	108	72	360	Market:	323	57	0	380
	Retail:	6	3	2	1	5	Retail:	5	0	0	5
	CHC:	6	15	9	6	30	CHC:	38	6	0	44
Total:	18	198	119	79	395	Total	0	366	63	0	429
⁶ Loading	Class	A	B	C	Class	A	B	C			
	Market:	0	1	0	Market :	0	1	0			
	Retail:	0	2	0	Retail:	0	1	0			
	CHC:	0	2	0	CHC:	0	2	0			
	Passenger:	2	1	0	Passenger:	1	1	0			
Total:	0	5	0	Total	0	4	0				
⁷ Unit Mix	Note: A minimum 35% of units (except social housing) shall be suitable for family housing, have a minimum of 2 bedrooms and comply with the High Density Housing for Families with Children Guidelines				Unit Type		Market				
	Studio						0	0%			
	1 bedroom						66	39%			
	2 bedroom						98	57%			
	3 bedroom +						7	4%			
Total:				Total:		0	171				

Notes:

¹ Note on Site Size and Site Area: This irregular site, also referred to as “Parcel C”, is located at the North side of the Pearson Dogwood site and makes up a portion of “Sub Area A”, one of 6 sub areas of the Pearson Dogwood site. “Sub Area A” includes Parcels A, B, C & E. The site fronts West 57th Avenue to the North and a new internal Street will be created to the East.

² Note on FSR and Floor Area: The combined floor area permitted for “Sub Area A” is 1,006,889 ft². The combined floor area proposed for Parcel A & C is 798,422.00 ft² leaving 208,467.00 ft² to be shared between Parcel B & E. The approximated floor areas in the Re-zoning Policy Report are on target for Residential and Pearson Replacement Supportive Units; however, the CHC is approximately 8,000 ft² less than the approximate floor area in the report and Commercial area is 17,000 ft² less than the approximate floor area in the report. Floor area appears to have been omitted at the roof level above level 27. Standard Conditions A.1.6 and A.1.7 requires provision of more detailed drawings at this level. Amenity space for Market Residential use is to be included in the floor area and 33,106.00 ft² is proposed in this building.

³ Note on Height: The CD-1 has divided the Pearson Dogwood site into 20 sub areas for the purpose of regulating height and number of storeys. “Parcel C” height is regulated under “Sub Area 5”. Building grades have not been submitted at this point; however, the building height will be taken from base surface using existing surveyed grades nearest to the 4 corners of “Parcel C” until building grades have been established. The proposed estimated height for Sub area 5 is below the permitted height of 295.28 ft. There are 27 storeys proposed where 26 are permitted; thus, the number of storeys is to be reduced. Standard Condition A.1.3 requires compliance with height regulations.

⁴ Note on Parking: Parking is to be calculated using the Parking By-law except that visitor parking for dwelling use is regulated under the CD-1 District Parking Requirements. Parking is well beyond the minimum required for Market residential; however, Retail, Pearson Supportive units and CHC are required to meet the Parking By-law. Standard Condition A.1.11 requires compliance with Parking By-law. The use for which the CHC is regulated is not clear for the purpose of calculating parking and more information is required from the Applicant to determine the load requirements for this use. Standard Condition A.1.10 requires provision of a letter of operation for the CHC Use, which is to include a parking / loading rationale. The parking numbers for CHC are based on “Health Care Office” use.

⁵ Note on Bicycles: Bicycle parking is calculated per Schedule C of the CD-1 District Parking Requirements. “Class A” Bicycle parking has been met. “Class B” Bicycle parking must be clearly noted and located on the site plan, ground floor plan and landscape plans. Standard Condition A.1.10 requires location of the “Class B” Bicycle parking.

⁶ Note on Loading: This development requires 2 “Class B” loading spaces for Retail uses, 1 “Class B” for Residential use and 2 “Class B” for CHC use. 4 “Class B” loading spaces have been provided. Standard Condition A.1.11 requires compliance with Parking By-law. Again, the use for CHC is not clear. If the use is based on a Hospital use, as they are proposing for parking, the requirement for loading would be 3 “Class B” and 2 “Class C” spaces. The CHC requires 2 “Class A” and 1 “Class B” Passenger loading spaces. Refer to Schedule C of the CD-1 District Parking Requirements for height clearances. Standard Condition A.1.10 requires provision of a letter of operation for the CHC Use, which is to include a parking / loading rationale. The loading and passenger loading numbers for CHC are based on “Health Care Office” use.

⁷ Note on Unit Type: 171 Market Dwelling units are provided and 61% of the units are suitable for Families with Children. These units must meet the “High Density Housing for Families with Children Guidelines”. 6 Replacement Pearson Supportive Housing units of the 114 required are being proposed in “Parcel C” and, combined with “Parcel A”, 50 Pearson Supportive Housing units are proposed, as required per Phase 1 of this development. 7 Commercial Retail Units are being proposed. Despite the requirement of the CD-1 being that 35% of all Market dwelling units are suitable for Families with Children, Condition 27 for approval of the Form of Development states that no less than 68% of market dwelling units are suitable for Families with Children. This is to be regulated over the entire Pearson Dogwood site. The current status for these units is 59% distributed over Parcel A & C.

• **Legal Description**

Lots: 1 and A
 Block: 1004
 District Lot: 526
 Plans: EPP79677 and EPP796678

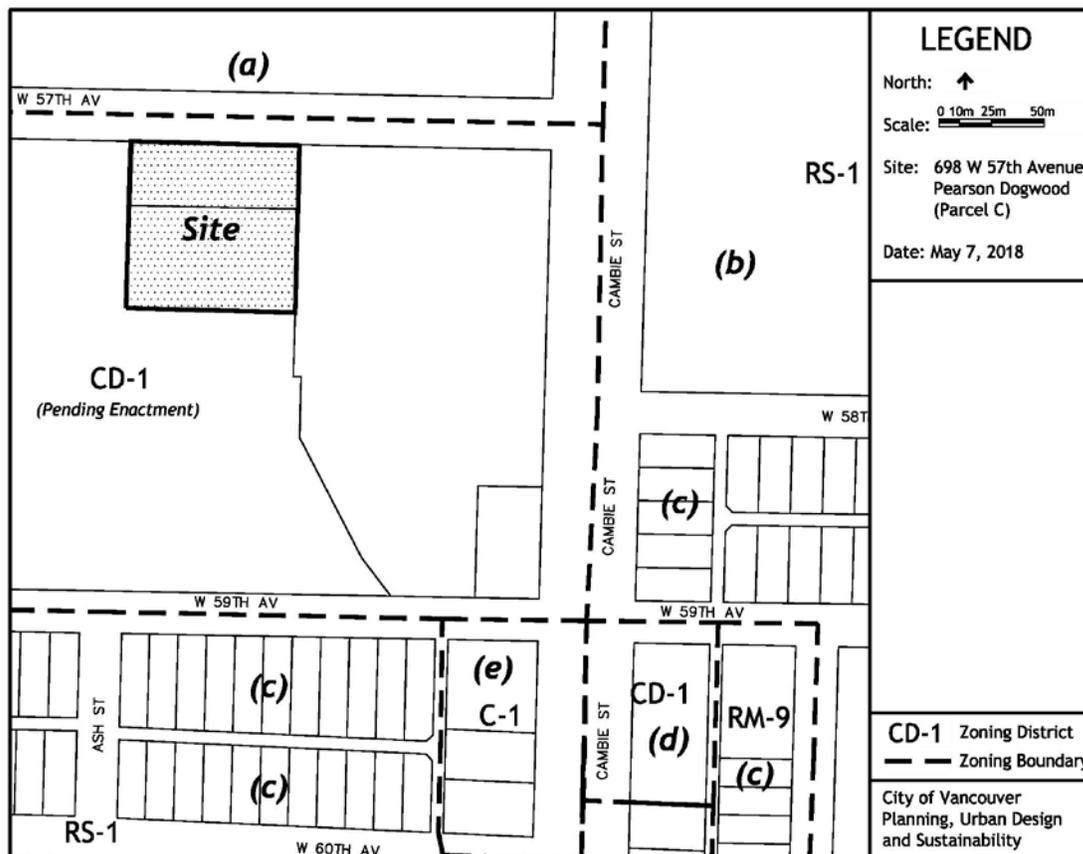
• **History of Application:**

17 12 18 Complete DE submitted
 18 03 07 Urban Design Panel
 18 05 02 Development Permit Staff Committee

• **Site:** Pearson Dogwood is a 25-acre site located in Marpole between Cambie and Heather Streets and West 57th and 59th Avenues. Currently located on the site are the George Pearson Centre and the Dogwood Lodge. Both are residential care facilities: the George Pearson Centre supports adults with physical disabilities and the Dogwood Lodge supports seniors requiring complex care. Subdivision to create Parcel C was not possible during the rezoning process and therefore it was accepted that the existing lots would be consolidated to form Lot 1, Plan EPP79677 (Dogwood Lands) and Lot A, Plan EPP79678 (Pearson Lands). The creation of Parcel C from these two new parcels is a condition of this development application.

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

- (a) Langara Gardens, 7051 Ash Crescent, mixed-use development consisting of four 18-storey residential apartment buildings, garden apartments and townhouses;
- (b) Langara Golf Course, 6706 Alberta Street, 48 hectares of golf course;
- (c) 1 to 2-storey detached single family houses;
- (d) 7510 Cambie Street, proposed mixed-used development consisting of two 6-storey multiple dwelling buildings;
- (e) 7525 Cambie Street, split island gas station.

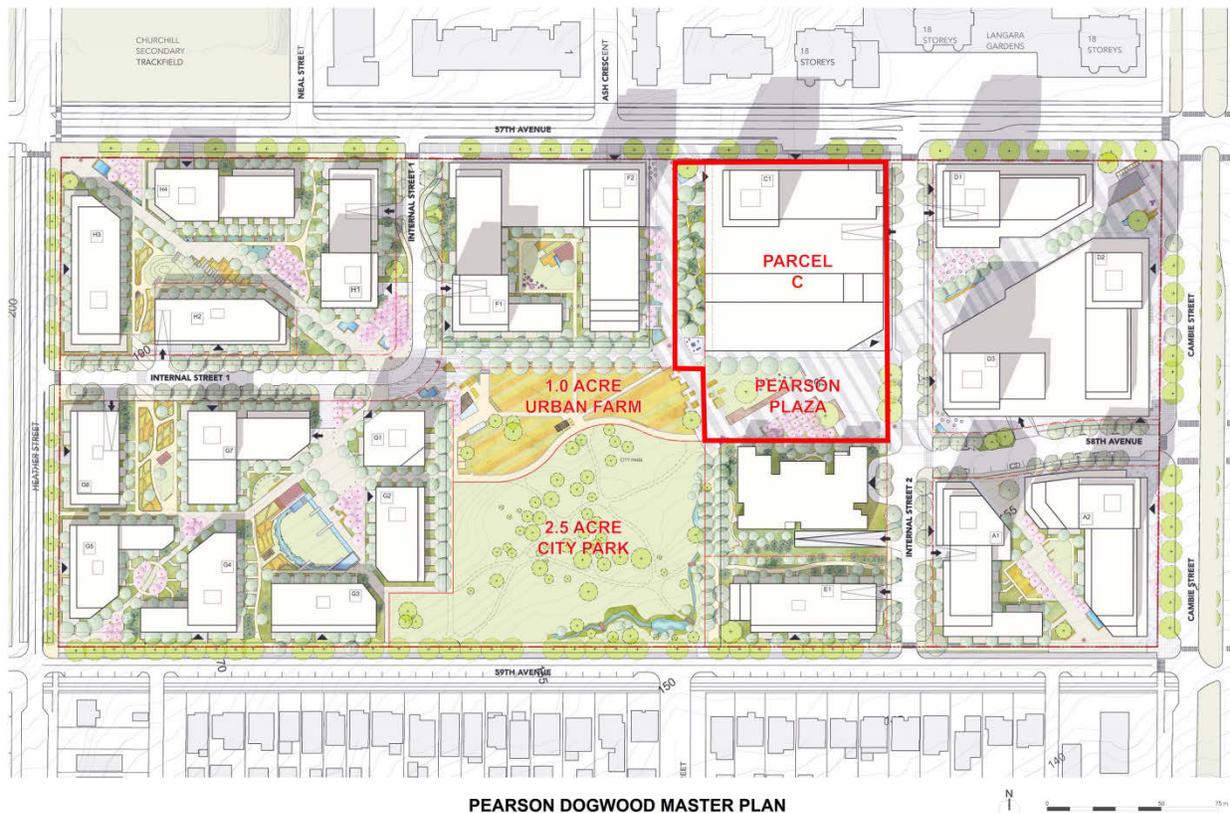


● **Background:**

In April 2009, City Council endorsed a planning program to consider redevelopment options for the future of the Pearson Dogwood site. With the history of long-term health care on the property, the planning process envisioned a new health-focused mixed use community. The comprehensive planning program began in early 2013, and resulted in the Pearson Dogwood Policy Statement (2014) which guided the rezoning application for the site.

The Pearson Dogwood rezoning application was approved by Council on July 25, 2017. The rezoning application approved the use, density (2.83 FSR) and the form of development for the overall site, as follows.

The master plan for the Pearson Dogwood site is organized around a large central open space consisting of a 2.5-acre city park, a 1-acre urban farm and a multi-use plaza (Pearson Plaza). The park is located to protect an existing grove of mature trees and to provide a frontage along West 59th Avenue which will facilitate public access and a sense of ownership by the larger neighbourhood. The urban farm will function as a traditional farm with food production, but will also allow for public interaction and education on food systems.



The master plan emphasizes pedestrian movement through the site with diagonal pathways extending from the four corners of the site into the central open space. The primary gateway to the site is located at the corner of West 57th Avenue and Cambie Street, noting this is the potential location for a future transit station. The centre of the site is car-free, with internal streets at the east and west precincts to service the development blocks but not extending through the site.

The site is divided into two main precincts distinguished by use, as well as building height, scale and public realm treatment, with the central open space facilitating a transition between the two precincts. The western precinct is primarily residential with lower buildings and a finer grain. The eastern precinct is mixed-use with tall towers and robust podiums consistent with the Cambie corridor adjacency. The building heights vary from 3 to 28-storeys with the tallest located in the northeast parcel in proximity to the potential transit station. The building height decreases to the west and south to create a transition to the adjacent single-family residential neighbourhoods.

There will be 2,700 residential units provided overall, including 540 secured social housing units. 114 Pearson replacement supportive housing units will be located throughout the site and interspersed with the market and social housing units within each of the phases. 5% of the residential units for both market and social housing components are required to be accessible units, and half of those units should further consider design features to accommodate power wheelchair use. Public spaces throughout the site are intended to contribute to community health in general and to respond to the special needs of those with challenges posed by disability or age, in particular. Plazas, courtyards, pathways and sidewalks are to meet Universal Design Standards, and to embody Wellness Walkway principles.

Two health care buildings operated by Vancouver Coastal Health will be located central to the site: a Complex Residential Care facility for seniors to replace the existing Dogwood Lodge and a regional Community Health Centre which will include a Primary Health Care with doctor's offices and clinical uses, as well as a replacement for the existing Stan Stronge Therapeutic Pool. The Complex Residential Care facility will be located on the south side of Pearson Plaza in Parcel B, and the Community Health Centre on north side of Pearson Plaza in Parcel C.

For Parcel C, the development permit application includes both the building and Pearson Plaza. It was reviewed and supported by the Urban Design Panel on March 7, 2018. The Persons with Disabilities Advisory Committee Housing Sub-Committee reviewed the accessible market units on March 22, 2018 and Pearson Plaza and outdoor spaces on April 19, 2018. Their comments were considered by staff as part of the application review and development of conditions of approval.

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

Relevant Council Policies for this site include:

1. *CD-1 By-law and overall form of development (approved July 25, 2017)*

This by-law establishes the permitted uses, height, and density for the site; to be considered with the overall form of development approved in principle by Council.

2. *Pearson Dogwood Policy Statement (2014)*

The Pearson Dogwood Policy Statement established planning principles to guide redevelopment for the Pearson Dogwood lands. It provided policy direction regarding: land use, density, building forms, heights, and character, public benefits, parks and open space, transportation and circulation and sustainability. Created through a comprehensive planning process, including consultation with the surrounding community, existing residents, Vancouver Coastal Health and other stakeholders, the Policy Statement provided clarity on the future of the site and was the basis on which rezoning was evaluated.

3. *Pearson Design Guidelines (draft approved by Council July 25, 2017)*

The Pearson Dogwood Design Guidelines provide further direction regarding the anticipated form of development and public realm treatment. The guidelines include an illustrative form of development

for each parcel and a written statement outlining the urban design role and characteristics of each parcel.

4. *High Density Housing for Families with Children Guidelines (1992)*

The intent of the guidelines is to address the key issues of site, building and unit design which relate to residential livability for families with children. Although quantitative standards are given in some cases, these are provided to assist applicant in their design as well as guide City staff in their evaluation.

5. *City of Vancouver Childcare Technical Guidelines (2016)*

The purpose of these Guidelines is to guide the partner through the project development process on the design and construction of childcare projects secured by the City. They outline the minimum standards required by the City of Vancouver for materials, finishes, equipment and technical specifications.

6. *Urban Agriculture Guidelines for the Private Realm (2009)*

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The Guidelines encourage edible landscaping and shared gardening opportunities in private developments.

7. *Green Building Policy for Rezoning (2010, last amended 2017)*

The Green Buildings Policy for Rezoning (amended by Council on April 28, 2017) requires that rezoning applications satisfy either the near-zero emission buildings or low emissions green buildings conditions within the policy. For buildings in development Phases 1 and 2, the applicant may choose to meet the requirements of the preceding Green Buildings Policy for Rezoning (as amended up to January 14, 2016), including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

8. *Sustainable Large Site Rezoning Policy (2010, last amended 2014)*

This policy requires defined plans or studies on eight different areas to demonstrate how the proposal will achieve the City's sustainability goals. These areas include sustainable site design, access to nature, sustainable food systems, green mobility, rainwater management, zero waste planning, affordable housing and low carbon energy supply.

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

It is the assessment of staff that the relevant policies and guidelines have been addressed in this development permit application, except as noted below and in the recommended conditions of approval.

● **Response to Applicable Rezoning Conditions:**

Rezoning Condition A.(b).5:	Design development to the ground floor elevations along 57 th Avenue and Cambie Street to contribute to the street character and provide an engaging interface for pedestrians. Note to Applicant: Architectural quality and variety is expected in
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	the design of ground floor facades, including further articulation. Long, unrelieved storefronts should be avoided.
Applicant Response:	Parcel C complies with creating an engaging interface for pedestrians.
Staff Assessment:	Recommended Condition 1.1 seeks further design development to meet the intent of the rezoning condition.

Rezoning Condition A.(b).13:	Design development to extend Pearson Plaza design vocabulary and nodal functionality around the corner to High Street Commons. Note to Applicant: The intent is to create a transition zone from the Plaza to the more passive pedestrian mews and 57th Avenue.
Applicant Response:	This node has been refined as an obvious transitional zone between Pearson Plaza, the E/W Promenade and High Street Commons. It is activated with more pedestrian seating and potential integrated public art. Visual corridors are maintained and wayfinding signage is proposed. Rain Gardens for storm water collection and “forest pathways” from High Street Commons exit on this node as well.
Staff Assessment:	Further refinement is needed to design vocabulary to achieve a smooth transition from the formality of the Plaza to the more informal, organic character of High Street Commons. See Standard Condition A.1.19.

Rezoning Condition A.(b).15:	Design development to ensure the public plazas and courtyards have maximum functionality and enhanced community experience. Dedicated planter beds should be flush with grade. Raised beds may be considered if integrated with public realm elements such as seating and urban agriculture. Note to Applicant: This will require the parkades to be deeper to allow for head room. The effect can be achieved by sinking the planters deeper into the parkade, while still allowing adequate depth of soil.
Applicant Response:	For the most part, Pearson Plaza and High Street Commons will enjoy unrestricted root growth. This allows for a variety of planter treatments in the landscape design: planters flush with surrounding grade; some key raised areas to create “terraces” for activated public spaces; some low landscape walls to functions as seating edges and gathering spaces, and some raised “showcase” planters to highlight some of the proposed urban agriculture initiatives found at the west edge of Pearson Plaza
Staff Assessment:	Additional sections should be added to confirm, including tree rootballs and grades. See Standard Conditions A.1.20 and A.1.23.

Rezoning Condition A.(b).16:	Design development to ensure that existing relocated trees are coordinated with parkade-free-growth zones.
Applicant Response:	Two existing specimen trees identified for relocation have been proposed for PARcel C - one at the north plaza of High Street Commons and the other at the west edge fo Pearson Plaza across from the Urban Farm.
Staff Assessment:	Additional sections should be added to confirm, including tree rootballs of transplanted trees. See Standard Condition A.1.22.

Rezoning Condition A.(b).24:	Design development to ensure that the 69-space childcare is licensable by Community Care Facilities Licensing and meets the intent of the City's Childcare Design Guidelines and Childcare Technical Guidelines. A minimum gross indoor area of 765 sq. m (8,235 sq. ft.) and not less than (745 sq. m) 8,020 sq. ft. of outdoor area, with adequate space for each program, is required.
Applicant Response:	We comply. See A1.06 - L2 Plan & L.20 Plan and Sta
Staff Assessment:	The applicant has met recently with staff and CCFL to discuss how the childcare can meet the City of Vancouver's Child Care Design and Technical Guidelines and licencing requirements. See Standard Condition A.1.30 which requires further design development to childcare

Rezoning Condition A.(b).28:	<p>Ensure no less than 5% of the market housing units in each phase are designed to be wheelchair accessible.</p> <p>Note to Applicant: Applicant to work with the City and the Persons With Disabilities Advisory Committee (PwDAC) to explore potential and design requirements for 50% of the accessible market units to be suitable for power wheelchairs.</p>																																			
Applicant Response:	<p>We Comply:</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th colspan="5">Wheelchair Accessible Unit Summary</th> </tr> <tr> <th></th> <th>1 Bed</th> <th>2 Bed</th> <th>2 Bed + Den</th> <th>3 Bed</th> </tr> </thead> <tbody> <tr> <td>L5</td> <td></td> <td>1</td> <td></td> <td>1</td> </tr> <tr> <td>L6</td> <td>1</td> <td></td> <td>2</td> <td>1</td> </tr> <tr> <td>L7</td> <td>1</td> <td></td> <td>2</td> <td>1</td> </tr> <tr> <td>Subtotal</td> <td>2</td> <td>1</td> <td>4</td> <td>3</td> </tr> <tr> <td>Total</td> <td colspan="4">10</td> </tr> </tbody> </table> <p>* As presented to the PWDAC Housing Sub-Committee</p>	Wheelchair Accessible Unit Summary						1 Bed	2 Bed	2 Bed + Den	3 Bed	L5		1		1	L6	1		2	1	L7	1		2	1	Subtotal	2	1	4	3	Total	10			
Wheelchair Accessible Unit Summary																																				
	1 Bed	2 Bed	2 Bed + Den	3 Bed																																
L5		1		1																																
L6	1		2	1																																
L7	1		2	1																																
Subtotal	2	1	4	3																																
Total	10																																			
Staff Assessment:	There are 10 accessible units. Recommended Condition 1.6 requires that 50% of the market accessible units be suitable for power wheelchair uses (5 units).																																			

Rezoning Condition A.(b).38:	<p>The development shall meet the Greenhouse Gas Intensity (GHGI) performance limits by building type of the Green Buildings Policy for Rezoning (amended February 7, 2017), to the satisfaction of the General Manager of Engineering Services and Director of Sustainability.</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th colspan="2">Performance Limits (i.e. shall not exceed)</th> </tr> <tr> <th>Building Type</th> <th>GHGI (kgCO2/sq. m)</th> </tr> </thead> <tbody> <tr> <td>Residential Low-Rise (< 7 Storeys)</td> <td>5</td> </tr> <tr> <td>Residential High-Rise (7+ Storeys)</td> <td>6</td> </tr> <tr> <td>Office</td> <td>3</td> </tr> <tr> <td>Retail</td> <td>3</td> </tr> <tr> <td>Hotels</td> <td>8</td> </tr> <tr> <td>Other Buildings</td> <td>EUI 35% below 90.1-2010</td> </tr> </tbody> </table>	Performance Limits (i.e. shall not exceed)		Building Type	GHGI (kgCO2/sq. m)	Residential Low-Rise (< 7 Storeys)	5	Residential High-Rise (7+ Storeys)	6	Office	3	Retail	3	Hotels	8	Other Buildings	EUI 35% below 90.1-2010
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Applicant Response:	Noted. We are still working through a Feasibility study to determine the most appropriate DE system.
Staff Assessment:	Onni has undertaken a feasibility study to identify the preferred approach to meeting the GHG performance requirements for Parcel C. Results of this study include a recommendation to implement a low carbon energy system using a nodal approach with air source heat pump technology. Staff are supportive of this recommendation. Staff have provided comments on the detailed report provided by Onni and are awaiting submission of the finalized study, anticipated in the coming weeks.

Rezoning Condition A.(b).39:	<p>All buildings in the development shall meet the requirements of the Green Buildings Policy for Rezoning (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at http://guidelines.vancouver.ca/G015.pdf.</p> <p>Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. Because this is a large phased development it is expected that the individual development permits will meet the intent of the current Green Buildings Policy. For more detail on the above requirements and what must be submitted at each stage, refer to the bulletin Green Buildings Policy for Rezoning - Process and Requirements (amended April 28, 2017 or later).</p>
Applicant Response:	Noted.
Staff Assessment:	This is acceptable, as due to condition A.(b).40 buildings in Phases 1 and 2 are not required to meet this condition.

Rezoning Condition A.(b).40:	<p>For buildings in development Phases 1 and 2, in lieu of the requirements in Condition (b) 39, the applicant may choose to meet the requirements of the preceding Green Buildings Policy for Rezoning (as amended up to January 14, 2016), including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.</p> <p>Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist, must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration of the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.</p>
Applicant Response:	Scorecard will be included in submission
Staff Assessment:	Staff have reviewed the submitted LEED scorecard and find it

	generally acceptable. We ask that the applicant provide the other material required to confirm that the project is on track to meeting the Green Buildings Policy for Rezoning (2016), including confirmation on the required energy reduction, a sustainable design strategy from a LEED AP, and proof of registration at the earliest opportunity for review by Sustainability. See Standard Condition A.1.17.
Rezoning Condition A.(b).45:	<p>Provision of an Integrated Rainwater Management Plan that utilizes sustainable strategies to allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site, to the satisfaction of the Chief Building Official, the General Manager of Engineering Services and the Director of Planning.</p> <p>Note to Applicant: The development's Integrated Rainwater Management Plan must address the City's Integrated Rainwater Management Plan. Post development flows cannot exceed the site's pre-development flows. Updates to the Integrated Rainwater Management Plan (IRMP) shall be resubmitted at each project phase to confirm that rate and volume targets have been achieved.</p>
Applicant Response:	Through the use of rain gardens, green roofs, permeable surfaces and storage tanks, we will ensure this condition is met. We do want to request a meeting with Engineering to discuss this requirement as we were told at rezoning that this requirement would be looked at from a site wide basis and not parcel by parcel.
Staff Assessment:	Staff have reviewed the applicant's proposal and note that an IRMP was provided for Parcel A but not Parcel C. In particular, the IRMP submitted for Parcel A suggested having storage tanks and an infiltration gallery below Pearson Plaza. Additional details about the proposed infrastructure are required. See Recommended Condition 1.12 which requires provision of an IRMP, letter of credit and completion of any legal agreements prior to Development Permit issuance.
Rezoning Condition A.(b).51:	<p>All buildings in the development connected to a City-Recognized Low Carbon Energy System shall adhere to the following conditions:</p> <ul style="list-style-type: none"> (i) The proposed approach to site heating and cooling, developed in collaboration with the City, shall be provided in detail prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services. (ii) Detailed design of the Low Carbon Energy System(s), including but not limited to building HVAC, mechanical heating system and domestic hot water system must be submitted and approved by the General Manager of Engineering Services prior to issuance of building permit. (iii) The energy system for the development shall be designed in such a way as to enable energy metering and the monitoring of performance metrics during system operation for the purpose of optimizing system performance and preparing system performance reports. The applicant shall refer to the Performance Monitoring and Reporting Requirements for Low Carbon Energy Systems (updated February 2014 or later) for a summary

	<p>of minimum requirements. The applicant will be required to demonstrate compliance with these requirements prior to issuance of building permit.</p> <p>(iv) Final detailed design of the Low Carbon Energy System(s) must be to the satisfaction of the General Manager of Engineering Services.</p>
Applicant Response:	Onni is currently completing the Feasibility study which will be provided to the City for further discussion
Staff Assessment:	Onni has undertaken a feasibility study to identify the preferred approach to meeting the GHG performance requirements for Parcel C. Results of this study include a recommendation to implement a low carbon energy system using a nodal approach with air source heat pump technology. Staff are supportive of this recommendation. Staff have provided comments on the detailed report provided by Onni and are awaiting submission of the finalized study, anticipated in the coming weeks.

● **Conclusion:** The application meets the intent of the design guidelines and conditions established at rezoning. Staff recommend support, subject to the conditions noted.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on March 7, 2018, and provided the following comments:

EVALUATION: Support with Recommendations

Introduction: Development Planner, Marie Linehan, introduced the project as a development permit application for Parcel C which is the second development permit application for the Pearson Dogwood site, noting Parcel A was reviewed last month.

The Pearson Dogwood site is a 25-acre site located between Cambie & Heather Streets and 57th & 59th Avenues. The site redevelopment is intended to be a comprehensive health-focused, mixed use community. The rezoning application was approved by Council on July 25, 2017. The rezoning approved the use, density and form of development for the overall site.

The center of the site is a large open space with a 2.5 acre public park, 1 acre urban farm, and a public plaza - Pearson Plaza. Parcel C is located north of Pearson Plaza and the development permit application includes both the building and Pearson Plaza.

Pearson Plaza is intended to be a highly activated space that can accommodate a wide range of activities and public events. To meet the expectations of the Integrated Rainwater Management Policy, Pearson Plaza is to have a infiltration gallery below the Plaza.

Across the street to the north is Langara Gardens, which is a major planning project currently under review. The existing four 18-storey towers are to be retained with additional tower, midrise and low rise residential buildings. It is intended that there will be strengthening of commercial uses at grade along 57th Avenue in the new buildings. Across Pearson Plaza to the south will be a 6- storey Complex Care Facility for seniors (Parcel B) with an activity centre/adult day care space located at the ground floor facing Pearson Plaza.

The new internal street connecting 57th and 59th Avenues is located along the eastern edge of Parcel C. The parcel to the east (Parcel D) is mixed use and will have commercial uses at grade lining the diagonal pedestrian path (Cambie Walk) leading into Pearson Plaza.

A pedestrian thoroughfare (High Street Commons) connecting Pearson Plaza and 57th Avenue is located along the western edge of Parcel C.

The parcel to the west (Parcel F) is mixed use and will have ground-oriented residential units lining the path and retail at the corner at 57th Avenue. The parkade for Parcel C is held back from the west side to allow in-ground planting adjacent the building.

The proposal for Parcel C is consistent with the form of development approved at rezoning and includes:

- A 27-storey tower at the northwest corner with 171 market residential units at Levels 5 - 27;
- A 7-storey terraced base which includes:
- A regional Community Health Center (CHC) at Levels 1 - 4 at the north portion with clinical uses occupying the ground floor street frontage along 57th Avenue and wrapping the corner to the internal street on the east side;
- Residential units at Levels 5 - 7, including 6 Pearson replacement supportive housing units which are located along Level 5 facing north with outdoor patio space at the shoulder setback;
- A Therapy Pool to replace the existing pool at the George Pearson Centre and located in the middle of the ground floor plan with entry from the west path;
- One level of commercial units located at the ground floor facing Pearson Plaza to the south;
- A 69-space child daycare center with outdoor play space located on Level 2 facing south; and,
- A large amenity space located at Levels 3 - 4 at the south portion with common outdoor space at Levels 3 - 4 and a roof deck at Level 5. This is intended to serve the overall Pearson site.
- 4 levels of underground parking accessed from the new internal street.

The main residential entry is located at the northwest corner at the base of the tower with the common amenity entry just adjacent and from the west path. The day care entry is at the east side off the internal street just south of the CHC. The therapy pool can be accessed from the CHC or via the entry off the west path.

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

1. Does the proposal meet the rezoning condition to provide pedestrian interest along the 57th Avenue frontage?
2. Are the entries to the various components clear and well identified in the architectural design?
3. Comment on architectural expression, in particular the expression of the different uses and components.

Applicant's Introductory Comments: The architect noted that the massing has been adjusted since rezoning to accommodate the space at the south side that was previously the YMCA, which is no longer included in the proposal. The YMCA space has been replaced with a row of commercial units facing Pearson Plaza. The podium has been reduced in size and the plaza increased in size, and this additional south setback to the podium has allowed for better alignment with the east to west pedestrian promenade through the centre of the site.

The building design was previously a singular language but is now differentiated to manage the podium size. One of first moves was the rotation of the entrances and the creation of gaps in the façade with glass C-channels to demarcate the entries. The C-channels break the podium massing into 4 chunks. Noting the tower is not brought to the ground, there are elements that are meant tie the tower and podium together, however this can be a challenge with all the programs and components.

With replacement of the YMCA there was also the opportunity to create a private community center for all the residents on the Pearson site. This space is located at Level 3 and stretches along the south side housing a variety of amenity spaces, including a pool, and framing the middle terrace. The building includes a daycare programmed for toddlers and preschool age at Level 2, also framing an outdoor

terrace for play space. The designers are looking to incorporate natural elements into the daycare. The daycare will be exposed to a lot of sunlight. Level 5 has private residential patios, and Level 8 has private roof top residential patios. All patios have urban agriculture incorporated. Edges of each level are heavily planted with trees to create a cascading vegetated effect down to the Pearson plaza.

All the vehicular entrances are now happening at a single location off the new internal street. It was previously located further north on the street but has since been pulled south to rationalize the plan inside and the interface between the CHC and the daycare.

This landscape design reflects the themes of the Pearson site which include urban agriculture, both food production and education.

Pearson Plaza is a continuation of the central pedestrian promenade with a linear way of trees linking to the promenade. The plaza is the eastern book end of the central open spaces and the point of arrival from the diagonal paths from the east. The main gateway entry to Pearson will be from the northeast corner at 57th and will enter Pearson Plaza at the east side to create a vibrant and active intersection. The indoor amenity space has a metal screen in front in reference to the three trellis elements of Parcel A to the southeast, for a sense of continuity as one arrives at the plaza from that parcel.

Programmatically Pearson Plaza is broken up into 5 zones. The eastern portion is the largest area for festivals, farmers markets and larger scale events. This is the most flexible space. The western area has the most sunshine so the space is focused for relaxation and kids play. The south side is the shadier portion with more intimate spaces in the shadow of the Complex Care Facility. The north side has an active retail frontage. There is also a transitional zone at the east side used to bring aspects of the urban farm to Pearson Plaza. For the plaza, there is a prevailing grade with a slight slope that provides opportunity for built in seating. There are lots of new trees, and existing trees to be retained in the plaza. There is featured angular paving from the transit plaza and into Pearson plaza.

In the High Street Commons, there is no root restriction so there will be big trees adjacent the therapy pool facade so users will look out to a wonderful forest canopy. There are also interpretative trails through the trees providing opportunities for native planting education and kids' play. There is an small upper plaza at 57th Avenue as a gateway to the site.

The sustainability rating for this project is LEED gold coupled with greenhouse gas emissions target that is to be met with a low carbon energy system. The applicant team then took questions from the panel.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement: Having reviewed the project it was moved by Mr. Wen and seconded by Ms. Avini Besharat and was the decision of the Urban Design Panel:

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

- Design development to the architectural expression and landscape treatment along 57th Avenue, including the materiality and canopy design. Improve the interface with the street;
- Design development of entry points to clearly identify hierarchy, identity and function of entrances;
- Consideration of design development to connect the tower to the ground;
- Design development of commercial frontage at Pearson Plaza including creating a focal point as viewed from the gateway entry at 57th and Cambie;
- Design development to eastern plaza to ensure use and animation when there are no events;
- Consider guardrail detail at the podium to read as an extension to the façade rather than a separate element; and,

- Consider functionality and thermal performance of slab projections.

Related Commentary: The panel supported the overall proposal and found it consistent with the approved rezoning. In general the architectural design was well handled considering it is a project with many complexities.

The panel agreed that the 57th façade needs improvement with design development. Presently it is too quiet and monotonous. It is understandable that the Community Health Centre (CHC) doesn't allow multiple entrances, however the street is still very important. The linear bench was seen to be too relentless, and the areas between the two CHC entrances very sparse. Suggestions included creating urban nodes with bays and street furniture to create places to stay. It was also suggested to explore different materials and the addition of public art. It was questioned as to whether a continuous glazed commercial storefront was the appropriate expression for the CHC, noting that the material treatment could better express the different uses within, and some areas of solidity could be introduced, to better express uses and connect to upper façade of the CHC. It was noted that there should not be so much difference between the base and the upper three floors as they serve the same function.

The panel noted that the entrances to the various components were clear, but there was a discussion regarding materials, details, and signage, to further clarify the purpose of each entry. Further design development is needed to express hierarchy and function. It was noted that the entrances are in close proximity to the use and that relationship could be further emphasized.

There was concern expressed with regards to the tower location on the podium with no connection to the ground plane. It was recommended to bring the tower down to grade. It was acknowledged that this will require a break in the podium and relocation of mass or program elsewhere within the podium. It was noted that bringing the tower to grade will help with clarification of the entry. It was noted that it is a powerful tall tower which has been lost at the base.

There were also comments about the white planters proposed on the upper north façade on 57th which were seen to be too heavy above the light canopy, and it was suggested that they may not be functional or necessary elements. It was recommended to simplify the façade.

It was suggested that the shallow eyebrows at the east and west façade are not deep enough to act as passive shading devices, and the depth may be increased or they may be deleted.

A panelist noted the south west facades with verticals on curtain wall have a nice calm quality. There was room for improvement is at the top because the transition is to an ordinary guardrail; it was recommended to extend the facades as guardrail in this location, as well as the north and east facades. It was noted that this beautiful façade would be more successful if continued to the roof top amenities.

It was also noted that the top floor units and activities would benefit from weather protection.

It was noted that the Plaza is in a great location with great light, but could benefit from further design development as it has a lot of hard surfaces and may lack animation when events are not held.

The space should have 'stickiness' and people should want to hang out. It was recommended to ensure the root zones are large enough to support the retained trees. It was suggested that the south west corner CRU is being cramped by the adjacent landscape; pulling it back at this corner will allow some spill out space and a great CRU space. A gesture to acknowledge the prominence of the south east commercial corner as viewed from the gateway entry was also recommended. It was

noted that the commercial canopies are somewhat relentless and could benefit from varying height and expression.

Applicant's Response: The applicant team thanked the panel for their comments.

PERSONS WITH DISABILITIES ADVISORY COMMITTEE HOUSING SUB-COMMITTEE

The PWDAC Housing Sub-Committee reviewed this application on March 22 and April 19, 2018, and provided the following comments:

Recommendations for Pearson-Dogwood Redevelopment, Parcel C - Accessible Market Units and Building - March 22, 2018

HandyDART:

1. IBI to confirm the number of HandyDART vehicles that can be accommodated in the drop off lay-by at 57th. There will be demand for more than one vehicle at once.

Amenity Space:

1. Onni undecided at this time which strata will have access to the consolidated amenity pavilion in Parcel C. Staff confirmed that a separate indoor amenity space will be required for Parcel C residents if the consolidated amenity pavilion is not available to Parcel C residents.
2. Amenity fitness rooms will be required to meet universal accessibility requirements.
3. Suggest additional accessibility provisions are provided beyond building code requirements (i.e. adaptive gym equipment).

Market Accessible Units:

Staff Note: 10 market wheelchair accessible units are proposed over levels five to seven; the 10 market units complies with the 5% requirement under the condition of rezoning (5% = 9 units). 6 Pearson supportive housing units are proposed at level five.

1. 6 Pearson supportive housing units and 2 accessible units are located on level five. In general, distributing the accessible units throughout the building is encouraged, but the committee recognizes and is supportive of the large outdoor patios provided on level five due to the step in the podium massing, and noting balconies at units in towers are smaller.
2. Provision of some units above level seven is encouraged.
3. Provide 50% power wheel chair units.
4. Balconies need to be accessible for the Pearson and accessible units. Details showing threshold free patio access should be provided.
5. Ensure patio doors are wide enough for power wheelchairs.
6. Roll in showers are encouraged to be offered at pre-sale.
7. Mailboxes for accessible units should be located within reach for someone in a wheelchair.
8. Encourage electrical components to be installed so accessible units could be fitted with automatic doors by the owner.
9. Important that all units have easy access to underground parking and storage. Ensure the underground parking is high enough to accommodate accessible vans.
10. Encourage Onni to advise the committee before the accessible units are for sale so this information can be distributed to PWDAC's network.

Aging in Place:

1. Suggest incorporating features in all units to facilitate aging in place such as 17 inch toilets, grab bars, adjustable shower heads and accessible showers.

Housing Technical Guidelines:

1. Staff advised that the accessible units will be reviewed using the Wheelchair Accessible and Adaptable Dwelling Units section of the City of Vancouver Housing Design and Technical Guidelines (Section 10). The guidelines can be found the following link:
<http://vancouver.ca/files/cov/housing-design-and-technical-guidelines.pdf>

Action Item: PwDAC is requested to review the Wheelchair Accessible and Adaptable Units section and advise if there are any additional accessibility items recommended to be addressed in the DP Application for Parcel C.

Recommendations for Pearson-Dogwood Redevelopment, Parcel C - Pearson Plaza and Surrounding Outdoor Spaces - April 19, 2018

HandyDART Pick up and Drop off:

1. HandyDART drop off for two vehicles is proposed in the layby at West 57th Avenue. 3 HandyDART spaces would be preferred.
2. Suggest checking in with Translink regarding spatial requirements for two vehicles to pick up/drop off at once noting 6' additional space is needed at the rear for access/exit.
3. Committee supported building canopy and benches at Parcel C frontage to as a wait area for HandyDART.

Interpretive Signage:

1. Any interpretive signage on Parcel C should consider a range of abilities of persons viewing the signs. Request that when signage is designed that PwDAC has an opportunity to provide comment.

Pearson Plaza:

1. Consider whether the paved plaza portion is large enough considering spatial requirements for persons in power wheelchairs. IBI confirmed the approximate size of the plaza is 4,436 m² and approximately 96 m by 47 m. For reference the size of a NFL football field is 5,351 sq m. The open paved area on the eastern portion of the plaza is approximately 1,165 m².
2. Surface materials should be smooth and slip resistant. Suggest reviewing materials used for the Vancouver Art Gallery North Plaza.
3. Choose tree species to avoid slippery leaves to minimize related falls. Suggest reviewing PWDAC recommendations to Engineering Department with regards to tree species and grate covers along the West 10th Corridor.
4. Consider lighting at night and opportunities to increase safety through sensor activated lights.
5. Grass terrace could incorporate small ramps in between the stepped terraces.
6. Consider emergency vehicles access for Pearson Plaza if there is an emergency within the plaza.
7. The gravel surface proposed for the Forest Walk in the High Street Commons would be challenging for persons with walking canes.

Bikes:

1. The committee restated that public areas site-wide should not have bike access due to potential conflicts.

Staff confirmed that Parcel C does not include the urban farm which will be determined through a separate Park Board led process. PwDAC requested opportunity to provide comment on the urban farm when that process takes place.

ENGINEERING SERVICES

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

HOUSING POLICY & PROJECTS

Family Unit Provision

The proposal includes 105 market units with two or more bedrooms (61% of total) comprised of 98 two-bedroom (57.9 %) and 7 three-bedroom (3.4 %) which may be suitable for families with children. While rezoning condition A.(b).27 for this site requires an overall unit breakdown comprised of 68% family units, it is anticipated that this mix of family units will be achieved in subsequent development applications, in parcels closer to the nearby schools.

High Density Housing for Families with Children Guidelines

The intent of the guidelines is to address the key issues of site, building, and unit design which relate to residential liveability for families with children. The guidelines provide both quantitative measures and qualitative guidance on designing family-friendly housing, addressing common outdoor and indoor amenity and play areas, safety and supervision of children, and provision of storage space appropriate for families.

Plans for this site include extensive common indoor recreation and outdoor amenity areas for residents of the precinct on level 3. Consistent with the guidelines, there is an indoor amenity room equipped with storage closet and kitchenette and with accessible washrooms nearby on level 4 located adjacent to a common outdoor amenity area. Design development is needed to the washrooms to include a baby change table (see Standard Condition A.1.27). Design development is needed to the outdoor amenity area to include an area suitable for a range of children's play activity for a broad range of ages (see Standard Condition A.1.28).

Urban Agriculture Guidelines for the Private Realm

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The Guidelines encourage edible landscaping and shared gardening opportunities in private developments. Design development is needed to the outdoor common amenity area to include planters suitable for urban agricultural activity by residents, including the supporting infrastructure (see Standard Condition A.1.29).

SOCIAL POLICY & PROJECTS

The proposed mixed-use building includes a new 69-space childcare facility to serve local families including programming for infants, toddlers, children aged 3-5 and preschool/multipurpose uses. Staff are supportive of the proposed childcare facility as childcare is in short supply city-wide with an estimated service level of only 35% for children under five years age. In the Marpole area, childcare needs for children under two years of age are particularly acute with only 27% needs met. Further design development for program layout and outdoor play spaces is needed to ensure the facility meets the City's Childcare Design Guidelines and performs to childcare licensing regulations as required by Community Care Facilities Licensing (see Standard Condition A.1.30)

PARK BOARD

The design, construction and programming of the future park and urban farm is to be determined through a separate Park Board led process (see Standard Condition A.1.31). A temporary Statutory Right of Way over the northeast corner of the farm parcel for access until the urban farm parcel is delivered will be permitted. This would allow installation of pavement in the northeast corner to provide connectivity between High Street Commons and Pearson Plaza. The agreement would be discharged following delivery of the farm. Further, the Park Board notes that drainage on Parcel C should not rely on a scheme to drain stormwater onto the future park land (including urban farm), per

rezoning condition A.(b).33. Recommended Condition 1.12 requires the provision of an Integrated Rainwater Management Plan that provides a site wide strategy.

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.

Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.

NOTIFICATION

Two site signs were placed on site on March 9, 2018 on West 57th Avenue and Cambie Street. On March 12, 2018, 740 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the City's website. The postcard and the development application materials were posted online at vancouver.ca/devapps. A total of 3 comments were received expressing concerns summarized below:

Building Height: Concern the 27-storey building is too high. Suggest a height of 18-storeys would be more appropriate.

Staff Response: The application is consistent with the form of development approved in principle by Council at the rezoning stage, including the height of the tower.

Aquifers: Concern there is an aquifer under the site which needs to be considered in the construction of the underground parking:

Staff Response: The applicant will be required to provide a geotechnical report that includes detailed information regarding groundwater levels (see Standard Condition A.2.21). As soils are heterogeneous, the ground conditions will vary from site to site and will need to be assessed through detailed monitoring and investigation.

Housing Mix: Concern there is not enough family units and there should be at least 10% three-bedroom units.

Staff Response: There are 66 one-bedroom (39%), 98 two-bedroom (57%) and 7 three-bedroom (4%) units proposed. Sixty-one percent of the proposed units are family units. While rezoning condition A.(b).27 bylaw for the site requires an overall unit breakdown comprised of 68% family units, it is anticipated that this mix of family units will be achieved in subsequent development applications, in parcels closer to nearby schools. The current status for family market units is 59% distributed over Parcels A and C.

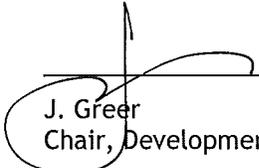
DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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

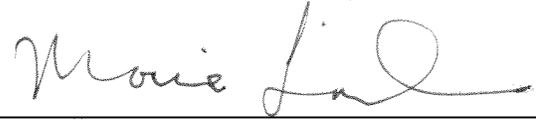
With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of loading. The Staff Committee does not support the relaxations proposed, as outlined in the proposed conditions of approval.

The proposal is consistent with the rezoning approval. The Staff Committee supports this application with conditions contained within this report.



J. Greer
Chair, Development Permit Staff Committee



Marie Linehan
Development Planner



Vaughan Kopy
Project Coordinator

Project Facilitator: L. King

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

- A.1.1 the proposed form of development can and does become approved by City Council;
- A.1.2 arrangements to be made to the satisfaction of the Director of Legal Services and the Director of Planning for a no-occupancy covenant to restrict occupancy on Parcel C until an agreement has been entered into to the Satisfaction of the Director of Legal Services and the Director of Planning securing access to the amenity space in Parcel C by residents of dwelling units in Parcel C and restricting commercial use in the amenity space;
- A.1.3 reduction of number of storeys from 27 to 26 in compliance with Section 6.1 of the CD-1 By-law;
- A.1.4 provision of City building grades on site plan, elevations and sections;
- A.1.5 provision of a revised height calculation taken from base surface using building grades;
- A.1.6 provision of a more detailed roof plan above level 27, including:
- a. enclosures required for circulation;
 - b. mechanical and service rooms;
 - c. top of parapet geodetic elevations including feature walls;
 - d. guardrails; and
 - e. mechanical screen walls.
- A.1.7 provision of revised floor plans and floor area overlays including:
- a. roof plan and overlay for roof above level 27 noted in Standard Condition A.1.6;
Note to Applicant: Mechanical and service rooms, circulation and other common space are to be included in floor area.
 - b. coordinated floor areas from the tables on Page A0.02A and A10.00 with the coinciding pages of the overlays; and
Note to Applicant: The floor area numbers are not consistent throughout the drawing package. For example, level 5 area on pages A10.00 is different from numbers on Page A10.05. Also, shared common area should be pro-rated between uses on this level.
 - c. separate floor plans and overlays for level 13 and level 21;
Note to Applicant: These levels have different balcony layouts from the levels below and must be illustrated on their own.
- A.1.8 coordination of elevations and sections at roof top /mechanical level on Pages A2.01 to A2.04, A3.03 & A3.04;
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Note to Applicant: The sections illustrate a low parapet and the elevations show a full height structure above mechanical level.

- A.1.9 compliance with Section 7, Horizontal Angel of Daylight, of the CD-1 By-law for dens and flex rooms;
- A.1.10 provision of a letter of operation for the CHC including a parking / loading rationale to be provided by a transportation consultant;

Note to Applicant: In order to determine if the parking and loading proposed for this use is adequate, an operation letter is required. Requirement for this letter can be found at: http://vancouver.ca/files/cov/operational_letter_requirements.pdf

- A.1.11 compliance with the Parking By-law as follows:
 - a. provision of 2 parking spaces for Pearson Supportive Housing units per Section 4.2.3.1;
 - b. provision of an additional 3 parking spaces for Retail use per Section 4.2.5.1;
 - c. provision of 1 additional Class B loading space per Section 5 of the Parking By-law;
 - d. correction of the parking calculation for Market Residential on Page A0.02A;

Note to Applicant: The area used to calculate 1 space/200m² is based on units greater than 50m² and less than 180 m². It appears that the overall net floor area was used to calculate this.

- e. provision of one additional Class A Passenger space per Section 7.2.4.1; and
 - f. provision of Class B Bicycle spaces on the plans;
- A.1.12 provision of the following information, in compliance with section 6.3 of the parking by-law, on the floor plans:
 - a. typical dimensioning of bicycle spaces;
 - b. electrical outlets at a rate of 1 per 2 bicycle spaces; and
 - c. distinguish bicycle lockers from horizontal bike spaces.

Note to Applicant: A minimum of 20% of bike spaces are to be lockers.

- A.1.13 provision of kitchen exhaust venting in all commercial retail units for potential Restaurant tenants;
 - 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 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;
 - A.1.16 written confirmation shall be submitted by the applicant that:
 - the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
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- adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
- mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;

A.1.17 confirmation that the application is on track to meeting the Green Buildings Policy for Rezoning (2016);

Note to Applicant: Provide an updated LEED checklist and sustainable design strategy outlining how the proposed points will be achieved, a letter of confirmation from an accredited professional confirming that the proposed strategy aligns with the applicable goals of the rezoning policy, and a receipt including registration number from the CaGBC. The checklist, number and strategy should be incorporated into the drawing set.

A.1.18 design consideration to identify on the architectural and landscape drawings of any built features intended to create a bird friendly design;

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at:

<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

Standard Landscape Conditions

A.1.19 design development to extend Pearson Plaza design vocabulary and nodal functionality around the corner to High Street Commons as per rezoning condition A.(b).13;

Note to Applicant: Further refinement is needed to design vocabulary to achieve a smooth transition from the formality of the Plaza to the more informal, organic character of High Street Commons.

A.1.20 design development to grades, retaining walls, walkways and structural slabs, to maximize tree growing medium and planting depths for tree and shrub planters to ensure long term viability of the landscape;

Note to Applicant: Underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should exceed BCSLA standards. Current plans do not exceed the standard planting depths and should be revised accordingly.

A.1.21 design development to all materials, furnishings and other landscape features to finalize and detail all items, including items labeled "TBD";

Note to Applicant: provision of complete information on Plant List, including as follows:

- a. Add existing relocated trees, including quantities, names and sizes;
- b. Add sizes for all plants; and
- c. Add lawn/turf, confirming no artificial turf on the project.

A.1.22 deletion of artificial turf from precedent images;

- A.1.23 provision of section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features.

Note to Applicant: Planter section details must confirm with dimensions the depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future, at a depth that exceeds BCSLA standard (Refer to Standard Condition A.1.20).

- A.1.24 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 Eileen Curran at 604-871-6131 to confirm planting location. New trees 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 Cabot Lyford at Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

Note to Applicant: Street trees should be confirmed and finalized and appear on the Plant List, complete with species, sizes and quantities.

- A.1.25 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board.

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection.

- A.1.26 provision of landscape features on the landscape drawings intended to create a bird friendly design;

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.)

Housing Policy & Projects

- A.1.27 design development to the accessible washrooms on level 4 to equip them with a baby change table;

- A.1.28 design development to the level 4 outdoor common area for residents to include an area suitable for a range of opportunities for creative and motor-skills developing play for children with a range of ages;

Note to applicant: play equipment is neither necessary nor encouraged, but landscape features which encourage creative play and motor skills development such as boulders, logs, pathways, water-play elements, sand-play etc. are encouraged.

- A.1.29 design development to the common outdoor area on level 4 to include accessible garden planters suitable for agriculture activity by residents. Supporting infrastructure including tool storage closet, potting bench, hose bib, and/or irrigation system and a composter is to be provided;

Social Policy & Projects

- A.1.30 design development to include a 69-space childcare facility on the 2nd level with program space and associated outdoor play area for infants, toddlers, children aged 3 to 5, and preschool/flex-space, designed in accordance with the City of Vancouver's Child Care Design and Technical Guidelines;

Note to Applicant:

- a. Floor area for all programs (indoor and outdoor spaces) and layout should maximize functionality and adhere as closely as possible with the City's Childcare Design Guidelines.
- b. Emergency exits for the childcare should adhere to fire and safety requirements of the Vancouver Building Bylaw.
- c. Outdoor area should include age appropriate activity zones with a variety of elements and textures for each program.
- d. Continue working with City of Vancouver staff to address design concerns.

Park Board

- A.1.31 clarification and notation on the plans that the design and circulation of Pearson Plaza functions separately from the urban farm and park parcels noting those parcels will be developed at a later date; and

Note to Applicant: Update the plans to:

- a. graphically differentiate the urban farm parcel and park parcels from private development parcels (paving pattern can be suggested on farm and park parcels but clearly graphically differentiated from development parcels, and shown for information only, e.g. in greyscale); and
- b. trees planted adjacent to the urban farm and park parcels to be planted a minimum of 1 m from the property line.

The design, construction and programming of the future park and urban farm is to be determined through a separate Park Board led process. In the future, the circulation network within the farm will connect to Pearson Plaza.

- A.1.32 arrangements to be made to the satisfaction of the General Manager of Parks, the General Manager of Engineering Services and the Director of Legal Services for a temporary surface Statutory Right of Way over the northeast corner of the future farm parcel for public pedestrian use to provide connectivity between High Street Commons and Pearson Plaza. The Statutory Right of Way will also allow for the installation of pavement and fencing and will be discharged following delivery of the farm parcel.

A.2 Standard Engineering Conditions

A.2.1 arrangements to be made to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for subdivision to create Parcel C;

A.2.2 provision of a Letter of Credit to secure the Owner's works as listed in the Services Agreement for Pearson Dogwood to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: This parcel triggers portions of the Owner's Works, which include, but are not limited to, the following:

- a. Street improvements for the south side of West 57th Avenue, from Internal Street 2 to High Street Commons;
- b. Portions of Internal Street 2;
- c. New or improved street lighting on West 57th Avenue; and
- d. Provision of adequate water and sewer service to meet the demands of the project.

A.2.3 provision of a separate application to the General Manager of Engineering Services for street trees and/or sidewalk improvements is required. Improvements include all Street frontages, the completion of the road network between this development site, its directly adjacent obligations and the surrounding community, and in accordance with the definitions for works in the Services Agreement and to the satisfaction of the General Manager of Engineering Services. Please submit a copy of the civil, electrical, and landscape detailed design drawings directly to Engineering for review;

Note to Applicant: If non-standard materials are proposed they are subject to review and approval by the General Manager of Engineering Services and may require additional provisions for long-term maintenance to the satisfaction of the Director of Legal Services.

A.2.4 provision of a lighting study for new or improved street lighting adjacent and through the development site to the satisfaction of the General Manager of Engineering Services;

A.2.5 deletion of the following on the plans:

- a. all non-standard lighting shown on West 57th Avenue and Internal Street 2;
- b. deletion of all non-standard treatment shown on W 57th Avenue and Internal Street 2;

Note to Applicant: Inclusion of special treatment such as pavers and other non-standard materials require a separate application to the General Manager of Engineering Services and provision of a long term maintenance agreement to the satisfaction of the Director of Legal Services.

- c. deletion of all plantings and concrete planter boxes shown around street trees on West 57th Avenue and Internal Street 2;

Note to Applicant: Inclusion of special landscaping requires a separate application to the General Manager of Engineering Services and provision of a long term maintenance agreement to the satisfaction of the Director of Legal Services.

- d. deletion of six planter boxes shown on Internal Street 2, near the southeast corner of the building;

Note to Applicant: The planter boxes obstruct the direct path of pedestrians travelling north-south along the sidewalk.

 - e. deletion of or modification of planter boxes shown around trees 804, 805 and 806 on Internal Street 2 to provide at minimum 2.0 m of clear space for pedestrians between the planter boxes and back of curb;

Note to Applicant: The planter boxes create a large obstruction and pinch point for pedestrians travelling north-south along the sidewalk. Inclusion of special landscaping requires a separate application to the General Manager of Engineering Services and provision of a long term maintenance agreement to the satisfaction of the Director of Legal Services.
- A.2.6 relocation of IPE Wood seating on drawing L1.4 to be on private property;
- A.2.7 relocation of wayfinding signage which is proposed on the sidewalk adjacent to the crosswalk at the southeast corner of Internal Road to a location outside the sidewalk perhaps in the plaza or at the edge of the plaza at the property line (refer to drawing L1.4);

Note to Applicant: Wayfinding signage shall conform to City of Vancouver standards. Wayfinding signage to be confirmed with Street Activities prior to installation.
- A.2.8 design development of the plaza to support and direct pedestrians to cross at the intersection of the Internal Road and West 58th Avenue;

Note to Applicant: The plaza orientation and pavement treatment shown on drawing L1.3 is not supported as it would direct and encourage pedestrians to cross mid-block between parked vehicles. Redesign the plaza and public realm to direct pedestrians to cross the Internal Road at West 58th Avenue and remove the midblock crossing treatment shown.
- A.2.9 provision of a minimum 5 m clear pedestrian zone between the Urban Farm, East-West Promenade, and Pearson Plaza to allow for unimpeded access to the High Street Commons. (refer to drawing L1.0 and L1.4);

Note to Applicant: The location of the proposed planters, seating and interpretive signage, east of the urban farm, reduces the overall width available. Revise drawings and dimension 5m width on plans to confirm.
- A.2.10 design development to provide a 5 m clear accessible pedestrian path on the west side of the building on this site;
- A.2.11 provision of the following note to landscape plans “Installation of parking regulatory signage on West 57th Avenue and the Internal Roadway adjacent the site to the satisfaction of the General Manager of Engineering Services”;
- A.2.12 provision of turning swaths and improved analysis for the Class B truck access into and out of the site;

Note to Applicant: Wider curb returns, driveway flares and ramp widths may be required. Ensure 2-way flow is being provided on the ramp and the Internal Street for trucks and passenger vehicles to pass each other. Inbound and outbound loading, and passenger loading
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movements should not conflict with passenger vehicle movements. The maneuvering shown on exhibit 4 of the Transportation review is not supported.

- A.2.13 design development to provide on-site maneuvering on and off the ramp for the Class B loading spaces in one continuous movement;

Note to Applicant: Exhibit 3, 5 and 6 of the Transportation review dated December 10, 2017 shows 3 point turns are required at the bottom of the main ramp for the Class B loading access in and out of the P1 level and is not supported. Confirm no columns are required within the maneuvering area as none are shown on the architectural drawings or the Transportation review. Clarify if hatched markings on the ramp for the bike path will be painted, and if so, ensure vehicle maneuvering does not encroach or require the use of this space.

- A.2.14 design development to clarify and improve the traffic conflicts and visibility at the bottom of the ramp;

Note to Applicant: The large landing area at the bottom of the ramp splits into 2 parking and 2 loading areas with offsets aisles. Additional traffic control, pavement markings, and view portals are required. Consider revising loading and parking ramp layout to meet the improved Class B maneuvering condition above.

- A.2.15 design development to provide the required access for the Class A bicycle spaces on P1 at gridline Q/15 as no access corridor is shown;

- A.2.16 provision of the following items from the rezoning and note on plans:

- a. design development to achieve convenient on-site 'stairs free' loading access to all uses from the loading spaces;
- b. all Class B bicycle spaces to be located on private property in close proximity to the lobby or building entrance with 'stairs free' access and weather protection;
- c. corner cuts are required at the top and bottom of ramps to provide adequate radii for continuous two-way traffic flow where 200 or more vehicles are being served. Corner cuts are required to the bottom of the P3 ramp at elevation 134.5';
- d. provision of automatic door openers on the doors providing access to the bicycle room(s);
- e. provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside. The route must be 'stairs free' and confirm the use of the parking ramp, if required. Label the dashed line as 'Bicycle Access Route' and extend the line to each bike room; and
- f. dimension all loading and passenger loading spaces;

- A.2.17 design development to comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services. The following items are required:

- a. provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, within the parking areas and at all entrances. Design elevations are missing at the bottom of the 10% slope on the ramp. Provide additional design elevations on the parking levels to confirm a maximum slope and crossfall of 5%; and
 - b. dimension all columns encroaching into parking stalls to confirm that the sizing and placement comply with design requirements. The drawings are at 1/16 scale and cannot be measured accurately. Dimension a typical column for each row of parking stalls if all columns are the same;
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Please contact Dave Kim of the Parking Management Branch at 604-871-6279 for more information or refer to the Parking and Loading Design Guidelines at the following link: (<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>)

Note to Applicant: Clarify why the Class A bicycle spaces are at an elevation 4' higher than the P1 Level.

A.2.18 enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of 2 Shared Vehicles and the provision and maintenance of 2 Shared Vehicle Parking Space(s) for use exclusively by such Shared Vehicles, (with such parking spaces to be in addition to the minimum parking spaces required by the Parking Bylaw), on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:

- a) provide 2 Shared Vehicles to the development for a minimum period of 3 years;
- b) enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicles;
- c) provide and maintain the Shared Vehicle Parking Spaces for use exclusively by such shared vehicles;
- d) make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Spaces;
- e) provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle; and
- f) registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions; and
- g) provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy;

Note to Applicant: Shared vehicle spaces are required to be a minimum width of 2.9 m and length of 5.5 m.

A.2.19 provision of a Letter of Commitment to implement bicycle amenities, end of trip facilities and TDM strategies as part of the Green Mobility Strategy;

A.2.20 provision of a Solid Waste Diversion Strategy that addresses waste diversion in all solid waste generating activities within the complex;

Note to Applicant: The Strategy must include an implementation plan identifying the space, infrastructure and an operational approach to divert organics and recyclables from the waste stream, and minimize the vehicle trips required for collection, to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services. The City encourages the Pearson Dogwood team to provide a report on the plan within 18 months of occupancy to track diversion at the site.

A.2.21 provision of a geotechnical report that includes detailed information regarding groundwater levels on site. Should it be determined that groundwater may be encountered during and/or after construction, the geotechnical report shall also include a groundwater management plan;

Note to Applicant: Records indicate that an aquifer underlies this site, as per BC Well Drilling Advisory 2017-02 <https://www2.gov.bc.ca/assets/gov/environment/air-land->

[water/water/water-wells/flowing_artesian_advisory - vancouver_bc_final.pdf](#). Should groundwater be discovered during development, long-term direct discharge into the sewer system will not be permitted as per municipal and regional regulations. Any long-term groundwater flows shall be managed on site and should be incorporated with the site's Integrated Rainwater Management Plan.

- A.2.22 provision of a completed Low Carbon Energy Supply Feasibility Screening Study, as required under the Rezoning Policy for Sustainable Large Developments;

Note to Applicant: A Development Permit Hold (No Development Section 219 Covenant) has been registered on title of the Pearson Dogwood development, to be discharged at such time upon the owner entering into legal agreements as determined necessary by the General Manager of Engineering Services, Director of Sustainability and Director of Legal Services.

- A.2.23 provision of the proposed approach to site heating and cooling in detail prior to the issuance of development permit, to the satisfaction of the General Manager Engineering Services;

- A.2.24 provision of energy modeling data, to the satisfaction of the General Manager of Engineering Services and Director of Sustainability, to demonstrate that development is on track to meeting required GHG performance limits prior to issuance of the development permit;

- A.2.25 provision of crossing design to the satisfaction of the General Manager of Engineering Services;

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

- A.2.26 provision of City building grades and corresponding design elevations at all entrances to the satisfaction of the General Manager of Engineering Services is required;

Note to Applicant: A building grade application has been received.

- A.2.27 the General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

The applicant is to provide confirmation that all required electrical plant is provided for on-site. There is to be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

Note to Applicant: It is presumed with your consultation so far with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met. At this time there seems to be no allocation of such plant shown on the detailed Plans.

- A.2.28 provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way;
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- A.2.29 provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

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

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

- A.3.1 The property owner shall, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
- A.3.2 Enter into a remediation agreement for the remediation of the site and any contaminants which have migrated offsite on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer 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 rezoning, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.
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B.1 Standard Notes to Applicant

- B.1.1 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 2, 2018. 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.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **November 28, 2018** this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
 - B.2.4 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
 - B.2.5 Prior to issuance of building permit, the applicant must provide energy modeling data, to the satisfaction of the General Manager of Engineering Services and Director of Sustainability, to demonstrate that development is on track to meeting required GHG performance limits.
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B.2.6 If the development is connecting to a City-recognized Low Carbon Energy System, the applicant must provide the following for approval by the General Manager of Engineering Services, prior to issuance of building permit:

1. Detailed Design of the Low Carbon Energy System(s) including but not limited to building HVAC, mechanical heating system and domestic hot water system;
2. Demonstrated compliance with minimum design requirements outlined in the Performance Monitoring & Reporting Requirements for Low Carbon Energy Systems (updated February 2014 or later), to enable energy metering and the monitoring of performance metrics during system operation for the purpose of optimizing system performance and preparing system performance reports; and

Note to Applicant: A proposed energy system Performance Monitoring and Reporting Plan shall be submitted at the time of building permit application for approval by the General Manager of Engineering Services prior to building permit issuance. The applicant shall refer to the City of Vancouver Performance Monitoring and Reporting Requirements for Renewable Energy Systems for further instructions on performance monitoring and reporting.

3. Written verification by a qualified engineer, confirming that the energy system is designed to provide low carbon energy such that the development will meet the mandated GHG performance limits.

B.2.7 If the development is connecting to a City-recognized Low Carbon Energy System, the applicant must provide a letter of assurance signed by a qualified engineer stating that the building mechanical system is in compliance with the approved building permit application prior to issuance of occupancy permit.

Note to Applicant: Prior to occupancy, the applicant must make arrangements for delivery of the Performance Monitoring Report low carbon energy system, one (1) and three (3) years following issuance of the occupancy permit. The performance monitoring report must conform to the scope and requirements agreed to by the General Manager of Engineering Services at the time of building permit issuance.

B.2.8 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.2.9 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.

The following comments are based on the architectural drawings dated December 18, 2017 that have been submitted for Development Application DP-2017-01335. This is a cursory review in order to identify issues which do not comply with the 2014 Vancouver Building By-law #10908 (VBBL).

1. Parking Levels P4-P1: exiting/ egress from parking levels to be reviewed with respect to travel distance (not more than 45 m), number of the required egress doors from storage rooms and security requirements.
 2. Level L3: exiting/ egress from CHC, pool area and amenity terrace area to be reviewed with respect to travel distance and number of required egress doors
 3. The high building provisions of Subsection 3.2.6. are applicable (i.e. separation of below grade and above grade exit stairs).
 4. We have discussed the proposed use of the facility with the design team and appropriateness of Group C major occupancy classification for the supportive suites included in the project. It shall be noted that if the supportive suites classified as Group B-3 major occupancies, more stringent By-Law requirements might be applicable to the project.
 5. Addressing, floor level and suite numbering shall comply to the requirements of Bulletin 2015-005-BU (revised October 20, 2015).
 6. Demonstration of compliance with ASHRAE 90.1-2010 will be required at the Building Permit stage.
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