
728 West 41st Avenue (Complete Application)
DP-2019-00534 – CD-1 (1)

JTP/JS/LEB/DL

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

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

Also Present:

J.T. Park, Urban Design & Development Planning
D. Lee, Development Services
M. Thicke, Facilities Planning & Development
J. Smallwood, Development Services
J. McAuley, Park Board
L. Beaulieu, Landscape
J. White, Engineering Services

APPLICANT:

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

PROPERTY OWNER:

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

EXECUTIVE SUMMARY

- **Proposal:** To develop a new 5-storey Civic Centre (Building 1) comprising a Fitness Centre, Library, Child Daycare Facility, 55+ Senior's Centre, Youth Services Hub, Performance Space, Artist-in-Residence Studios, and associated ancillary Cultural/Recreational spaces, along with a new 22-storey Multiple Dwelling building (Building 2) containing a total of 187 Non-Market Social Housing Units; all over three levels of underground parking which have been approved under a separate application – DP-2018-00633, and a portion of the future 9-acre Park.

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

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

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

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

Additionally, as we continue to move through the iterative design process for this project, it is acknowledged that an amendment will be required where changes that impact previously-approved development permit applications have been made due to evolving considerations and directions for the site. This application will be the first to trigger such an amendment in order to reconcile all discrepancies between the above and below-grade scopes of DP-4 and DP-1 respectively, and will be processed as a typical Minor Amendment application. It should be noted that this first Minor Amendment (to DP-1 – **688 West 41st Avenue – DP-2018-00633**) will be required to be approved and issued prior to issuance of any permit(s) for DP-4 (**728 West 41st Avenue – DP-2019-00534**). This is captured further under Standard condition **A.1.2** along with a list of items identified by staff which require resolution in **Appendix L**.

See **Appendix A** Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations

Appendix D Technical Review Reference Diagrams

Appendix E DP-1 – Outstanding Conditions/Comments Letter

Appendix F Applicant’s Design Rationale

Appendix G Oakridge Design Guidelines

<https://council.vancouver.ca/20180919/documents/Urgent2-Guidelines.pdf>

Appendix H Approved Park Concept Plan <https://vancouver.ca/files/cov/oakridge-information-displays-may-2018.pdf>

Appendix I Sub-Areas Plan

Appendix J Building Number Reference Plan

Appendix K Preliminary Development Permit – Approved Prior-To Letter

Appendix L Items Requiring Resolution for DP-1

● **Issues:**

1. Design development of public realm interface;
2. Design development of signage and circulation;
3. Design development of park design features; and
4. Improved accessibility.

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

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. **DP-2019-00534** submitted, the plans and information forming a part thereof, thereby permitting the development of a new 5-storey Civic Centre (Building 1) comprising a Fitness Centre, Library, Child Daycare Facility, 55+ Senior's Centre, Youth Services Hub, Performance Space, Artist-in-Residence Studios, and associated ancillary Cultural/Recreational spaces, along with a new 22-storey Multiple Dwelling building (Building 2) containing a total of 187 Non-Market Social Housing Units; all over three levels of underground parking which have been approved under a separate application – DP-2018-00633, and a portion of the future 9-acre Park, subject to the following conditions:

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

1.1 design development to improve the ground-level public realm interface by performing the following:

- i. prioritize transparency of the “Light Box” expression at the street level to allow for visibility into Buildings 1 and 2 ensuring variety and pedestrian interest in the expression of building frontages;

Note to Applicant: Staff recognizes challenges due to building programming such as location of the Performance Centre and back-of-house support spaces.

- ii. design development of landscape screening by significantly increasing the size and/or numbers of planting to screen the mechanical vents at the southwest corner of the Civic Centre at grade;

Note to Applicant: See also Standard Park Board condition **A.1.56**.

- iii. design consideration to increase visual porosity and better integrate the Civic Centre's at-grade uses to the adjacent public realm (Civic Centre Park) by performing the following: and

- a. increase the open patio at grade; and
- b. reduce scale of landscaping between the patio and Civic Centre Park.

Note to Applicant: See also Standard Park Board condition **A.1.43**.

- iv. design development of built features at grade level to increase visual significance of accessible entry.

Note to Applicant: All planting and park design to be coordinated with Park Board staff. See also Standard Park Board conditions **A.1.41** and **A.1.42**.

1.2 design development to maintain the high quality materials indicated (including the fritted glazing, backlit glazing, central atrium and structurally hung main staircase, entry canopies, SSG curtain wall, triple glazing, concealed gutters), and to maintain the level of detailing implied and necessary to accomplish and construct the proposed design aesthetic with exceptional detailing;

Note to Applicant: Intent is to follow through on PDP Condition 1.9.

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

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

Note to Applicant: A “No Development” Section 219 Covenant has been registered on title of the Oakridge development, to be discharged at such time upon the owner providing the completed strategy and entering into legal agreements as determined necessary by the General Manager of Engineering Services and the Director of Legal Services. Groundwater shall be managed as required by the Vancouver Building By-law, Sewer and Watercourse By-law, and applicable provincial and federal regulations.

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

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

- 1.5 [Repeat PDP Condition A.2.16] *provision of a Rainwater Management Plan (RMP) that details how the rainwater management system meets the Citywide Integrated Rainwater Management Plan (IRMP) requirements outlined in both the “Rezoning Policy for Sustainable Large Developments” and the “Green Buildings Policy for Rezonings” for retention, cleaning and safe conveyance, prepared by a subject matter expert (Engineer) and signed/sealed by same, taking into account and including the following:*

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

- c. *3rd tier priority green infrastructure practices – Detention storage with treatment and slow release.*

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

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

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

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

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

- vii. *the principle that distinct site areas that have large infiltration and/or storage capacity in some way compensate for those areas of the site that are impervious is not acceptable, without the runoff from the impervious areas being directed towards these absorbent areas;*
- viii. *where areas of growing medium do not have runoff directed on to them (from above) from adjacent impervious surfaces they shall be assumed to be receiving/treating/storing only the rainfall that falls directly on to them;*
- ix. *IRMP targets to be achieved on site i.e. without using off-site street Right of Way;*
- x. *pre-development site plan showing orthophoto and existing drainage areas and appurtenances;*
- xi. *a proposed site plan that delineates drainage areas, including the area measurements for pervious/impervious areas, and identifies appropriately sized green infrastructure practices for each of those areas;*
- xii. *geotechnical study that evaluates the potential and risks for onsite rainwater infiltration with consideration of the following:*
 - a. *infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate;*
 - b. *soil stratigraphy;*
 - c. *depth to bedrock and seasonally high groundwater; and*
 - d. *assessment of infiltration risks such as slope stability and soil contamination.*

- xiii. *hydrologic and hydraulic analysis prepared by a qualified professional in the area of rainwater management showing how the site will meet the requirements of the Policy;*
- xiv. *if lower tier green infrastructure options are chosen, then justifications must be included in the RMP report;*
- xv. *details on how the targets set out above will be achieved through the development phases and once all development phases are complete;*

Note to Applicant: *Each phase of development will trigger an updating of the RMP within the overall strategy for the site.*

- xvi. *include supplementary documentation for any proprietary products that clearly demonstrates how they contribute to the targets;*
- xvii. *the plan and report must demonstrate that access has been provided for maintaining the rainwater management system, such as providing truck access for pumping out sediment traps; and*
- xviii. *maintenance and operation guide for the rainwater management system that will be provided to the eventual owner or party responsible for maintenance.*

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

[New] The final rainwater management plan needs to be signed and sealed by the Engineer of Record. See also Recommended condition 1.6, Standard Landscape condition A.1.19, and Standard Park Board conditions A.1.62 and A.1.67.

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

Note to Applicant: The approved rainwater management plan is attached as a schedule to the Rainwater Management Legal Agreement which registers the rainwater management features on title and requires them to be kept and maintained in perpetuity. See also Recommended condition 1.5.

- 1.7 provision of a draft Civic Centre Park maintenance manual for staff review as per the Park Construction and Transfer Agreement;

Note to Applicant: See also Standard Park Board conditions A.1.34 and A.1.35.

- 1.8 provision of acoustical report identifying acoustic separation between the Performance Centre and public realm, and between the Performance Centre and other Civic Centre programs such as Gymnasium, including but not limited to the following large scale details:

- i. wall assembly detail of building envelope at Performance Centre;
- ii. floor assembly between the Performance Centre and Gymnasium; and
- iii. interior wall partition assembly detail.

Note to Applicant: See also Standard Facilities Planning & Development condition **A.1.91**.

1.9 provision of design drawings for built-features in the Civic Centre Park, Grand Stair, Playground, and Public Plaza including, but not limited to the following:

- i. Civic Centre Park Pavilion;
- ii. feature waterfall at Grand Stair;
- iii. playground equipment, including but not limited to the feature slide; and
- iv. further information on materials.

Note to Applicant: Materials shall be durable, long-lasting, maintenance-free, and vandal-proof. Final design and materiality to be coordinated and approved by Park Board staff. See also Standard Park Board conditions **A.1.26** and **A.1.51**.

1.10 [Repeat PDP Condition A.1.1] *prior to issuance of the first development permit and each subsequent development permit, provision of the following to the satisfaction of the Director of Planning, General Manager of the Vancouver Board of Parks and Recreation and General Manager of Engineering Services:*

- i. *reconciliation of all technical statistics, including confirmation of existing floor area, related exclusions, setbacks, height, parking and loading, to ensure clarity with respect to the development capacity permitted under the CD-1 and anticipated compliance for individual phases;*

[New] **Note to Applicant:** See also Standard Development Review Branch condition **A.1.14**.

- ii. *confirmation of park boundary extents and total park area calculation for approval by General Manager of the Vancouver Board of Parks and Recreation;*

[New] **Note to Applicant:** For all development permit applications, the park boundary shall be shown on an overall park plan and on all landscape drawings at a minimum scale of 1/8" = 1'0". See also Standard Park Board condition **A.1.41**.

- iii. *a phased "Construction Management Plan" outlining and including the following:*

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

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

- b. [New] scope of work related to Buildings 1 and 2, phasing strategy for early Site Works, and future phases including, but not limited to the following:

- i. location of construction materials;
 - ii. temporary structures;
 - iii. utilities;
 - iv. site access;
 - v. development phasing; and
 - vi. temporary irrigation.
- c. [New] an updated arborist report; and
 - d. [New] coordinated and accurate excavated area plan(s) across the site including labels indicating clear boundaries and reasons for excavation.

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

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

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

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

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

- v. *a Public Realm Plan that references, and is consistent with the Public Art Plan ensuring a clear transition between the public realm and the park as well as providing a seamless and high quality environment for users;*

Note to Applicant: *This should include, but not be limited to hard and soft landscaping elements, sidewalk design, new street trees, retained trees, street/site furniture, paving, open space programming and design, lighting, utilities, weather protection and signage/way-finding.*

[New] This includes further attention, including a public realm material palette for the complete site and site specific details related to Buildings 1 and 2. See also Standard Park Board condition [A.1.41](#).

All site furnishings within the park must be reflective of a consistent, park-wide approach, complimentary to the public realm plan, and to be approved by the

Park Board General Manager. This includes general locations of site furnishings as well as specifications for custom and for off-the shelf site furnishings.

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

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

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

1.11 design development to explore improving accessibility by performing the following: and

i. reduce the grade change from the south end of the Playground to the Public Plaza and incorporating a stair-free access route; and

Note to Applicant: See also Standard Park Board condition **A.1.51**.

ii. increase visible significance of an accessible route.

Note to Applicant: See also Standard CPTED condition **A.1.70**.

1.12 design consideration to further refine visibly prominent building component(s); such as the elevator core and rooftop screening of mechanical equipment on the Civic Centre, to be better integrated into overall architectural expression of a “Light Box”.

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

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

• Technical Analysis:

Oakridge Technical Analysis (DP-4)												
	728 W 41st Ave					DP-2019-00534					SITE TOTALS	SITE REMAINDER
	Permitted/Required CD-1					Proposed (Buildings 1 and 2)						
¹ Site Size						Irregular (Existing site)						
¹ Site Area	114,384.70 m ²					114,499.70 m ²						
Use (s)						Community Centre/Child Care/Dwelling (Social Housing)						
² FSR	3.71 (site)					0.12					0.87	2.84
² Floor Area	Total Floor Area		424,367.2	m ²	Total Floor Area		13,944.8	m ²	231,856.8	192,510.4		
	Max. Dwelling Use (site)		256,541.0	m ²	Total Residential Area		13,944.8	m ²	130,602.1	125,938.9		
	Min. Social Housing:		19,754.0	m ²	Building 1 (Social Housing)		-	m ²				
					Building 2 (Social Housing)		13,944.8	m ²	13,944.8	5,809.2		
	Max. Non-Residential Uses		168,059.0	m ²	Total Non-Residential		-	m ²	101,254.7	66,804.3		
Min. Office (site)		39,000.0	m ²			-	m ²	34,473.7	4,526.3			
² Floor Area Exclusions	Max. Open Balcony 12.0%		1,673.4	m ²	Total Open balcony 9.6%		1,341.9	m ²				
	Max. Amenity (site)		2,600.0	m ²	Storage (AG)		368.1	m ²	721.3	1,878.7		
	Civic Centre Exclusions No limit				Building 1		-	m ²				
					Building 2		287.1	m ²				
	Total "Civic Centre" Exclusions:				Building 1 - Community Centre		8,637.4	m ²	8,637.4			
				Building 1 - Child Day Care Facility		975.5	m ²	975.5				
				Building 1 - Library		-	m ²	-				
³ Height	Building 1 - Sub-Area 9 Max. Projection		116.0	m	Building 1 - Top of Roof Slab Top of Parapet		115.1	m				
	Building 2 - Sub-Area 8 Max. Projection		149.0	m	Building 2 - Top of Roof Slab Top of Parapet		149.0	m				
			156.6	m			156.6	m				
	Max. Geodetic				Geodetic Elev.							
⁴ Parking	Social Housing: Min.		62		Residential		0		Site Totals	Difference		
	Disability		7		Disability		0					
	Total Residential Parking		62		Total Residential Parking		0			62.00		
	Max. Small Car 25.0%		16		Total Small Car #DIV/0!		0					
	"Civic Centre"		150		Civic Centre		0					
	Non-Dwelling Disability		5		Proposed Disability		0					
	55+ Drop-off		4				0					
	Total Non-Residential Parking		150		Total Non-Residential Parking		0			150.00		
Max. Small Car 40.0%		60		Total Small Car #DIV/0!		0						
TOTAL REQUIRED		212		TOTAL PROPOSED (NEW)		0			212.00			
⁵ Loading	Class	A	B	C	Total	Class	A	B	C	Total		
	Community Centre	0	3	0	3	Community Centre						
	Handidart		1			Handidart						
	Dwelling	2	1	0	3	Dwelling						
	Total	2	5	0	7	Total	0	0	0	0		

	Class	A	B	Class	A	B		
	6 Bicycle	Community Centre	19	38	Community Centre			
	Dwelling	234	6	Dwelling				
	Total	253	44	Total	0	0		- 252.98
7 Unit Mix	Unit Type	#	%	Unit Type	#	%	103	- 103.00
	Social Housing	290		Total Social Housing	187	100%		
				Studio	52	28%		
	2 Bedroom	47	25%	1 Bedroom	60	32%		
	3+ Bedroom	19	10%	2 Bedroom	48	26%		
				3+ Bedroom	27	14%		
	Market			Market	0		1360	
Market Rental	290		Market Rental	187			103	

*Site total column does not account for figures proposed under development permits that have been applied for after Development Permit No. 4 (DP-4), including Development Permit No. 3a (DP-3a).

1Note on Site Size and Site Area: Proposed Buildings 1 and 2 are located at the northwest corner of the site at the intersection of West 41st Avenue and New Street.

2Note on FSR and Floor Area: Building 1 has floor area associated with the 'Civic Centre', which includes Community Centre, Library and Childcare uses and has a proposed floor area of 9,612.8 m². All the floor area of Building 1 has been excluded from floor area as per Section 6.8(f) of the CD-1 By-law. There are some structures which have been identified on the Site Plan noted as 'Pavilion' which have not been including in the computation of floor area. Additional information for these structures has been requested through Standard Development Review Branch condition **A.1.11** and should these structures be covered, they should be considered floor area, but may be excluded from floor area if identified as part of the Civic Centre. Building 2 consists of Social Housing units and has a proposed floor area of 13,944.8 m² which has been allocated towards the minimum required floor area of social housing units as per the Social Housing Construction and Transfer Agreement.

3Note on Height: Buildings 1 and 2 provide top-of-roof slab heights and projection heights at 7.6m above the slab height, in compliance with respective sub-areas 8 and 9 requirements under Section 7.2 of the CD-1 By-law.

4Note on Parking: Parking has been based off of requirements outlined in the Social Housing Construction and Transfer Agreement (dated September 13, 2018), the Civic Centre Construction and Transfer Agreement (dated, September 13, 2018), and the Parking By-law. A total of 212 parking spaces are required for this application. 150 parking spaces are required for the Civic Centre as per the Civic Centre Construction and Transfer Agreement. 62 are required for the social housing component which is based off of 0.33 spaces/unit as per the Housing Policy conditions. An additional 4 spaces are required for pick-up and drop-off spaces for the 55+ Activity Centre as per the Development Permit Board Report for the PDP, which are to be located on New Street and are not included in the required 212 spaces. Parking for this application has been proposed through Development Permit No.1 (DP-2018-00633); however confirmation of compliance with the Parking By-law has been identified as an outstanding requirement in **Appendix L**, which requests a visual representation of the parking spaces that are to be allocated to this portion of the development.

5Note on Loading: A total of 2 Class A loading spaces are required as per Section 5.2.3 and Schedule C(c) of the Parking By-law. Additionally, 4 Class B loading spaces are required as per Sections 5.2.1 and 5.2.3 of the Parking By-law. Furthermore, 1 Class B loading space is to be provided for Handy Dart services as per the Civic Centre Construction and Transfer Agreement and shall be located in close proximity to the entrance of the Civic Centre. Loading for this application has been proposed through Development Permit No. 1 (DP-2018-00633); however confirmation of compliance with loading requirements as per the Parking By-law has been identified as an outstanding requirement in **Appendix L**, which requests a visual representation of the loading spaces that are to be allocated to this portion of the development.

⁶**Note on Bicycle:** A total of 253 Class A and 44 Class B bicycle spaces are required as per Sections 6.2.1.2 and 6.2.3.1 of the Parking By-law. All below grade bicycle parking for this application has been proposed through Development Permit No. 1 (DP-2018-00633); however confirmation of compliance with bicycle requirements in Section 6 of the Parking By-law has been identified as an outstanding requirement in **Appendix L**, which requests a visual representation of the bicycle spaces that are to be allocated to this portion of the development.

⁷**Note on Unit Mix:** A total of 187 of the required 290 social housing units have been proposed as part of this development permit application, all of which are located in Building 2. Of the total proposed units, 28% (52 units) are studios, 32% (60 units) are one-bedroom, 26% (48 units) are two-bedroom, and 14% (27 units) are three-bedroom or more. Additionally, three Family Childcare units have been proposed as part of the total number of dwelling units.

- **Legal Description:**

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

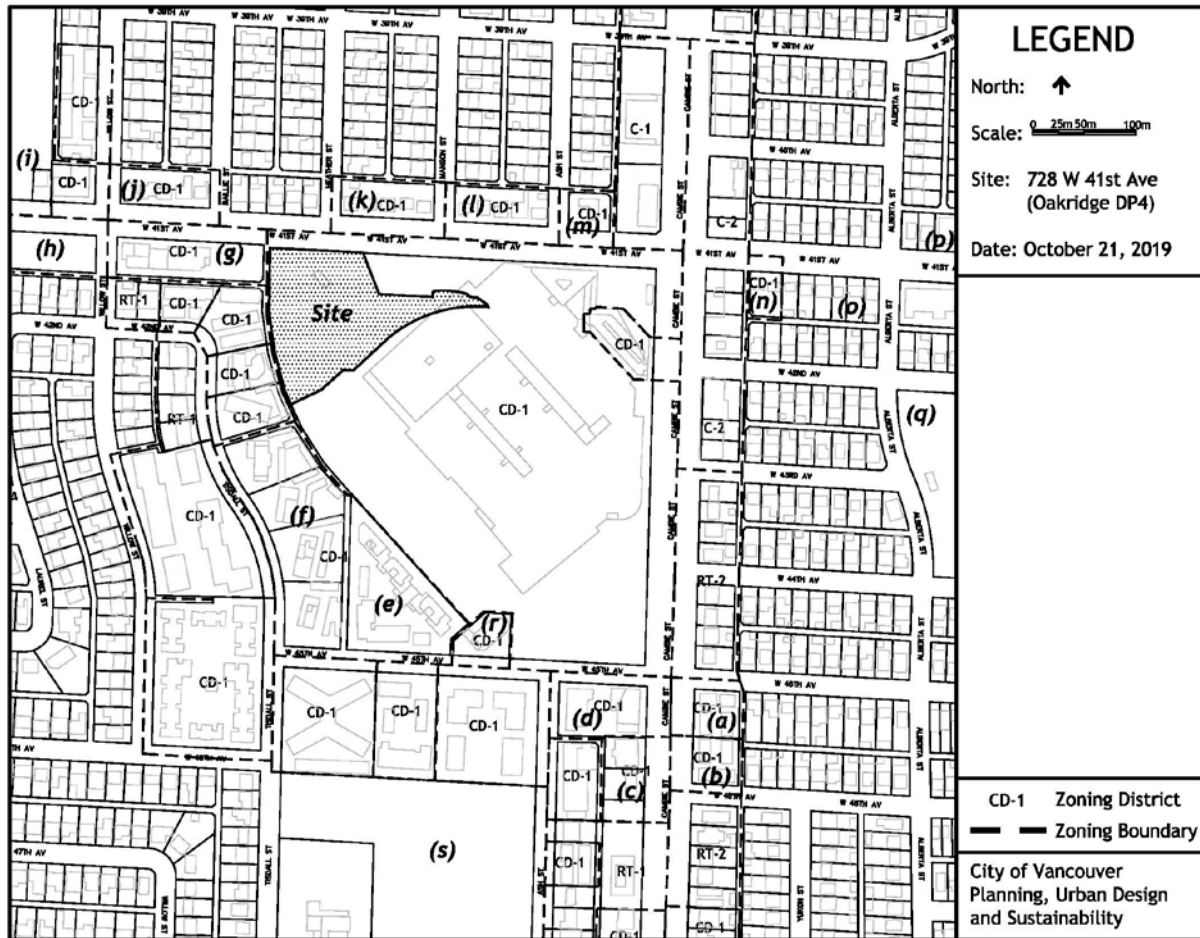
- **History of Application:**

19-06-28 Complete DP submitted
19-10-02 Urban Design Panel
19-10-30 Development Permit Staff Committee

- **Site:** The overall site is located at the southwest corner of the intersection of Cambie Street and West 41st Avenue, bounded by West 41st Avenue to the north, Cambie Street to the east, West 45th Avenue to the south, and a diagonal New Street to the west connecting West 41st Avenue with West 45th Avenue. This development permit application includes Buildings 1 and 2 on the northwest corner of the site along West 41st Avenue and New Street.

- **Context:** Significant adjacent development includes:

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



• **Background:**

Council approved a rezoning application for the Oakridge Centre site at a Public Hearing on March 14, 2014. In February 2018, the proponent submitted a re-envisioned proposal for the site with a form of development that differed from that of the approved rezoning (one less tower, revised position and shaping of towers, the location of access points, new locations for social housing, rental housing and the Civic Centre, revised Park Concept Plan and Public Realm Plan). The revised form of development was formally recognized and approved through a Preliminary Development Permit (referred to as a PDP) process. Full, detailed history and background of the rezoning and PDP processes are provided in the staff report for the PDP – DP–2018–00166 – 650 West 41st Avenue.

Following the PDP approval, the first development permit application (DP-1) was approved by the Development Permit Board on October 29, 2018 and the second development permit application (DP-2) was similarly approved on May 13, 2019.

This report reviews the third development permit application on the Oakridge site following the PDP approval. The Urban Design Panel reviewed and supported this development permit application with recommendations on October 2, 2019.

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

- CD-1 (1) By-law (Oakridge);
- Oakridge Design Guidelines;
- Conditions of the Preliminary Development Permit;
- Housing Vancouver Strategy and Housing Vancouver Three Year Action Plan (2017);
- Family Room: Housing Mix Policy for Rezoning Projects (2016);
- High-Density Housing for Families with Children Guidelines;
- Housing Design and Technical Guidelines (2018);
- Childcare Design Guidelines (1993);
- Childcare Technical Guidelines (2019);
- Urban Agriculture Guidelines for the Private Realm;
- Oakridge Civic Centre Requirements Update: Phase 2 Report (2018) dated July 5, 2018;
- Cambie Corridor Plan (2011); and
- Cambie Corridor Phase 3 Public Realm Plan.

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

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

Use and Density: The proposed use of social housing and Civic Centre density conforms to the provisions of the CD-1 By-law.

Height: The proposed height conforms to the provisions of the CD-1 By-law.

Rezoning Conditions: Staff's assessment of the applicant's response to Council's specific Design Development conditions of the 2014 Rezoning were incorporated into the PDP Report (DP-2018-00166). Outstanding issues or areas requiring further design development were identified and captured through conditions in the PDP.

Preliminary Development Permit Conditions:

The following summary presents staff's assessment to the relevant PDP design development conditions that apply to the buildings in the scope of this application, established with the approval of the Preliminary

Development Permit. Full text of the PDP design conditions are included as part of [Appendix K](#) to this report.

Staff assessment of a response to PDP Recommended condition 1.1:

PDP Recommended condition 1.1 required the submission of a number of plans and documents that describe various systems that apply to the overall development. Satisfaction of this is required prior to issuance of the development permit. Recommended condition [1.10](#) reiterates the requirement for any of these plans or documents that haven't been submitted and/or requires coordination, and expands on the requirements with more specific information requested by staff.

Staff assessment of a response to PDP Recommended condition 1.2:

PDP Recommended condition 1.2 required the submission of a groundwater management strategy. The final groundwater management strategy must be provided prior to issuance of the development permit and this is reiterated under Recommended condition [1.3](#).

Staff assessment of a response to PDP Recommended condition 1.7:

PDP Recommended condition 1.7 sought to ensure prominent retail frontages along Cambie Street and other highly visible façades including West 41st Avenue. Although this application does not propose any retail uses, Recommended condition [1.1](#) reiterates the intent of this condition to ensure high pedestrian interest along West 41st Avenue and New Street.

Staff assessment of a response to PDP Recommended condition 1.9:

PDP Recommended condition 1.9 sought to ensure the proposed building design was maintained moving forward. This condition is generally satisfied as the application proposes the same massing and expression of Buildings 1 and 2 as proposed in the PDP. Recommended condition [1.2](#) follows through on this condition by requiring consistent materials and detailing at the Prior-To stage.

Staff assessment of a response to PDP Recommended condition 1.10:

PDP Recommended condition 1.10 requires Park Board approval for the park design including all park pavilions and sculptures. Staff continue to meet regularly with the applicant to further develop the design of both the park and any proposed structures within it. The requirement to continue these ongoing workshops is captured through Standard Park Board conditions [A.1.48](#), [A.1.49](#), and [A.1.50](#).

Staff assessment of a response to PDP Recommended condition 1.14:

PDP Recommended condition 1.14 sought to relocate any mechanical equipment serving the site at large from City owned buildings. While some mechanical equipment has been removed from the roof of the Civic Centre, this application identifies cooling towers on the roof of Building 2 and staff have requested additional information under Standard Affordable Housing condition [A.1.72](#) to ensure regular reporting and maintenance is addressed, and an issue resolution process is in place to manage and reduce any potential health impacts to building occupants.

Housing Design and Technical Guidelines (2018)

These guidelines require that at least 50% of the social housing units must be two and three-bedroom units suitable for families. This application comprises of 187 social housing units with 26% (48 units) as two-bedrooms and 14% (27 units) as three-bedrooms and 60% (112 units) as studio and one-bedroom units. This does not meet the requirements. Design development is needed to achieve 50% of the units as family units with two or more bedrooms. See also Standard Affordable Housing condition [A.1.73](#).

High Density Housing for Families with Children Guidelines:

The proposed residential building is required to contain 50% family units (94 units of two and three-bedroom units). Staff have identified that an indoor amenity room has been provided but further development is required with the furniture layout drawn to scale, provision of kitchenette, and infant/toddler change table in the washroom. See also Standard Affordable Housing condition [A.1.74](#).

Design development is required to provide the indoor amenity space adjacent to an outdoor amenity space. Additionally, staff seek further design development for the outdoor amenity spaces to include a larger play area, expanded outdoor seating area, and rooftop urban agriculture. This is all identified under Standard Affordable Housing condition [A.1.74](#).

Urban Agriculture Guidelines for the Private Realm:

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

Cambie Corridor Plan (2011):

The Cambie Street and West 41st Avenue section of the Cambie Corridor describes the intent for West 41st Avenue as playing a connecting role to a secondary energy node at Oak Street. Cambie Street is envisioned as the MTC High Street with enhanced public realm to support an animated and enjoyable shopping, dining, and entertainment experience.

The development proposed in this application satisfies the intent of the Cambie Corridor Plan by providing commercial uses that support more services and contribute to overall vibrancy; family housing located off the arterials; and a built form that reflects the regional importance of this location which takes advantage of its proximity to nearby amenities and services.

See also Recommended condition [1.1](#) which reiterates the Staff assessment of a response to PDP Recommended condition 1.7.

Cambie Corridor Phase 3 Public Realm Plan:

The Oakridge Town Centre section of the Cambie Public Realm Plan that pertains to this application emphasizes wide sidewalks to support pedestrian volumes, encourages a walkable area, and ensures residents have spaces to gather, socialize, and celebrate. High-quality, durable finishes are required to ensure that this area is resilient over the coming years.

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

Recommended condition [1.10](#) seeks the provision of a Public Realm Plan that further demonstrates a seamless and high quality environment for all users; consistent with direction provided in the Cambie Corridor Public Realm Plan and the Public Art Plan. See also Standard Engineering Services condition [A.2.21](#).

• **Conclusion:**

This application is the third development permit application submitted for the Oakridge Centre redevelopment, following the PDP. The proposal for a social housing tower (Building 2) and Civic Centre (Building 1) represents a high quality civic development consistent with the expectations established at the PDP stage. The extensive variety of programs being provided in the Civic Centre, as well as the provision of social housing residential units will make a positive contribution to the emerging Oakridge/Municipal Town Centre area. Generous amenity spaces with convenient access to the future park will offer a healthy environment for future building users and residents in the area.

The Civic Centre Park is the at-grade portion of the park boundary, and the Grand Stair is one of the main and most prominent entries onto the upper level park. Staff recognize the ongoing coordination process between the applicant and Park Board staff and seek further design development to improve the interface between the at-grade access to park spaces.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on October 2, 2019, and provided the following comments:

EVALUATION: Support with Recommendations

Introduction:

Development planner, Ji-Taek Park noted the project went through the rezoning process in 2014, and after further design development, changes to the overall form of development was reviewed by the panel, and approved by the DPB through PDP (Pre-DP) process.

Following the PDP approval, DP #1, Buildings 3 & 4 were reviewed by the panel and approved by the DP Board in 2018.

DP #2, Buildings 6, 7, & 8 were reviewed by the panel and approved by the DP Board earlier this year.

The scope of this DP application includes Building 1 & 2, as well as the new street, public plaza, Civic Park, and the grand stair (one of the main entry into the upper level park).

Building 1 is a 5 storey Civic Centre and Building 2 is a 22 storey Social Housing building. I am fortunate enough to be joined by Jordan from Parks Board, and Michael from Facilities group. Jordan will introduce the park component of the application and the programs of the civic centre.

Jordan McAuley (Parks Board Planner) gives brief introduction on the scope of application regarding the Park, and Civic Centre programs.

Coming back to the building, Development Planner, Ji-Taek Park noted this project is at the beginning of the New Street, providing a transition from the busy thoroughfare that is W 41st Ave. The New Street is to be lined with apartment blocks, providing transitioning massing from the towers of Oakridge to the existing residential area across the New Street. Civic Centre marks the beginning of this transition, anchored by the 22 storey social housing tower.

The following advice is sought from the Panel on the application as presented:

1. Is the proposed massing appropriate for:
 - Transitional massing from 41st Ave. to the New Street?; and
 - The institutional nature of Civic Centre?
2. Does the proposed architectural and landscape expression at grade engage and integrate adjacent public realm; along W 41st Ave., the new street, public plaza, and Civic Park?
3. Does the proposed architectural expression provide sufficient articulation for pedestrian interest?
4. Provide commentary on the architectural and landscape expression, and materiality?

The planning team then took questions from the panel.

Applicant's Introductory Comments:

The park design process involved both the community and the Vancouver Parks Board; the plan was approved by the VPB. The programs, spaces, and sizes following the plan were envisioned by the community. The central green space is meant to provide an outdoor activity space for the community center; it is a relationship space between the buildings.

The idea of the steps becomes an event, the water feature is intended to be playful element taking the individual up, and the slide is part of the events of the stairs.

The playground is being worked through with staff which has specific requirements. The expression of the park is picking up on the expression of the architecture. Free form is part of whole concept, the landscape is very ecological. In talking with parks the backdrop is as green as possible.

The streetscape is following the city's guidelines with generous pedestrian walkways and bike corridors, the city identify this area as Cambie Corridor.

There is a civic center, this is the civic building for the neighborhood therefore the intent is one united expression. A light box was developed so that everyone can be seen from the parks and public realm. The identity of the area is the Community Center and library, the library has a big presence in the front.

The overall massing is a different typology; it is a transition to the rest of the neighborhood. There is glass outside of the building, designated to the different uses so the glass can be opened, partially opened, or private. There is social housing on the top with its own identity; this is the Gateway into the whole project along with the library.

Regarding sustainability, this project as a whole exceeds expectations set by the City.

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. Sharma and seconded by Mr. Rahbar 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:

- Respond to the solar gain of the civic buildings and thermal bridging's in the social housing;
- Consider event functionality for the big lawn area;
- Further design development of the screening of the mechanical and elevator structure to the roof; and
- Reconsideration of planting next to the glass at the kids play area in particular.

Related Commentary:

There was general support by the panel.

Architectural Comments

- The panel supported the massing, scale, and transitional qualities;
- The architectural expression and landscape at grade is appealing;
- The panel found the idea of the light box and transparency very engaging;

- The panel found the non-market building quite elegant; however, it was noted that the social housing appeared very different from the remainder of the project;
- A panelist noted the top mechanical space is not convincing, appears like an add on, as well the elevator and stairs access to the daycare/afterschool component detract from the strength of the atrium;
- Given the overall masterplan; the institutional nature of the civic center works. A panelist noted it would be nice to have some civic services in the civic center; and
- Some panel members noted there was no response to solar gain or shade by the project appears to be same treatment all throughout.

Public Realm and Landscape Architectural Comments

- The park area is developed nicely; the park and stairs are friendlier;
- The community dynamic program seems strong;
- The public realm is engaging, with so many activities happening and amenities from the social housing. The different levels of transparency from the architecture around the public realm are good;
- It is important to consider desire lines across the lawn space especially with the interesting pavilion; there is a strong desire line from the front door of the community centre across the lawn/park area to the pavilion and stairs beyond;
- A panelist noted the site would benefit from having a drop off lane on Yew Street at grade, by having a drop off underneath this creates jams at the street level;
- Some panel members noted they were disappointed with the public access;
- The patio spaces at the lowest level of the civic center appear quite tight and they will be well used, any kind of breathing room at grade would be beneficial; and
- Regarding back of house, if there was some way to have planting continue around the corner in front of the glazing would be nice. Regarding the landscaping, be aware of the plants being used and allow for room for food trucks and/or events.

Sustainability Comments

- The sustainability features are nice, however the tunnel bridging with the balconies are not useful and appear very shallow.

Applicant's Response:

The applicant team thanked the panel for their comments.

EVALUATION: Support with Recommendations

SENIORS' ADVISORY COMMITTEE

The following notes have been provided by the Seniors' Advisory Committee (SAC) who met with staff on October 4, 2019 to review the proposed Civic Centre and associated 55+ Activity Centre:

Darren Lee provided the Seniors' Advisory Committee with a comprehensive progress update prior to the November DP Board vote, with approval being subject to conditions. SAC appreciated the opportunity to provide input. Given the timing of the November DP meeting it would be appreciated if the city planners would provide an update on suggested improvements (table below). The recommendations were in order of the presentation – with discussion of location and access issues being first. It was noted that the biggest concern was the lack of appropriate access for Handy Dart, bus and drop off.

Concern	Recommendation
Highest priority to address appropriate drop off for Handy Dart. It was noted that the distance from the Canada Line station to the Seniors Centre was the equivalent of 3 city blocks.	Improve drop off area for Handy Dart to avoid navigation across bike lane, and Centre entrance, create transit option between Canada Line and bus stop close to Centre entrance.
It was noted that there were only 3-4 accessible parking spaces in the underground	Create drop-off zone for caregivers or others dropping off seniors on Level 1 close to elevators.
Parking area on the first floor, and a similar number on the second floor.	Increase number of accessible parking spaces on first two levels. Create additional dedicated parking for Seniors/ PWD. Solving access and addressing the current distance between public transit and Seniors Centre was of highest priority.
Lack of fully accessible / partial accessible washrooms for seniors	Use high seat toilets over 18 inches in most washrooms to address needs seniors and other people with temporary/ permanent disabilities with grab bars. Ensure that there are sufficient fully / partially accessible washrooms near entrances and throughout access points towards Senior Activity Centre. Ensure that in all fully accessible washrooms there are panic buttons and that doors to bathroom units are able to be opened from the outside in case of emergencies.
Flooring	Ensure flooring is appropriate for walkers and wheelchairs.
Kitchen space needs sufficient cupboard space and storage including locked cupboard.	Preference is for the kitchen not be shared, however if shared there needs to be adequate level of staff to assist with daily set up and close down. Meal programs require efficient access to needed materials.
Dining area and lounges – need for consistent furniture placement for people with visual impairments, and cognitive issues.	People with visual impairments, cognitive conditions and mobility issues need to ensure that furniture is situated in the same place, providing clear and consistent access pathways. If used for multiple purposes, staffing needs to be able to set up furniture in a consistent manner.
Washing Machine and Dryer	There is a need for a washer and dryer to address regular programming activities that currently take place in the current OSC.
Signage Issues	It was suggested that there be greater input from SAC and PWD Advisory Committee on design and placement of signage.
Small furnishings –e.g. height of coat hooks, etc.	It was suggested that there be greater input from SAC and PWD Advisory Committee on design and placement of hardware.

The Project Facilitator agreed to make a similar presentation to the Persons with Disabilities Advisory Committee.

ACTION: Given the potential impact of the non-market housing as it relates to number of seniors, people with disabilities living onsite, as well as the need to ensure housing affordability for seniors, SAC requested the project planners provide SAC with a presentation.

ENGINEERING SERVICES

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

One of the rezoning conditions required provision of a groundwater management strategy to describe the site's existing and proposed groundwater uses and to confirm that any groundwater extraction before, during or post construction would not adversely impact the surrounding neighbourhood or infrastructure. The applicant has provided proposed extraction rates and examined the impacts, and is currently exploring various options for groundwater use. However, as a final strategy has not yet been delivered, a "No Development" Section 219 Covenant has been registered on the title of the site. The final groundwater management strategy must be provided prior to issuance of the first development permit and this requirement is captured through Recommended condition 1.3.

The site's Rainwater Management Plan largely consists of green roofs and detention tanks. Significant opportunity exists for maximizing the volume of rainwater retained and maximizing the volume of non-potable groundwater use. Recommended condition 1.5 seeks an integrated approach to rainwater management and coordination with the groundwater management strategy and Recommended condition 1.6 seeks legal arrangements in order to secure the rainwater management features on title to be kept and maintained in perpetuity. See also Standard Landscape condition A.1.19.

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

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

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

PUBLIC REALM PLAN

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

Recommended condition 1.10 seeks the provision of a Public Realm Plan that further demonstrates a seamless and high quality environment for all users; consistent with direction provided in the Cambie Corridor Public Realm Plan and the Public Art Plan.

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

LANDSCAPE

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

FACILITIES PLANNING & DEVELOPMENT

Staff generally support the proposed building form and design as presented in the application which has incorporated staff feedback gained through a series of design meetings and workshops with the applicant. Staff expect to continue working with the applicant to advance the design development through an ongoing series of regular meetings and workshops and to meet the requirements of the Civic Centre Construction and Transfer Agreement, Oakridge Civic Centre Requirements Update: Phase 2 Report, and Recreation Facility Technical Guidelines. Further development of the Childcare facility will require reconfiguration of the layout of indoor spaces to achieve desired efficiencies and adjacencies. Further development of outdoor play areas is required to achieve the required areas and configuration in accordance with the City of Vancouver's Childcare Design and Technical Guidelines.

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

AFFORDABLE HOUSING

Phase 1 of the development includes both strata and social housing units. This particular application is for social housing units only.

In 2013, Council approved the two phase delivery approach for social housing units. This development permit application is within Phase 1 of development, during which a minimum of 125 social housing units and the Civic Centre are required to be delivered to the City by December 31, 2023. The delivery of these buildings is required prior to occupancy of any strata buildings. The balance of the 290 social housing units must be delivered by January 31, 2027 and are anticipated to be included as part of Building 9 in a future development permit application (DP-8).

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

PARK BOARD

As this application includes the Civic Centre with its complex programming and various operators and user groups, it is expected the applicant will continue to work with staff to refine the design of this facility beyond the issuance of DP-4 to ensure its successful turn-over and long-term operation.

The refinement of the geometry of the Civic Centre Park in response to feedback from staff during workshops is noted and appreciated, however, significant refinement of the plant and materials palette is required. The design of the project's most significant playground, while quite promising as shown in this application, are to be refined through continued workshopping with Park Board staff beyond the issuance of this permit. This is acknowledged through the provision of Standard Park Board conditions [A.1.48](#), [A.1.49](#), and [A.1.50](#). Preliminary elevations and details of the Civic Centre Park pavilion structure are

noted to be absent from this application, and are to be provided for staff review. See also Recommended condition 1.9 and Standard Development Review Branch condition A.1.11 where these have been requested.

Park Board staff are concerned that this is the second DP application containing a major Park Character Zone (The Civic Park) that has omitted the park maintenance manual required by the Park Construction and Transfer Agreement at each DP submission containing a Park Character Zone. As discussed with staff and as stated in the staff response to prior DP applications, it is understood by staff that some information will need to be added to these manuals after DP-4, and the manuals submitted for the DP-4 application will not be fully resolved and will include some known “boiler-plate” information to lay the foundation for future manual submissions in subsequent DP applications. The requirement for these manuals, and the Park Operations and Maintenance Agreement in which they will form part of, are reiterated under Recommended condition 1.7 and Standard Park Board conditions A.1.34 and A.1.35.

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

ENVIRONMENTAL PROTECTION BRANCH

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

BUILDING REVIEW BRANCH

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

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

NOTIFICATION

Two site signs were confirmed installed on August 1, 2019; one along West 41st Avenue just east of New Street, and one along New Street just south of West 41st Avenue.

On August 6, 2019, 2,335 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the City's website. The postcard and the development application materials were posted online at vancouver.ca/devapps. At the time of this report, 0 responses have been received from our postcard/site sign notification.

One open house session was held on Wednesday, September 25 (4:00p-7:00p), 2019 within the Ben Chud Auditorium at the Peretz Centre for Secular Jewish Culture at 6184 Ash Street. In total, approximately 61 people attended and a total of 12 comment forms were submitted regarding the development permit application. Of the 12 comment forms received, 7 were in Support, 1 was in Opposition, and 4 didn't state a position that was obviously in Support or Opposition, or provided feedback that was equally weighted; these are being considered as Neutral.

Comments from the open house and notification are summarized below:

Civic Centre and Public Amenities:

- Support for the new Civic Centre and diverse range of services and programs for the community.
- Concerns raised over acoustic separation between Gymnasium and Performance Space.

Staff Response:

- Staff acknowledge the adjacency concerns with respect to acoustic separation between particular programs and uses, and will continue to work with the applicant to address this. See also Recommended condition 1.7 and Standard Facilities Planning & Development condition A.1.91.

Social Housing Units:

- Support for the provision of social housing units with suggestion to further integrate programs and services with future residents.

Staff Response:

- No response required.

Architecture and Design:

- Support for the design aesthetic and architectural expression of the application as a whole was noted.

Staff Response:

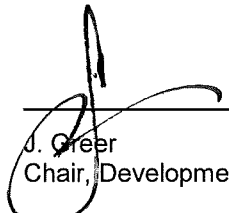
- No response required.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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

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

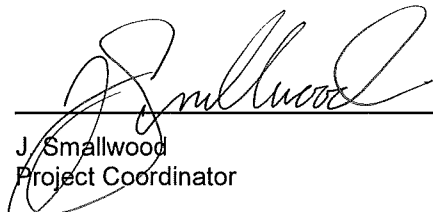
The Staff Committee supports this proposal subject to the conditions contained within this report.



J. Greer
Chair, Development Permit Staff Committee



J.T. Park
Development Planner



J. Smallwood
Project Coordinator

Project Facilitator: D. Lee

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

- A.1.1 approval of a text amendment to the CD-1 By-law required to reconcile differences between the original 2014 Rezoning application and the approved PDP by the Development Permit Board;
- A.1.2 approval of a Minor Amendment to DP-1 (688 West 41st Avenue – DP-2018-00633) is required to reconcile differences between the above and below-grade areas associated with Buildings 1 and 2;

Note to Applicant: Approval and issuance of this forthcoming Minor Amendment is required prior to the issuance of any permit(s) for DP-4 (DP-2019-00534). See also [Appendix L](#) for a list of items requiring resolution for DP-1 (DP-2018-00633).

Urban Design Conditions

- A.1.3 provision of weather protection for roof top circulation between Childcare spaces and elevators/main stairway;

Note to Applicant: Weather protection should be generous, effective, and architecturally integrated with the overall Civic Centre design.

- A.1.4 provision of location for any mechanical termination slot in the curtain wall;

Note to Applicant: Mechanical termination slots shall be located to minimize impact to public realm and overall architectural expression. See also Standard Urban Design condition [A.1.6](#).

- A.1.5 provision of additional enlarged details of the following conditions:
 - i. canopy at Civic Centre entry from New Street, and from Civic Centre Park;
 - ii. typical reflected ceiling plan of the canopy soffit indicating lighting and approximate spacing of joints;
 - iii. balcony and guardrail; and
 - iv. gutter and weather protection details at building edges.
- A.1.6 [Repeat PDP Condition A.1.6] *design development to locate, integrate, and fully screen any emergency generator, [New] exhaust or intake ventilation/grilles, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm and park, to the satisfaction of the Director of Planning, General Manager of Engineering Services, and the General Manager of the Vancouver Board of Parks and Recreation;*

[New] Note to Applicant: Mechanical exhaust from restaurant/café spaces should be located in areas that would cause the least impact to pedestrians and/or park users. Mechanical termination slots in the curtain wall should be located to minimize the impact to the public realm as well as overall architectural expression. See also Standard Urban Design condition [A.1.4](#).

- A.1.7 [Repeat PDP Condition A.1.7] *design development to ensure the survivability of any proposed planting at the exterior of residential buildings;*

Note to Applicant: *Project renderings indicate the presence of significant planting incorporated into the façades of elevator cores as well as the rooftop mechanical screening. However, vertical landscaping is not shown on building elevations. Clarification is required to identify the presence and locations of proposed planting. Provide large-scale details indicating typical soil depths and a centralized irrigation system. Survivability of any plants incorporated into building façades should not be dependent on the regular maintenance of individual residents. [New] This condition applies to all buildings, not only residential. See also Standard Landscape conditions [A.1.18](#), [A.1.21](#), [A.1.22](#), and Standard Park Board condition [A.1.46](#).*

- A.1.8 [Repeat PDP Condition A.1.8] *identification on the architectural and landscape drawings of any built features intended to create a bird friendly design;*

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

Development Review Branch Conditions

- A.1.9 confirmation of total proposed floor areas to be associated with approved uses;

Note to Applicant: See also Standard Development Review Branch conditions [A.1.10](#), [A.1.12](#), and [A.1.14](#).

- A.1.10 provision of revised FSR Overlays which include the following:

- i. identification of floor areas for all associated uses;
- ii. the entire cross sectional area of stairs; and

Note to Applicant: It appears that some stairs have not been fully included in the computation of floor area.

- iii. the floor area of any trellis/covered areas located on the roof.

Note to Applicant: Any trellis and/or covered portions (other than typical overhangs) are not excludable from floor area.

Note to Applicant: See also Standard Development Review Branch conditions [A.1.9](#) and [A.1.15](#).

- A.1.11 confirmation of whether the 'Pavilion' located in the Civic Centre Park is a covered structure, and if so, provision of the following additional information:

- i. calculation showing inclusion of structure towards computation of floor area and associated with a permitted use per the CD-1 By-law;
- ii. dimensioned floor plans, roof plan, elevations and section drawings; and
- iii. associated floor area on the FSR Overlays.

Note to Applicant: See also Standard Development Review Branch condition [A.1.12](#) and Standard Park Board condition [A.1.60](#).

Note to Applicant: See also Diagram D.2 in Appendix D.

A.1.12 identification of all proposed uses on the floor plans and FSR Overlays to be in accordance with Section 4 – Uses of the CD-1 By-law;

Note to Applicant: The current plans do not show a differentiation of the proposed uses. The Civic Centre is not a defined use under the Zoning and Development By-law. Additionally, the Childcare Facility shall be identified separately. See also Standard Development Review Branch conditions A.1.9, A.1.11, and A.1.15.

A.1.13 provision of additional floor plans for the Civic Centre which clearly identify the proposed activity areas;

Note to Applicant: Identify all proposed sub-uses/activity which the Civic Centre is to be composed of (i.e. 55+ Activity Centre, Gymnasium, Library, Fitness Centre, etc.).

A.1.14 provision of updated Project Statistics Sheet which includes the following:

- i. the required amounts of loading, bicycle and parking requirements and applicable sections in the Parking By-law used for calculations;
- ii. a line item for total number of proposed Family Childcare units; and
- iii. coordination with the FSR Overlay package.

Note to Applicant: See also Recommended condition 1.10, Standard Development Review Branch condition A.1.9, and Standard Engineering Services condition A.2.27.

A.1.15 coordination between floor plans and FSR Overlays;

Note to Applicant: The FSR Overlays reference incorrect sheets and are not including entire floor areas. See also Standard Development Review Branch conditions A.1.10, A.1.12, and Diagram D.1 in Appendix D for drawing reference.

A.1.16 addition of the following note to sheet AH-00-003 (Comprehensive Data Sheet): *“This sheet is for reference only and figures noted are not approved and may be subject to change. Final approved figures are subject to approval of the final individual development permits and will be identified on the project data sheets”;*

Landscape Conditions

A.1.17 provision of a master reference landscape plan/planting plan for landscape treatment on and around Buildings 1 and 2 (non-park landscape treatment areas);

Note to Applicant: While details of landscape treatment have been provided on separate sheets for portions of the site at a scale of 1:100, a master plan and key legend is needed.

A.1.18 [Repeat PDP Condition A.1.16] *design development to the overall structural design of all applicable existing and proposed buildings (limited to proposed landscaping on buildings or “green roofs”) to ensure adequate soil volumes and planting depths for trees, intensive and extensive green roof treatment;*

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

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

The soil volume targets should be considered at a minimum of 16 cubic meters per tree with 1m depth and 2m radially (measured from the trunk). Private and semi-private terraces should offer planter sizes and soil volumes that can support long term tree health and canopy cover. Soil cells, structural or enhanced native soils and contiguous planting troughs should be explored. Fully integrated planters should be provided, rather than add-on movable planters. Avoid the necessity to mound soils to obtain minimum soil depths. Further comments may be outstanding at the development permit stage. [New] See also Standard Urban Design condition [A.1.7](#) and Standard Park Board conditions [A.1.42](#) and [A.1.46](#).

A.1.19 design development to the Integrated Rainwater Management Plan to explore opportunities for onsite rain water infiltration and soil absorption, as follows:

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

Note to Applicant: All landscape based rainwater management solutions to be shown on the detailed landscape and grading plans. See also Recommended condition [1.5](#) and Standard Park Board conditions [A.1.62](#) and [A.1.67](#).

A.1.20 [Repeat PDP Condition A.1.19] provision of an overall detailed written rooftop and patio strategy and overlay plan for Buildings 1 and 2 (non-park landscape treatment areas);

Note to Applicant: To include a written description of intent for accessible and non-accessible roof spaces, amenity decks, private patios, vegetative type and coverage targets.

A.1.21 [Repeat of PDP Condition A.1.34] provision of assurances by way of a written maintenance and access strategy and plan(s) for all planted terraces and amenity areas);

Note to Applicant: These documents are intended to be for the benefit of the future owner(s) and their maintenance agents. Arrangements should be made to share the landscape manuals/specifications with the future owner(s). [New] See also Standard Urban Design condition [A.1.7](#) and Standard Landscape condition [A.1.22](#).

- A.1.22 arrangements shall be made for the development of a Private Realm Landscape Maintenance Agreement for all landscaping (and rainwater best management practices and landscape features) within the private realm, to the satisfaction of the Director of Planning and Director of Legal Services;

Note to Applicant: The approved maintenance manual for the private realm shall be attached as a schedule to the Private Realm Landscape Maintenance Agreement which registers the requirements and strategies on title and requires them to be kept and maintained in perpetuity. See also Standard Urban Design condition [A.1.7](#) and Standard Landscape condition [A.1.21](#).

- A.1.23 [Repeat PDP Condition A.1.21] *design development to any onsite water feature to explore opportunities for demonstrating leadership in the creative use of recycled rainwater and/or low volume water basin solutions;*

Note to Applicant: *Water feature designs that rely on potable water as a primary water source is discouraged. The water supply can be integral to an overall rainwater harvesting system or by capturing water from nearby hard surfaces. Special attention will need to be given to the mechanical design to ensure the recycled water is cleaned and treated. Consider a water flow and basin design that is very shallow and aesthetically pleasing in times when the water supply may be shut off. [New] This can be satisfied by providing additional large scale water feature details and a design rationale.*

- A.1.24 provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 ft²;

Note to Applicant: Refer to PDP condition A.1.23. Provide partial irrigation plans to illustrate irrigation connection points, “stub-outs” and hose bib symbols accurately.

- A.1.25 [Repeat PDP Condition A.1.31] *provision of enlarged detailed elevations for all vertical landscape structures, children’s play structures and features, i.e. green walls, trellis, pergola, privacy screens;*

Park Board Conditions

- A.1.26 [Repeat PDP Condition 1.10] *provision of Park Board approval must be obtained for the park design including all park pavilions and structures;*

Note to Applicant: *The park design must be approved by the Park Board following the Park Board-led public engagement process. If approved, further detailed design and the development of a Park Operations and Maintenance Agreement including, but not limited to, park maintenance, repair and replacement requirements as well as an understanding of the Park Board’s role in inspections, operational control including event permitting and enforcement of park By-laws must be completed to the satisfaction of the General Manager of the Park Board. [New] See also Recommended condition [1.9](#) and Standard Park Board conditions [A.1.34](#) and [A.1.35](#).*

- A.1.27 [Repeat PDP Condition A.1.32] *design development to meet at a minimum the Park Board’s Park Development Standards;*

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

A.1.28 [Repeat PDP Condition A.1.33] *design development to ensure public access to, from and through the park during and after mall hours by providing and/or ensuring the following:*

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

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

A.1.29 [Repeat PDP Condition A.1.35] *design development to confirm interface between private uses and park space;*

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

A.1.30 [Repeat PDP Condition A.1.36] *design development to discourage the riding of bicycles through the Civic Centre Park and encourage dismounting to minimize bicycle traffic adjacent to the Civic Centre;*

Note to Applicant: *The applicant is to work closely with Park Board staff to identify appropriate locations for bicycle parking at the Civic Centre. Public Bike Share locations will be located in the public realm areas or on private land. [New] See also Standard CPTED condition A.1.69.*

A.1.31 [Repeat PDP Condition A.1.37] *design development to improve universal accessibility within the park to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation;*

A.1.32 [Repeat PDP Condition A.1.38] *provision of public washrooms in locations distributed around the site with consideration of park amenities including, but not limited to, playgrounds and play areas and for use during events, to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation;*

Note to Applicant: *Hours of operation of washrooms to be determined through the Park Operations and Maintenance Agreement with the intent of meeting park operating hours.*

A.1.33 [Repeat PDP Condition A.1.39] *design development to confirm entry points from commercial, retail, and residential development leading into park space to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation;*

A.1.34 [Repeat PDP Condition A.1.41] *joint completion of a Park Operations and Maintenance Agreement required between the applicant and Park Board to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation to demonstrate consideration and approach for daily operations and maintenance;*

Note to Applicant: Agreement to include, but not be limited to, park maintenance, repair, replacement and renewal requirements to be satisfied by the applicant, as well as an understanding of the Park Board's role in inspections, operational control including event permitting and enforcement of park by-laws. [New] See also Recommended condition 1.7 and Standard Park Board conditions A.1.26 and A.1.35.

- A.1.35 [Repeat PDP Condition A.1.42] provision of a maintenance manual for each of the 6 park areas to be provided by the applicant as part of all development permit submissions, to the satisfaction of General Manager of the Vancouver Board of Parks and Recreation;

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

Manuals to include direction on maintenance of all park elements including but not limited to, structures, hardscape and horticultural elements. Manuals are to include, but not be limited to, daily, seasonal, annual and other time bound requirements. [New] See also Recommended condition 1.7 and Standard Park Board conditions A.1.26 and A.1.34.

- A.1.36 [Repeat PDP Condition A.1.43] design development to demonstrate that the net park area is not reduced by any park maintenance or operations features including, but not limited to maintenance yard(s) of any size, storage of equipment and/or materials, space for park attendants, and back-of-house functions, etc. and that the park is easy to access by small utility vehicle(s), i.e. gator;
- A.1.37 [Repeat PDP Condition A.1.44] provision of a comprehensive analysis for special events through design development to determine potential impacts to adjacent residents including, but not limited to, noise, light, and views;
- A.1.38 [Repeat PDP Condition A.1.45] design development of event spaces within the park to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation in consultation with the General Manager of Arts, Culture and Community Services including the following:
- i. collaboration with Cultural Services and Park Board staff to ensure that event areas have full accessibility for audiences, performers and technicians;
 - ii. adequate infrastructure provision in each outdoor event space for the type and capacity of anticipated events including integrated utilities (water and power), locations for temporary washrooms or provision of sufficient permanent washrooms, event and equipment storage, and other back-of-house infrastructure to support events, performances, pop-up installations, and semi-permanent installations for storage on site but outside of the park; and
 - iii. consideration that multiple event spaces can be programmed concurrently while still maintaining quality of experience for each event.
- A.1.39 [Repeat PDP Condition A.1.46] provision of confirmation that there is direct vehicular access to the Civic Centre Park and small utility vehicle access to all rooftop park areas for events as well as for maintenance and refuse collection;

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

- A.1.40 [Repeat PDP Condition A.1.47] *provision of Park Board approval for the siting of any public art proposed within the park;*

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

- A.1.41 [Repeat PDP Condition A.1.48] *design development and provision of a Landscape Plan and Public Realm Plan that align with the concepts and directions of the park design and the park landscape plan;*

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

[New] **Note to Applicant:** Overall Park planting character plan and park materials plan is to be provided for Park Board staff review. Park boundary is to be clearly indicated on these and all other landscape drawings. See also Recommended conditions 1.1, 1.10 and Standard Engineering Services conditions A.2.7 and A.2.21.

- A.1.42 [Repeat PDP Condition A.1.49] *design development to provide active edges and appropriate transitions from all adjacent buildings to the park, to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation and the Director of Planning;*

Note to Applicant: *The design development of retail, office, and residential buildings facing and adjacent to the park should provide an engaging interface for pedestrians and visual porosity into the park through use of windows and transparent surface elements where possible. Buildings that abut the park should carry elements of the park landscape up the building to support the park principle of “lush and diverse landscape” and clearly denote the private, semi-private and public spaces through design elements. [New] See also Recommended condition 1.1 and Standard Landscape condition A.1.18.*

- A.1.43 [Repeat PDP Condition A.1.50] *design development to ensure a high level of integration between ground floor use of the Civic Centre and the adjacent Civic Centre Park;*

[New] **Note to Applicant:** See also Recommended condition 1.1.

- A.1.44 [Repeat PDP Condition A.1.52] *design development to minimize additional impact on the park from building shadow;*

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

- A.1.45 [Repeat PDP Condition A.1.53] *identification of any building overhang encroachments on park space as they are subject to approval by the General Manager of the Vancouver Board of Parks and Recreation;*

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

- A.1.46 [Repeat PDP Condition A.1.54] *design development to ensure best practices are met to ensure the health of trees and other plantings;*

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

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

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

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

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

See also Standard Urban Design condition **A.1.7** and Standard Landscape condition **A.1.18**.

A.1.47 [Repeat PDP Condition A.1.55] *design development to explore potential sustainable reuse of trees removed on site in potential building design elements where possible;*

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

A.1.48 design development to refine the tree and plant palette, and provision of a detailed park-wide planting plan and plant list for review with VPB staff during the ongoing Park Design Workshops;

Note to Applicant: The following issues were noted during review of the DP-4 submission and are to be resolved as part of this application:

- i. tree species selection and placement in the boulevard will impact cyclist and pedestrian site-lines, and trees with large spreads (i.e. Pin Oak) will create physical obstacles to circulation;
 - ii. street tree placement in several locations blocks site-lines to Civic Centre entrances;
 - iii. planting plans show overly-large, monotonous mass-planted areas consisting of single or few species;
 - iv. confirm viability of *Q. garryana* and *A. menziesii* in an on-slab urban park setting;
 - v. confirm viability of tree and shrub palette in general as it relates to species selection, sun exposure, habit, etc.;
 - vi. refine the dense mass of plant material on the mound north of the Civic Centre Park (L3.1a);
-

- vii. clarify plants identified in tags on sheet L3.1b that are not included on the plant list;
- viii. work with Park Board staff to refine the planting located within the Grand Stair;

Note to Applicant: Trees proposed within small planters located in the Grand Stair appear to have little soil volume, and some species (Oak and Fir) have spreads that will conflict with travel on the stair as well as with adjacent trees (i.e. sheet L3.2a).

- ix. single row of hedges proposed for the interim landscape condition on sheet L1.1 will not likely provide significant screening;

Note to Applicant: Consider additional rows or supplementary screening methods. Confirm interim screening hedging will be reused on site.

- x. confirm how planted 2:1 slopes will be stabilized (i.e. geotextile, geogrid, etc.); and
- xi. confirm plants proposed near the playground are not toxic to humans or pets.

A.1.49 design development through continued workshopping with Park Board staff to refine the park materials plan and for the applicant to develop a park-wide materials plan for review with VPB staff during the ongoing Park Design Workshops;

Note to Applicant: The following specific issues were noted during review of the DP-4 submission and are to be resolved as part of this application:

- i. work with Park Board staff to refine the design expression of the water feature at the top of the Grand Stair, as the proposed rectilinear shape appears to have deviated from early 'meandering' concepts which included seating elements;
- ii. grades on sheet L2.0 indicate bench/seat wall heights of ~600mm at the highest end and ~450mm at the lowest end and are to be reduced;
- iii. design development to break-up and/or relocate the 14 riser stair immediately adjacent to the playground on sheet L2.0, which creates a physical and site-line hazard to users of the playground;
- iv. consider revising the angle at which the seat steps meet the parkade wall on sheet L2.0 as the current ~45 degree angle creates an awkward pinch-point;
- v. work with Park Board staff to refine the 2.0m high mound at the north end of the Civic Centre Park (sheet L2.1), which appears excessively massive, impermeable to pedestrians, and blocks site-lines into and out of the park; and
- vi. unit paver patterns indicated on sheet L7.2 are to be refined with Park Board staff and related to a park-wide paving concept.

A.1.50 design development through continued workshopping with Park Board staff to refine the playground design, including equipment selection and layout, as well as confirmation of safety zones;

A.1.51 design development of the Civic Centre through continued workshopping with Park Board and Cultural Services staff beyond the issuance of the development permit to ensure successful operation upon turn-over to the Park Board, Library and other operators;

Note to Applicant: See also Recommended conditions 1.9 and 1.11.

- A.1.52 design development to add interest to the water feature at the north end of the Civic Centre and design consideration for winter periods when the feature may be functional;

Note to Applicant: Water feature expression is quite austere in appearance due to it being entirely surrounded by hard surfaces. The addition of plant material to accompany it will add interest, especially when the water feature is winterized. Confirm the water feature uses non-potable water.

- A.1.53 design development to ensure no ramps exceeds VBBL maximums;

Note to Applicant: Simplify and minimize ramp routes and provide clear and intuitive route for persons with disabilities. Sheet 20-10106 of the architectural drawings indicates a portion of exterior ramp sloped at 8.4%.

- A.1.54 design development of the Civic Centre interior and exterior signage concept through continued workshoping with staff and operators;

- A.1.55 design development to ensure canopies or building structures do not overhang tree and shrub plantings, and/or to ensure the canopy structures are pervious to rainfall;

Note to Applicant: Plant material below is reliant on fall/winter rainfall when the irrigation system is winterized. An opaque canopy above will deny access to this water. Numerous planted areas around the Civic Centre are covered from above with no indication of how the plant material below is expected to have reliable access to water during periods when the irrigation system is winterized.

Plant beds surrounding the Civic Centre are already limited and must not be further reduced in order to retain building canopy above.

- A.1.56 confirmation of height above grade of electrical room enclosure indicated on sheet L2.7;

Note to Applicant: See also Recommended condition 1.1.

- A.1.57 provision of a park-wide lighting concept plan for staff review during the workshop process;

- A.1.58 confirmation that tree up-lights proposed on sheet L5.0 will have adequate long-term durability and water resistance;

- A.1.59 provision of elevations and renderings illustrating Civic Centre Park 'Pavilion' lighting concept;

- A.1.60 provision of preliminary elevations and details of the Civic Park 'Pavilion' structure;

Note to Applicant: See also Standard Development Review Branch condition A.1.11.

- A.1.61 provision of irrigation plans for all park softscape areas;

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

- A.1.62 provision of surface area drains and/or trench drains connected to the building's storm system to provide a mechanical back-up and overflow to planted stormwater management areas;

Note to Applicant: Mechanical drains are to be provided as a back-up to the green infrastructure stormwater management strategy to ensure no long-term water accumulation in the park and to prevent impacts to park usability and safety hazards due to standing water. See also Recommended condition 1.5 and Standard Landscape condition A.1.19.

- A.1.63 provision of all guardrails and fences clearly drawn on landscape plans, along with typical elevation panel details;
- A.1.64 clarification of sheet L6.5 which indicates a slot drain in plan that contradicts the trench drain shown in section;
- A.1.65 confirmation that park furnishings are to be selected through a Park Board involved process;
- A.1.66 confirmation that water features will utilize circulated non-potable water and will meet all applicable treatment/health and safety regulations and standards;
- A.1.67 confirmation that the area of pavement sloped at 9% indicated on sheet L6.6 is limited to the space immediately under the water feature overhang, and that this slope does not continue to the immediately adjacent paved areas where pedestrians can walk or wheel chair users can access;

Note to Applicant: See also Recommended condition 1.5 and Standard Landscape condition A.1.19.

- A.1.68 confirmation that all exterior stairs and sloped walkways equal to or greater than 5% are to have handrails and tactile warning strips (on nosings and a strip behind the topmost tread) clearly indicated on the drawings, and are to be designed in compliance with the current Vancouver Building By-law;

Note to Applicant: Handrail provision on the Grand Stair on sheet L2.2 appears significantly inadequate, and no tactile warning strips are shown behind the top tread of each run. Stairs are to be revised accordingly.

Crime Prevention Through Environmental Design (CPTED) Conditions

- A.1.69 design development to ensure pedestrian safety at all locations where pedestrians routes interfere with vehicles and bicycles;

Note to Applicant: See also Standard Park Board condition A.1.30.

- A.1.70 incorporation of CPTED principles, as follows:
 - i. ensure natural surveillance throughout pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, stairs, and storage rooms;
 - ii. careful spacing of large planting in the Civic Centre Park;
 - iii. pedestrian-scaled lighting to improve safety and security around the building;
 - iv. underground parking to have 24 hour lighting and walls painted preferably in a light colour;
 - v. avoid hidden alcoves and concealed spaces along the streets and underground;

Note to Applicant: Design development of gas meter access at southwest corner of Civic Centre is required to address CPTED concerns. Hidden below grade alcove should be avoided. See also Recommended condition 1.11.

- vi. reduce opportunities for graffiti around the building, use graffiti deterrent paint, and lighten colour of blank facades along base; and
- vii. incorporate openings along the lane elevation for natural light to the parkade where possible.

Affordable Housing Conditions

A.1.71 make arrangements to the satisfaction of the Director of Legal Services and the General Manager of Arts, Culture and Community Services, to enter into a Housing Agreement for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:

- i. a no separate sales covenant;
- ii. a no stratification covenant;
- iii. a provision that none of such units will be rented for less than one month at a time; and
- iv. a requirement that all units comply with the definition of “social housing” in the applicable DCL By-law.

A.1.72 provision of a Draft Maintenance Plan for cooling towers and related equipment located on the roof of the Building 2 residential tower to the satisfaction of the Director of Real Estate and Facilities Management;

Note to Applicant: Plan to include annual maintenance plan and schedule, water management plan, regular testing for and reporting of Legionella pneumophila as a validation measure, with prescribed notification and actions to exceedances of defined standards, and plan and procedures for scheduled and emergency access.

A.1.73 design development to the unit mix of the social housing component to achieve at least 50% of the units as 2 or more bedroom family units;

Note to Applicant: The 50% family unit requirement applies to each social housing building (Buildings 2 and 9). The current proposal for Building 2 is short by 10%. A total of 87 2-bedroom units and 58 3-bedroom units are to be provided for Buildings 2 and 9 as approved in the original CD-1 rezoning for 650 West 41st Avenue (Oakridge Centre).

A.1.74 revision of the drawings for the social housing air space parcel (ASP) to address the following:

- i. labeling of all social housing units to include unit type, total net floor area for each unit, width of living area, and room dimensions;

Note to Applicant: The primary living area of all social housing units, including studios, should have a finished unit dimension of not less than 12 ft., as measured in primary living area facing a window unless otherwise agreed to, to the satisfaction of the General Manager of Arts, Culture and Community Services and confirmation by the Director of Planning.

- ii. provision of Owner's Project Requirements, Basis of Design, draft Commissioning Plan documents, specific to the social housing tower, to the satisfaction of the Director of Real Estate and Facilities Management;
- iii. provision of a minimum of 8'-0" clear ceiling heights; free of obstructions and projections, are provided in all circulation areas, common use spaces, as well as inside the units in living rooms and bedrooms (at a minimum);

Note to Applicant: Furthermore, consider provision of a 9'-0" clear ceiling height in amenity room.

- iv. indoor amenity areas and offices to be provided with air conditioning;
- v. indoor amenity areas require further design development to furniture layout with tables, chairs, and couches, drawn to scale and commensurate to size of building, as well as provision of infant/toddler change table to be included in accessible washroom of indoor amenity area;
- vi. design development to locate amenity room directly adjacent to outdoor amenity space;

Note to Applicant: Provide dimensions and areas of indoor and outdoor amenity spaces on drawings.

- vii. design development to outdoor amenity areas for urban agriculture and provide tool storage chest and yard waste;

Note to Applicant: Provision of urban agriculture on the roof is encouraged to allow for an expanded outdoor play area and sitting area. Label all supporting infrastructure.

- viii. design development to include landscape treatment, grading, finishes and equipment in all outdoor areas, including roof gardens;
- ix. design development to provide larger outdoor play area and provide detailed drawings of outdoor play area, including materials, play elements, and equipment;

Note to Applicant: Play equipment is not required, but natural landscapes which encourage imaginative and motor skills developing play are encouraged. Detailed information regarding outdoor play area is provided in the *High-Density Housing for Families with Children Guidelines*. Provide dimensions and areas on drawings. The amenity spaces should comply with the *Housing Design and Technical Guidelines* and *High Density Housing for Families with Children Guidelines*.

- x. provision of one janitor room per each 3 floors at a minimum, in addition to the one shown on the same floor level as amenity room;
- xi. ensure that the bedroom sizes meet the requirements of the *BC Housing Design Guidelines and Construction Standards*;
- xii. locations of bathrooms within units should address the need for visual and acoustical privacy;

Note to Applicant: Where possible, reconfigure units that have bathrooms opening directly into dining, kitchen, or living rooms.

- xiii. provision of in-suite storage room of 40 ft² (minimum net area) for each unit;

Note to Applicant: The provision of 40 ft² storage rooms must be provided in all accessible units. Storage rooms located outside of the studio and 1-bedroom units may be considered. The in-suite storage rooms should be expanded to 40 ft² in two-bedroom and three-bedroom units and accessible units.

- A.1.75 confirmation that interior hallway widths inside the suites are a minimum of 1.015m (3'-4");
- A.1.76 design development to reduce thermal-break heat loss through slab bands;
- A.1.77 design development to achieve studio units of 400 ft² or otherwise agreed to, to the satisfaction and direction of the General Manager of Arts, Culture and Community Services and confirmation by the Director of Planning;
- A.1.78 for studio units, provision of an entry closet and a bedroom closet, or combined closet to have a minimum dimension of 5 ft.;
- A.1.79 provision of 5% (15) accessible units in both family and single unit types (studio, one-bedroom, two-bedroom, and three-bedroom), to be distributed evenly between unit types and each of the two social housing buildings on the site (Buildings 2 and 9). For these units revise drawings to accommodate the following:
 - i. ensure the minimum finished narrow unit dimension be not less than 3.66m (12 ft.);
Note to Applicant: Provide furniture layouts to scale accommodating BC Housing requirements for dining room and living and seating capacity, indicating that through-circulation space requirements can be met.
 - ii. ensure all doors within accessible units are a 3'-0" wide leaf and will include accessible latch side clearances;
 - iii. achieve minimum hallway width of 3'-6";
 - iv. ensure balconies are accessible for the accessible units and show the turning radius for the wheelchair on the balcony;
 - v. provide accessible equipment and appliances, including laundry appliances, wall ovens, microwave in base cabinetry or on counter service;
 - vi. provide in-suite storage in Unit 203;
 - vii. design development of Unit 401 by providing the following:
 - a. L-shape kitchen configuration with wall oven located adjacent to work surface;
 - b. washer and dryer to be located adjacent to each other; and
 - c. entry closet to be located closer to entry.

Note to Applicant: Detailed information for accessible units provided in City of Vancouver *Housing Design and Technical Guidelines* and *BC Housing Design Guidelines and Construction Standards*. In this building, distribute the accessible units more evenly by unit type.

A.1.80 design development to the three licensable Family Childcare units by performing the following;

- i. provide direct access to an outdoor Family Childcare play area for all units;
- ii. explore relocating rooftop mechanical equipment that is adjacent to the outdoor Family Childcare play area; and
- iii. for Unit 502, increase the floor area to meet guidelines and label the room that is not labelled.

Note to Applicant: The *Housing and Design Technical Guidelines* require a floor area of 107-112 m² for a two-bedroom Family Childcare unit.

Note to Applicant: 6 to 10 Family Childcare Social Housing units must be provided for between Buildings 2 and 9. Units must be licensable by CCFL for a minimum of 7 children.

A.1.81 design development to the following units:

- i. for units “x06” on levels 6 to 10, provide a label for storage space;
- ii. for units “xx01” on levels 11 to 22, clarify and label storage space and provide a 3-piece bathroom with tub/shower combination;
- iii. for units “xx03”, “xx08”, and “xx09” on levels 11 to 22, reconfigure location of bathrooms within units to address the need for visual and acoustical privacy; and

Note to Applicant: Where possible, reconfigure units with bathrooms opening directly into dining, kitchen, or living rooms.

- iv. for units “xx02”, “xx04” and “xx07” on levels 11 to 22, provide a label for unidentified spaces.

A.1.82 provision of a minimum of 40 ft² dedicated storage space for building maintenance and warranty period materials for social housing at parkade level;

A.1.83 provision of dedicated electrical and mechanical rooms with separately metered services for social housing and a written overview of building systems, including mechanical and electrical;

Note to Applicant: Subsequently, meet with REFM Operations to review mechanical, electrical, energy, and Direct Digital Control (DDC) requirements prior to issuance of development permit. The City of Vancouver’s DDC Technical Guidelines can be found here:
<https://vancouver.ca/files/cov/digital-direct-control-ddc-hvac-technical-guidelines-v1.1.pdf>.

All building components that relate to the social housing must be designed and delivered in compliance with the City’s *Housing Design and Technical Guidelines*, to the satisfaction of the General Manager of Arts, Culture and Community Services. A meeting with City staff to discuss details of design development before prior to response is suggested.

A.1.84 provision of additional parking stall required to meet parking requirements for the project (0.3 parking stalls/unit, including accessible parking spaces to suit accessible unit count);

A.1.85 installation of applicant sign on the site, throughout construction, that acknowledges social housing is being provided as part of the City of Vancouver’s initiatives with sign design, format, and location to be approved by the City;

Facilities Planning & Development Conditions

A.1.86 provision of a table of areas which also address all net shortfalls to meet the requirements of the Civic Centre Construction and Transfer Agreement and Childcare Design and Technical Guidelines;

A.1.87 engagement of a 3rd party Commissioning Authority, as defined in LEED V4 BD+C, that is mutually agreed to by the Owner and the City, to provide Enhanced Commissioning Services;

Note to Applicant: Confirm the 3rd Party Commissioning Authority that has been mutually agreed on has been engaged and complete the pre-design and design phase activities as defined in ASHRAE Guideline 0. Develop the Owner's Project Requirements, Basis of Design, and Commissioning Plan documents, with City input and approval, which will be specific to the Civic Centre.

A.1.88 design development to meet the High Importance Facility category and role as a post-disaster shelter;

A.1.89 design development to provide two passenger elevators and removal of the third passenger elevator;

Note to Applicant: Based on the August 30, 2019 memo by Gunn Consultants which was provided to the City by the applicant, it is understood that the Civic Centre will be adequately served by two elevators and the third passenger elevator can be eliminated.

A.1.90 design development to mitigate solar heat gain and provision of an energy model confirming a minimum 30% improved energy performance compared to ASHRAE 90.1-2010;

Note to Applicant: Consider including solar shading or overhangs as a means to control solar heat gain and glare specifically on south-facing elevations and areas with active program such as the fitness centre.

A.1.91 design development to ensure acoustic performance of the facility;

Note to Applicant: Engage a 3rd party acoustic consultant that is mutually agreed to by the Owner and the City, to provide an acoustic report and guideline outlining specific performance requirements for room acoustics and reverberation control, HVAC and mechanical systems noise control within the building, internal sound isolation, and external sound isolation. See also Recommended condition 1.8.

A.1.92 design development to provide operable windows;

Note to Applicant: Provide operable windows in rooms as indicated in the Oakridge Civic Centre functional program.

A.1.93 design development to maximize accessibility stalls located adjacent to elevators serving the Civic Centre;

Note to Applicant: Feedback from the Seniors' Advisory Committee, and Persons with Disabilities Advisory Committee expressed concern with the number and location of accessibility stalls. Maximize accessibility stalls in areas adjacent to the Civic Centre elevators on levels P1a and P1. A maximum of one accessibility stall serving the Civic Centre may be located in a dedicated Childcare parking area.

A.1.94 design development of the outdoor patio spaces to ensure a high level of integration between ground floor uses of the Civic Centre and the adjacent Civic Centre Park;

Note to Applicant: Consider size, function, and connections to adjacent park space for all exterior patio spaces serving the Civic Centre and provide proposed furniture layouts.

A.1.95 provision of signage for the library visible from West 41st Avenue to the satisfaction of the Director of Facilities Planning & Design, and the Chief Librarian;

A.1.96 design development to the windows within the theatre space at level 1;

Note to Applicant: Sheet 00-014 indicates windows on the south wall of the theatre space. Windows are to be clerestory with solid walls as per direction given at past staff workshops.

A.1.97 design development to ensure exiting is direct from each use and exit paths do not cross through adjacent uses;

Note to Applicant: Social Housing exit currently crosses the 55+ Activity Centre outdoor patio and is a potential functional issue and safety and security concern.

A.1.98 design development to include a licensable 69-space Childcare Facility on the rooftop (level 5) of the Civic Centre with program space and associated outdoor play area for infants, toddlers, children aged 3-5, and preschool/flex-space, designed in accordance with the City of Vancouver's *Childcare Design and Technical Guidelines*;

A.1.99 design development to ensure floor area for all Childcare programs (indoor and outdoor spaces) and layout maximize functionality, efficiency, natural surveillance and adhere to the City's *Childcare Design Guidelines*;

A.1.100 design development to ensure outdoor Childcare areas include age appropriate activity zones with a variety of elements and textures for each program;

A.1.101 design development to include a licensable 60-space School Age Care Facility with program space and associated outdoor play area that may be used as multipurpose flex space for the Civic Centre;

A.1.102 design development to ensure floor area for all School Age Care Facility programs (indoor and outdoor spaces) and layout maximize functionality, efficiency, and natural surveillance;

A.1.103 design development to floorplan layout and access controls to facilitate maintenance access with minimal or no passage through social housing public corridors;

A.2 Standard Engineering Conditions

A.2.1 provision of a Handy Dart pick-up and drop-off area on New Street in front of the main entrance to the Civic Centre which shall be 2.5m wide and 12.5m long with typical curb returns and a standard pedestrian ramp from the street to the landing area;

Note to Applicant: There is to be a 1.5m wide landing area, 3.0m wide bike lane, and minimum 3.0m wide clear sidewalk next to this pick-up and drop off area.

A.2.2 increase the sidewalk width in front of Building 2/Civic Centre (next to the planter wall in front of the Civic Centre patios) to a minimum of 3.5m;

Note to Applicant: This is to provide 3.0m of effective sidewalk width next to the wall (refer to L 2.6).

- A.2.3 relocation of the stairs and handrail proposed within the SRW area on West 41st Avenue so that at least 3.5m is provided from the edge of the handrail to the front boulevard;

Note to Applicant: This is required to provide 3.0m of effective sidewalk width at this location (refer to drawing 20-10101 and L6.11).

- A.2.4 deletion of the bollards between the sidewalk and bike lane at the corner of West 41st Avenue and New Street (refer to L2.5);

- A.2.5 provision of standard bike lane and sidewalk treatment through the “plaza” at the fire truck access from New Street (refer to L2.0 and L2.7);

- A.2.6 deletion of the second row of bollards between the sidewalk and the bike lane through the “plaza” at the fire truck access from New Street;

Note to Applicant: These bollards create a hazard for bicycle handlebars and will no longer be required when the pavement is delineated with standard treatments (refer to L2.0 and L2.7).

- A.2.7 deletion of the 8 proposed trees in the north western boulevard of New Street, south of West 41st Avenue, as illustrated in the DP-4 Landscape and Public Realm Plans;

Note to Applicant: The proposed trees are in conflict with the proposed water utility alignment. See also Standard Park Board condition [A.1.41](#).

- A.2.8 deletion of the “precast concrete unit paving” from the sidewalk on New Street (refer to L2.6);

- A.2.9 provision of a minimum 2.4m width for the separated bi-directional bicycle access route proposed on the main parkade ramp off of New Street (zone 6);

Note to Applicant: The proposed bicycle access does not accommodate two way bicycle flow.

- A.2.10 [Repeat PDP Condition A.2.30] *provision of the redesign and reconstruction of Cambie Street from West 41st Avenue to West 45th Avenue, West 41st Avenue from Cambie Street to New Street, and West 45th Avenue from Cambie Street to Tisdall Street including but not limited to, sidewalks, curb, vehicle lanes, separated bicycle lane(s), transit stops, signage, street and pedestrian-scale lighting, parking lane(s), treeed boulevards, center medians, street furniture (bike racks, benches, litter containers, etc.), concrete bus pads, road painting and increased crosswalk widths including any property dedications and/or statutory right-of-way arrangements;*

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

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

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

- iii. new pad mounted service cabinet/kiosk.

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

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

- A.2.11 [Repeat PDP Condition A.2.31] *design and construction of the New Street on the western edge of the site including but not limited to, sidewalks, curb, vehicle lanes, separated bicycle lane(s), signage, street and pedestrian-scale lighting, parking lane(s), tree boulevards, road painting including any property dedications and/or statutory right-of-way arrangements;*

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

- i. intersection lighting upgrade to current City of Vancouver standards and IESNA recommendations at New Street and West 41st Avenue;
- ii. upgraded street lighting (roadway, sidewalk, and bikeway) adjacent to the site to current City of Vancouver standards and IESNA recommendations;
- iii. new duct bank adjacent to the development site that meets current City standards; and

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

- iv. new pad mounted service cabinet/kiosk.

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

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

- A.2.12 design development to locate a Public Bike Share (PBS) Station pad within the surface SRW, including design and servicing of the pad as required, to the satisfaction of the General Manager of Engineering Services including provision of the following:

- i. confirmation that the PBS space is free and clear of all in-ground utility access points (including grates, vents, drains, etc.);
-

Note to Applicant: Any utility access point within 1.0m of the PBS space is to be identified and shown in a detailed drawing submitted.

- ii. spot elevations at the four corners of the PBS space to confirm that grade requirements are met;
- iii. identification and labelling of the location of the electrical connection for PBS on the drawing;
- iv. removal of all images/depictions of the PBS station including docking points, bikes, kiosks, etc. from all drawings; and

Note to Applicant: Show and label the full PBS space as a bold or dashed outline.

- v. dimensions for the PBS space on the drawing.

Note to Applicant: The proposed size of the PBS station as shown is 19.0m x 4.0m. This is larger than the size required at this location as per the approved rezoning conditions. At minimum, a continuous PBS space of 16.0m x 4.0m (linear) is required. Engineering does not object to the larger PBS space proposed. A portion (0.9m) of the 4.0m width for the PBS station overlaps with the 6.0m SRW along West 41st Avenue. This is acceptable provided 4.2m clear sidewalk is maintained from the front boulevard to the edge of the PBS space.

A.2.13 provision of final building grades to reflect the New Street road dedication and design;

A.2.14 provision of crossing design and submission of a crossing application to the satisfaction of the General Manager of Engineering Services;

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

A.2.15 [Repeat PDP Condition A.2.17] *provision of a revised Zero Waste Design and Operations Plan that addresses waste diversion in all solid waste generating activities within the complex;*

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

A.2.16 [Repeat PDP Condition A.2.18] *design development for all new buildings to meet the requirements of the Green Buildings Policy for Rezoning (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings;*

Note to Applicant: *The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For phased developments, it is expected that the individual development permits will meet the requirements of the Green*

Buildings Policy for Rezoning in effect at the time of development permit application. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin Green Buildings Policy for Rezoning – Process and Requirements (amended April 28, 2017 or later). The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

- A.2.17 [Repeat PDP Condition A.2.19] *provision of publicly accessible drinking water to the satisfaction of the General Manager of Engineering Services;*

Note to Applicant: *As part of the Greenest City Action Plan, the City is encouraging a greater number of opportunities to provide public access to water. These points are generally located at major pedestrian hubs or along active transportation routes like greenways and bikeways. As such, it is requested that additional detail be provided regarding sites for publicly accessible drinking water – via water fountains or bottle filling stations. Staff are currently seeking locations at the West 41st Avenue and Cambie Street intersection as well as various points along the High Street. Water fountains and stations should be connected directly to the City’s water mains and be operated by the City.*

- A.2.18 [Repeat PDP Condition A.2.20] *provision of adequate water service to meet the fire flow demands of the project;*

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

- A.2.19 [Repeat PDP Condition A.2.21] *provision of adequate sewer (storm and sanitary) service to meet the demands of the project;*

Note to Applicant: *The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any sewer system upgrading that may be required.*

- A.2.20 [Repeat PDP Condition A.2.22] *provision of the following statement on the landscape plan; “This plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details”;*

- A.2.21 [Repeat PDP Condition A.2.23] *provision of an update to the landscape and/or site plan to reflect the public realm changes including all of the off-site improvements sought for this development application;*

Note to Applicant: *Where a design or detail is not available please make note of the improvement on the site and/or landscape plans. Please submit a copy of the updated plan to engineering for review. [New] See also Standard Park Board condition [A.1.41](#).*

A.2.22 [Repeat PDP Condition A.2.49] *all costs associated with the removal and subsequent re-installation of street furniture during construction and upon completion of construction shall be the responsibility of the developer;*

A.2.23 [Repeat PDP Condition A.2.50] *clarification and confirmation that the following shall be protected in place or removed and reinstalled at new location(s), if necessary:*

i. *existing bus shelters;*

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

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

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

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

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

A.2.24 [Repeat PDP Condition A.2.29] *provision of a traffic calming plan and construction of all recommended measures, in consultation with the surrounding neighbourhood and to the satisfaction of the General Manager of Engineering Services, for West 45th Avenue, the New Street, the lanes connecting to the New Street, Manson Street (north of West 41st Avenue), and any other locations identified by the General Manager of Engineering Services where new short-cutting may occur;*

A.2.25 [Repeat PDP Condition A.2.35] *provision of a bidirectional cycling facility around the perimeter of the site on the near side of the perimeter streets;*

A.2.26 [Repeat PDP Condition A.2.38] *design and construction of new traffic signals and related infrastructure at the following locations, including operational analysis:*

i. *West 41st Avenue and Manson Street;*

ii. *Cambie Street and West 42nd/43rd Avenue entrance;*

iii. *Cambie Street and West 43rd Avenue;*

iv. *Cambie Street and West 44th Avenue;*

v. *West 41st Avenue and New Street; and*

vi. *New Street and Civic Centre parkade access.*

A.2.27 *confirmation that the number of parking spaces provided for residents, including tandem spaces, and spaces in the existing development, does not exceed the By-law maximum in the CD-1;*

Note to Applicant: *Car share bonuses need not be applied to the calculation of maximums. See also Standard Development Review Branch condition [A.1.14](#).*

- A.2.28 [Repeat PDP Condition A.2.51] *all planting on street Right of Way(s) shall be maintained by the adjacent property owner. An encroachment agreement will be required to ensure the property owner is responsible for maintaining plantings in the street right of way;*
- A.2.29 [Repeat PDP Condition A.2.52] *confirmation that no permanent irrigation system shall be installed in the street Right of Way;*
- A.2.30 [Repeat PDP Condition A.2.53] *confirmation that all plant material within the same continuous planting area which is located on street Right-of-Way within 10m, measured from the corner of an intersection, pedestrian crossing, entrance to a driveway, or other conflict areas where sightlines need to be maintained for safety reasons, shall not exceed a mature height of 0.6m as measured from the sidewalk;*
- A.2.31 [Repeat PDP Condition A.2.54] *confirmation that all plant material within the street Right of Way that is located outside of the areas described in the bullet above shall not exceed 1m in height as measured from the sidewalk; and*
- A.2.32 [Repeat PDP Condition A.2.55] *confirmation that plants shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane.*

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

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

- A.3.1 Provision of confirmation that the Remediation Agreement be signed and registered at the Land Title Office prior to the issuance of the development permit.
- A.3.2 Provision of a Certificate of Compliance or Final Negative Determination from the Ministry of Environment and Climate Change (ENV) and compliance with the conditions of the Remediation Agreement prior to issuance of the Occupancy Permit.
- A.3.3 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.
- A.3.4 Provision of a Waste Discharge Permit may be required for dewatering activities on the site.
- A.3.5 In the event, contamination of any environmental media are encountered, a Notice of Commencement of Independent Remediation must be submitted to the Ministry of Environment and Climate Change Strategy and a copy to the City of Vancouver.
- i. Upon completion of remediation, a Notification of Completion of Independent Remediation must be submitted to the Ministry of Environment and Climate Change Strategy and a copy to the City of Vancouver;
 - ii. Dewatering activities during remediation may require a Waste Discharge Permit; and
 - iii. Submit a copy of the completion of remediation report signed by an Approved Professional stating the lands have been remediated to the applicable land use prior to occupancy permit issuance.
-

- A.3.6 Must comply with all relevant provincial Acts and Regulations (ie. Environmental Management Act, Contaminated Sites Regulation, Hazardous Waste Regulation) and municipal By-laws (ie. Fire By-law, Sewer and Watercourse By-law).
-

B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **(June 26, 2020)**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.4 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.5 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent to the site.

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

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

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

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

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

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

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

- B.2.10 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**
-