

CITY OF VANCOUVER
DEVELOPMENT, BUILDINGS, & LICENSING

DEVELOPMENT PERMIT STAFF COMMITTEE
MEETING
June 8, 2022

FOR THE DEVELOPMENT PERMIT BOARD
June 27, 2022

750 Pacific Boulevard (COMPLETE APPLICATION)
DP-2021-01096 – CD-1 (349)

HK/KH/LEB/JF

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

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

Also Present:

H. Kobayashi, Urban Design & Development Planning
K. Spaans, Urban Design & Development Planning
L. Beaulieu, Urban Design & Development Planning
M. Takeda, Park Board
D. Lao, Engineering Services
K. Hsieh, Development Services
A. Clarke, Housing regulation
J. Wong, Facilities Planning and Development
J. Freeman, Development Services

APPLICANT:

Francl Architecture
970 Homer Street
Vancouver, BC V6B 2W7

PROPERTY OWNER:

Canadian Metropolitan Properties
750 Pacific Blvd
Vancouver
BC V6B 5E7

EXECUTIVE SUMMARY

- **Proposal:** To develop this site with a 28-storey, mixed use building consisting of Commercial, Office, and Residential Uses (including Social Housing and Market units) over 5 levels on underground parking accessed from a new internal street, subject to Enactment of the CD-1 and approval of Form of Development by City Council.

See Appendix A Standard Conditions
 Appendix B Standard Notes and Conditions of Development Permit
 Appendix C Plans and Elevations
 Appendix D Landscape Plans
 Appendix E Applicant's Design Rationale
 Appendix F Urban Design Panel Minutes
 Appendix G Rezoning Public Hearing Minutes
 Appendix H Preliminary Development Permit 'Prior-To Letter'
 Appendix I 'Shape Your City' public engagement report
 Appendix J NEFC Shoreline Flood Protection Performance Criteria

● **Issues:**

1. Massing and architectural expression
2. Central Plaza design and programming

3. Public realm design and interface
4. Social Housing design development

- **Urban Design Panel: SUPPORT with recommendations (7/0)**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2021-00830 submitted the plans and information forming a part thereof, thereby permitting the development of the site with a 28-storey, mixed use building consisting of Commercial, Office, Cultural and Residential Uses (including Social Housing and Market units) over 5 levels on underground parking accessed from a new internal street, 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 building massing and articulation to provide more fluid and continuous terrace forms and “vertical green” in accordance with the *Plaza of Nations CD-1 (349) Design Guidelines* through the following design strategies;

- i reducing of the podium massing and strengthening the terraced forms at the western wing to create continuous vertical green expression as viewed from the water’s edge;

Note to Applicant: This condition relates to Rezoning Condition 7.

- ii strengthen the edge expression of the terraced forms at the northern wing and the upper massing of the eastern wing to reinforce the bowl-shaped view corridor and improve the solar access into the plaza;

- iii reduce the horizontality of the façade expression;

Note to Applicant: The continuous uniform slab-edges bands reinforce an appearance of expansive, unbroken horizontality. Explore punctuated variations in façade treatment, including vertical architectural elements, Refer to Preliminary Development Permit (PDP) Condition 1.3 and Rezoning Condition 7.

- iv provide a more visually interesting and varied edge expression on the western-most building façade oriented towards Cooper’s Landing tower;

Note to Applicant: This condition should also include the design and orientation of units and balconies to improve privacy and overlook. Further consideration should also be given to adjusting the angle and configuration of units along the leading western edge at the uppermost levels as per the *Design Guidelines* objective for architectural diversity. Refer to PDP Condition 1.7 and Rezoning Condition 1.

- v improve the architectural expression at the interface between the office and retail podium and residential block as follows;

- i. explore variations of scale in podium massing;

- ii. further articulation to the podium façades to reinforce the character precinct identity and contribute to the pedestrian environment, and;
- iii. incorporate different textures colours, materials and distinctive architectural features which add visual interest;

Note to Applicant: This was a key consensus item of Urban Design Panel.

and;

- vi provision of greater variation in the scale and visual expression of upper levels terraces including rooftops to ensure quality of landscape and long term health;

Note to Applicant: Substantial soil volumes, irrigation methods and a strategy for the long term maintenance should be considered through design development. Refer to PDP Condition 1.3, 1.10 and Rezoning Condition 5, 7 and 17, Standard Conditions A.1.19.

- 1.2 design development to improve the central plaza treatments to allow for wide range of programming and events. This can be achieved through the following design strategies;

Note to Applicant: Also refer to Standard Conditions A.1.20

- i. provision of pedestrian-friendly architectural glass canopies along the central axis to be compatible with the overhead tree canopy;

Note to Applicant: Refer to Section 04 in the *Design Guidelines*. The built elements in the plaza should be scaled and shaped to allow for the trees to grow to optimal size, without pruning. The tree canopy and root system must be open to sky and rainfall. Refer to Standard Condition A.1.20 i.

- ii. specify an appropriate tree species and a substantial growing environment that will ensure a tall, full branched, large leafed, tree canopy row at maturity, while considering climate change adaptation;

Note to Applicant: The tree rows must provide substantial shade in the summer months. Recommend deciduous tree species that have a similar form and habit to Maple, Oak, Beech tree [non-columnar] varieties. Further coordination will be needed with a consulting arborist, Landscape review and Park Board staff. Refer to Standard Condition A.1.20 i.

- iii. shift the tree row a distance of approximately 1 to 2m closer to the building façades to highlight the central liner axis as a primary gathering space, while ensuring functional uses such as emergency and retail access can be satisfied;

Note to Applicant: As noted by the UDP, these elements should be appropriately scaled, located and designed to ensure a proper balance for the public visual connection, use and enjoyment. Also refer to PDP Conditions 1.5, 1.6, Standard Condition A.1.20 iii.

- iv. ensure spatial compatibility and integration with the retail interface, retail patios, tree rows and weather protection with the related programming;

Note to Applicant: Also refer to PDP Conditions 1.6, and Standard Condition A.1.20i.

- 1.3 design development to improve public realm treatments, pedestrian amenity, physical and visual connectivity, and programming of all plazas, including but not limited to, the following approaches;

- i provision of the seawall and shoreline treatment to adequately respond to the PDP Conditions A1.13, 1.14 and A1.15;

Note to Applicant: Review of the submission materials indicates the requirements have not been met; the application material does not include evidence of riparian area or intertidal compensation works according to industry standards. Confirmation of permit to conduct this work from Fisheries and Oceans Canada is required. Work must be provided to the satisfaction of G.M. of Planning, Urban Design and Sustainability and General Manager of Engineering Services.

- ii provisions for the finer grained frontages including accommodations for smaller, local serving retail as well as easily identifiable residential entries;

Note to Applicant: The current configuration on the Central plaza suggests larger scale commercial retail units than in previous approvals. Opportunities for outdoor patio seating is highly-encouraged. This condition relates to PDP Conditions 1.5, 1.6 and Rezoning Conditions 16.

- iii provide a compatible landscape and site design interface along Pacific Boulevard in order to ensure a “great street” accommodating the growth of significant tree canopy; and

Note to Applicant: Ensure renderings and plans accurately reflect the design of Pacific Boulevard. This condition relates to PDP Conditions 1.6, also refer to condition 1.2 ii. and Standard Condition A.1.20.

- iv further exploration of the architectural expression of the portals at Local Street and at the western edge of the site to enhance their performance as an important point of entry into the site;

Note to Applicant: Per Section 08 of the Design Guidelines, these portals should be enhanced by way of lighting, texture, animation, material and overlook.

This may be a possible location for public art, subject to review by the Public Art Committee; however, the treatment of these portals should be of high quality design independent of future public art installations.

- 1.4 design development to meet the intent of the *Housing Design and Technical Guidelines*, the *High Density Housing for Families with Children Guidelines*, and the *City of Vancouver Facilities Standard Manual* to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Facilities Planning and Development, including but not limited to:

Note to Applicant: The application is currently not meeting many aspects of the Housing Design and Technical Guidelines, including, but not limited to: floor space distribution and efficiency (parking and bulk storage); outdoor and indoor amenity space location, elevator requirements, and unit layout minimum requirements. Refer to Standard Conditions A.1.41 through A.1.50, PDP condition A.1.19, and condition of Bylaw Enactment 38.

- i In phase 1 (parcel A) include a minimum of 20% of the proposed residential floor area as social housing, being no less than 160,500 sq. ft. of the floor area (for certainty, excluding external balconies) and a minimum of 171 units;

Note to applicant: The total development (Phase 1 and Phase 2) must include a minimum of 321,000 sq. ft. of the floor area (for certainty, excluding external balconies), and a minimum of 342 units as City turn-key Social Housing.

- ii floor space distribution and efficiency (parking and bulk storage);
- iii outdoor and indoor amenity space location;
- iv elevator requirements; and
- v unit layout minimum requirements.

- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• Technical Analysis:

TECHNICAL REVIEW for 750 Pacific Ave.			DP-2021-00830		pending amendment to CD-1 (349)	
	REQUIRED/PERMITTED		PROPOSED			
Use ¹	Per Uses Listed in Section 3		Dwelling Use: Social Housing and Market (Strata) Retail Use: Sub-type To Be Verified Office Use: Cultural and Recreational Use: Plaza			
Site Area ²			(ft ²) 572,792.88			
Height ³ Sub Area A	Maximum (ft) 279.9		(ft.) 279.9			
View Cone ³	varies		To Be Verified			
Floor Area ⁴	Minimum (ft ²)	Maximum (ft ²)	(ft ²)		Remaining	
SITE TOTAL:	1,954,995.2		1,008,550.0		946,445.2	
Residential:	1,604,995.9		831,473.0		773,522.9	
Market			665,783.0			
Social Housing (20%)	320,999.2		165,690.0		155,309.2	
Commercial	349,999.3		177,077.0		172,922.3	
Residential floor areas	Minimum (ft ²)	Maximum (ft ²)				
Amenity	14,531.3		TBV			
Below Grade	ALL		TBV			
Circulation	ALL		0			
Enclosed Balconies	40 ft ² per DU		TBV			
Storage						
Exclusions	Minimum (ft ²)	Maximum (ft ²)				
Open Balconies (12%)		234,599.43	98,158.00			
Horizontal Structures		ALL	16,796.00			
Patios + Roof Garden etc.		ALL	TBV			

Dwelling Unit Type ⁵	Minimum (%) units per housing type			Market	Social Housing	Site
	Market	Social Housing	Site			
Studio				(17%) 109	(39%) 71	(22%) 180
1 bdrm				(44%) 287	(11%) 19	(37%) 306
2 bdrm	(25%) 162			(29%) 185	(37%) 67	(30%) 252
3 bdrm	(10%) 65			(10%) 67	(13%) 23	(11%) 90
Total				(100%) 648	(100%) 180	(100%) 828
2+ bdrm	(35%) 227	(50%) 90		(39%) 252	(50%) 90	(41%) 342
Accessible Units	(5%) 11	(5%) 9		TBV	TBV	TBV
Dwelling Unit Size ⁵	Minimum (ft ²)			Market	Social Housing	Site
	Market	Social Housing	Site			
	398.0	320.0		TBV	TBV	
Horizontal Angle of Daylight⁶					TBV	

Parking ⁷	Minimum	Maximum				
Residential	29				943	
Non-Residential	7	143			139	
Visitors	41	83			43	
Site Total	78				1125	
Small space (25%)		281			66	
Accessible	36				38	
Loading⁸						
<u>Class</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>A</u>	<u>B</u>	<u>C</u>
Residential	0	4	0	0	4	0
Retail	0	3	1	0	3	1
Office	2	3	3	1	3	0
Site Total	2	10	4	1	10	1
Bicycle⁹						
<u>Class</u>	<u>A</u>	<u>B</u>		<u>A</u>	<u>B</u>	
Residential	1630	44		1630	44	
Retail	11	6		12	10	
Office	77	6		77	6	
Site Total	1718	56		1719	60	
Passenger¹⁰						
<u>Class</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>A</u>	<u>B</u>	<u>C</u>
Residential	6	0	0	8	0	0
Retail	1	0	0	1	0	0
Office	1	0	0	1	0	0
Site Total	8	0	0	10	0	0

NOTES

1. **Note on Site Area:** The 572,792.9 sq. ft. site area is taken from the submitted survey prior to any dedications or consolidation. The site area of 165, 987 sq. ft. noted on the applicant's project summary statistics does not match the survey and appears to reference only one portion of this site. Standard conditions A.1.5 i. and A.1.8 seek coordinated and matching site area information and submission of digitally signed and sealed legal survey.

As per Section 2 of the pending CD-1 By-Law, this site consists of three sub-areas (A, B and C) for the purpose of establishing maximum permitted floor area for residential and commercial uses, and the maximum building height. The proposed development is situated in sub-area A.

2. **Note on Use:** This development proposes Dwelling Unit use, consisting of Social Housing, Market Residential, Retail and Office uses. Standard condition A.1.6 ii. seeks confirmation of location of each retail and office use.
3. **Note on Height and View Cone:** As per Section 6 of the pending amendments to the CD-1 (349) By-Law, height is measured from a base surface of 4.8 m (15.75 ft.), must not exceed a height of 85.3 m (279.86 ft.) and no portion shall protrude into the view cones (Views of Capilano, Crown, Grouse and Seymour Mountains). The proposed height of 85.29 m (279.82 ft.) meets the maximum permitted but further illustration is required to confirm compliance with view cones. Standard condition A.1.1 seeks additional drawings to confirm compliance with view cones.
4. **Note on Floor Area:** As per Section 5 of the pending amendments to the CD-1 (349) By-Law, and *False Creek North Official Development Plan*, there are several requirements for minimum residential storage and amenity floor areas, social housing use and maximum permitted commercial sub-area and site total requirements. Additional information and illustration are required to confirm minimum and maximum floor area sub-totals for sub-area A, commercial use; retail and office use, amenity, below grade levels, central plaza, circulation (hallways, stairs, and elevations), storage, outdoor areas, and excluded floor areas to confirm compliance. Standard Condition A.1.2 seeks additional information and confirmation of compliance with floor area requirements. Refer also to Standard Condition A.1.8.
5. **Note on Dwelling Unit Type and Size:** As per Section 11.10 of the Zoning and Development By-Law, each dwelling unit must have a minimum floor area of 37 sq. m when measured from the inside wall. A variance for social housing units to a minimum of 29.7 sq. m can be supported. The applicant's illustration of several dwelling units (A0.34, A0.33, A1.2 etc. at Level 7 and above) notes two different sizes and clarification is required. Standard Condition A.1.3 seeks confirmation of dwelling unit size. Refer also to Standard Condition A.1.6.
6. **Note on Horizontal Angle of Daylight (HAD):** As per Section 7 of the pending amendments to the CD-1 (349) By-Law, all habitable rooms are required to comply with the HAD requirements. Several bedrooms and unlabeled rooms in dwelling units TH1.23, TH2.1, TH2.5, TH2.8, TH3.3, Level 2 A2.7, Level 4 C1.55 and C1.45 do not appear compliant with the distance dimension and daylight angle requirements. Standard condition A.1.4. seeks compliance with HAD for each habitable room.
7. **Note on Parking:** Parking spaces are calculated per non-residential and residential floor area use requirements for the site as per Sections 4.3.1, and 4.3.2. Further confirmation of residential and non-residential floor areas are required to verify the By-Law required number of parking spaces and type (visitor, accessible and small space) and to confirm compliance. Standard Conditions A.1.5 seeks confirmation of compliance with Parking By-Law. Refer also to note on FSR as well as Standard Condition A.1.2
8. **to 10. Note on Loading, Bicycle and Passenger Loading:** Vehicle and passenger loading and bicycle space requirements are calculated per each use and as per Section 5, 6 and 7 of the Parking By-Law.

Confirmation of floor areas for the retail, office and residential use is required to verify the required number of spaces and confirm compliance. Proposed variances may be supported through the Loading and TDM Plan. Refer to Standard Condition A.2.20.

• Legal Description

Lot: 155
 Block:
 District Lot: 6352, Group 1
 New Westminster District
 Plan: False Creek Plan 21425

• History of Application:

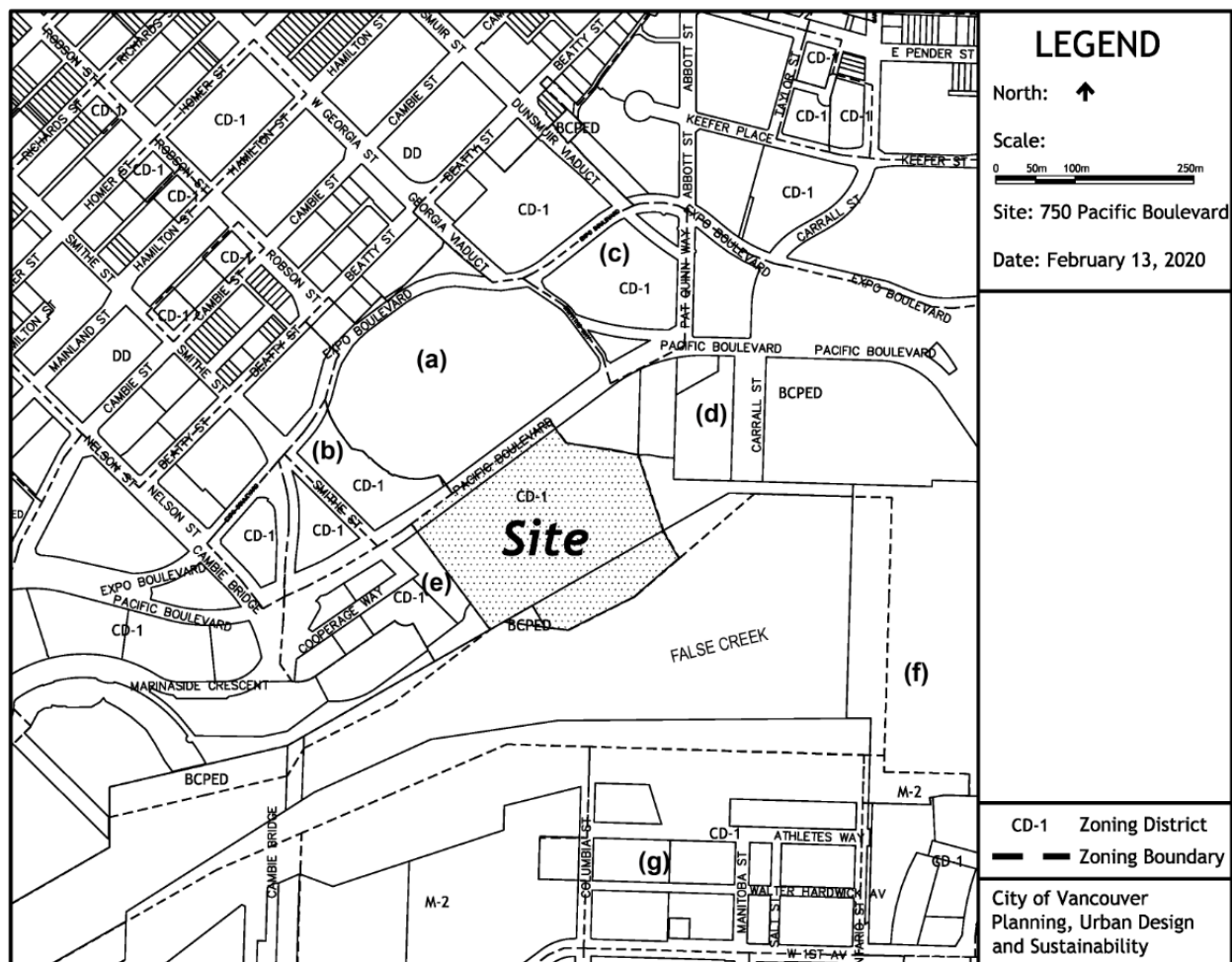
July 12, 2018
 March 16, 2021 DP
 December 17, 2021
 April 27, 2022
 May 25, 2022
 June 8, 2022

Rezoning Approval
 Board approval of PDP
 Complete DP application
 Urban Design Panel
 DP Staff Committee
 DP Staff Committee

• **Site:** This 4.16 hectare (10.28 acre) site is located at the current Plaza of Nations complex site, on the southeast side of Pacific Boulevard, the northwest side of False Creek, between Smithe Street and Griffiths Way, known as Sub-area 6B in the Northeast False Creek Plan.

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

- a. BC Place
- b. Parq Casino Vancouver
- c. Rogers Arena
- d. vacant lands, Sub-area 6C in the NEFC Plan
- e. Coopers Landing
- f. Science World
- g. Olympic Village (SEFC)



• **Background:**

Site and Context

This 4.16 hectare (10.28 acre) site is located at the current Plaza of Nations complex site, on the southeast side of Pacific Boulevard, between Smithe Street and Griffiths Way, known as Sub-area 6B in the Northeast False Creek Plan (NEFC.) The site is currently developed with two three-storey commercial buildings over one level of underground parking, another commercial building (the former Edgewater Casino building), and a surface parking lot.

North of the site is BC Place Stadium and the hotel/entertainment/casino complex known as Parq Vancouver. To the west are three mixed use buildings and a public park, collectively known as Coopers Landing. To the northeast is the Rogers Arena complex that was rezoned in 2012 to allow for three towers in addition to the existing arena; two towers have now been completed. To the east are vacant lands, under separate ownership, known as Sub-area 6C in the Northeast False Creek Plan (NEFC Plan).

Rezoning

The rezoning amendment for the Plaza of Nations site was approved at Public Hearing by Council on July 12, 2018. See Appendix G. The amendment has not yet been enacted, staff are working with the applicant to fulfill the conditions of enactment, and by-law enactment must occur prior to the issuance of the first development permit. The rezoning amendment supports a total floor area of 181,625 m² (1,955,059.20 sq.ft.) over three sub-areas A - the west block, B – the east block, and C - the waterfront block. Additional floor area for community and civic facilities includes 4,645 m² for Community Centre use, 1,951 m² for Ice Rink use, 765 m² for a Child Day Care Facility, and 1,858 m² for Cultural and Recreational Uses other than the Community Centre and Ice Rink, specifically a proposed Music Presentation Centre

Preliminary Development Permit Process

The preliminary development permit process between the Rezoning and the subsequent Development Permits or DP processes, was used to resolve a number of technical and design related issues not addressed through the policy plan indicative design. PDPs do not result in a Development Permit Issuance but rather an approval of intent with further design specificity. The PDP was intended to guide the overall progress of the design of this complex and strategically located site, and to ensure that the interconnected program elements, public spaces, and unique building typology continue to evolve in a comprehensive manner. This preliminary development permit process focuses on key aspects of the building typology, massing and public realm, and as such does not address all the extensive conditions of the CD-1 rezoning. These conditions carry forward into the multiple complete development applications to come. The Rezoning Conditions that this preliminary development application addressed were primarily the bigger picture conditions relating to form of development and the waterfront relationship. This application was reviewed by UDP on October 8, 2016, support with recommendations. Some key consensus items and the conditions of approval being considered by the Development Permit Board are applicable to each subsequent DP for further improvements. Additionally, the conditions approved by Council at the public hearing on July 10, 2018, also continue to apply throughout the development process at 750 Pacific Boulevard (Plaza of Nations), Northeast False Creek, Sub-area B. PDP Conditions of Approval with staff comments are noted in this report.

Development Permit Process

This Development Permit application for phase 1-sub area A for a 28-storey terraced mixed-used building, was submitted on December 17, 2021, to review the acceptable form of development under the Council approved CD-1 By-Law(349), the existing Northeast False Creek Plan and False Creek North Official Development Plan. The proposal was reviewed by the Urban Design Panel on April 27, 2022, received

unanimous support with recommendations. The UDP's comments have been considered by staff and incorporated in to the Recommended Conditions of Approval.

Applicable By-laws and Guidelines:

- *Northeast False Creek Plan* (2018),
- *False Creek North Official Development Plan* (1990)
- CD-1 By-Law (349) *Design Guidelines* (2016, last amended 2019)
- *Northeast False Creek Plan* (2018),
- *False Creek North Official Development Plan* (1990)
- *Housing Vancouver Strategy* (2017)
- *Council-approved protected public views and View Protection Guidelines* (1989, last amended 2011)
- *Green Buildings Policy for Rezoning* (2010, last amended 2018)
- *Rezoning Policy for Sustainable Large Developments* (2010, last amended 2018)
- *Public Art Policy for Rezoned Developments* (2014)
- *Vancouver Neighbourhood Energy Strategy* (2012)
- *Family Room: Housing Mix Policy for Rezoning* (2016)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *City of Vancouver Housing Design and Technical Guidelines* (2021)
- *Childcare Design Guidelines* (1993, amended 2021)
- *City of Vancouver Childcare Technical Guidelines* (2019)
- *City of Vancouver Facilities Standard Manual* (2020)
- *Culture|Shift: Blanketing the City in Arts and Culture* (2019)

Response to Applicable By-laws and Guidelines:

1. North East False Creek Plan (NEFC Plan) (2018)

In February 2018 Council approved the *NEFC Plan* as a guiding policy framework for the development of a vibrant, inclusive and sustainable, residential and commercial waterfront as part of the new Events and Entertainment District. The *NEFC Plan* includes specific policy for the development of Sub-area 6B (subject site) with direction on urban design, land use, character, sustainability, public amenities, access and movement.

NEFC Plan takes a clear approach to the water's edge – emphasizing the urban and the natural and putting pedestrian access and enjoyment first. In a departure from the rest of the creek – the seawall cycle path moves away from the water's edge through the park, and in the Plaza of Nations site, along an active waterfront pedestrian-only promenade. At the more urban sections of the waterfront, benched habitat will be created, and along the park edges a naturalized shoreline reflecting First Nations principles and relation to the water.

With the general massing and density set by the objectives of the *NEFC Plan* and rezoning, PDP and this Development Permit seek clarity and refinement to the building block. While the overall form of development, the innovative departure from the tower and podium typology, and the evolution of the mountain concept, is supported, further design development is required to address the overall expression and horizontality.

2. False Creek North Official Development Plan (1990)

This *Official Development Plan (ODP)* is the overall guide to development in that part of the City of Vancouver described as False Creek North. The *ODP* guides the preparation of the zoning by-laws, housing programs, community facilities agreements, servicing designs and agreements, and all other instruments which implement it. The intent of this plan is to achieve a high standard of design and development within a number of residential neighborhoods, parks, public facilities, and commercial areas within False Creek North. It is also intended that the buildings, open spaces, circulation patterns, and land uses be designed and planned to complement and take advantage of the setting on the water, with a southern aspect, near the center of the city. Staff note that compliance with the Plan will be improved by the aforementioned recommended Conditions of Approval.

3. Draft CD-1 By-Law (349) Design Guidelines (2016, last amended 2019)

The draft *Design Guidelines* which provide direction for the further evolution of the preliminary form of development should be used in conjunction with the CD-1 By-Law to guide the development of Plaza of Nation's site within the Northeast False Creek Area.

The *Design Guidelines* to ensure that the public realm and individual developments are compatible with the urban design concept for this area and the overall vision for *Northeast False Creek area plan (NEFC Plan)*.

The *Design Guidelines* have been revised since the Rezoning and PDP to reflect the evolving design. A focus of the revisions is guiding the design of this significant development as it read from the City, the Block, and Building scale. The mountain inspiration is woven into the guideline content; a section is introduced on Special Moments. Expanded sections include Building Façade strategies, Podium Façades, Building Edges and Materiality, all of which provide additional direction regarding diversity in architectural expression and visual interest.

While new developments should be reflective of the overall massing and composition, staff recommended further refinement in response to the *Design Guidelines* though the recommended Conditions of Approval, including provision of building massing and articulation and public realm treatments associated with the massing and pedestrian experience.

4. Housing Vancouver Strategy (2017)

In November 2017, Council approved the Housing Vancouver Strategy (2018–2027) and 3-Year Action Plan (2018-2020). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. Phase 1 of this application will contribute a minimum of 171 units towards the targets for social housing units, 50% of which must be suitable for families with children.

5. Council-approved protect public views and View Protection Guidelines (1989, last amended 2011)

Council-approved protected public views protect Vancouver's ocean and mountain views while promoting density in the downtown area. The mountains behind our city skyline signify our connection to nature and align with our sustainability goals. There are four protected view that cross the site, as outlined in the *View Protection Guidelines*: E2.1 Cambie Bridge to Mount Seymour; 3.2.3 Queen Elizabeth Park to the Downtown skyline and North Shore mountains; and 9.1 and 9.2 Cambie Street to North Shore mountains. The proposed development complies with the view cones that cross the site.

6. *Green Buildings Policy for Rezoning* (2009, amended 2018)

The policy offers and details two pathways that all rezonings must follow the requirements of; A) Near Zero Emissions Buildings, or B) Low Emissions Green Buildings. And this proposal meets the criteria of this policy.

7. *Rezoning Policy for Sustainable Large Developments* (2013 last amended in 2018)

The policy sets out a number of goals for developments in excess of 45,000 sq. m. of floor area, including site design, access to nature, food systems, green mobility, rainwater management, zero waste planning, affordable housing and low carbon energy supply. As noted at the rezoning stage, these goals will need to be met in this application through provision of several amenities, including but not limited to: turn-key social housing, electric vehicle and bicycle spaces, a minimum of three food assets, and the engagement of inner-city organizations during construction. Some Standard Conditions are also intended to support this policy.

8. *Public Art Policy for Rezoned Developments* (2014)

The *Public Art Policy* strives to identify art opportunities at the earliest possible stages of development and oversees commissions of site-specific artworks through an objective and professional selection process involving the developer and design and visual art professionals.

An execution of agreement to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy and the NEFC Public Art Plan.

9. *Vancouver Neighborhood Energy Strategy* (2012)

Developing neighborhood renewable energy systems throughout Vancouver is a key strategy to meeting the Greenest City 2020 Action Plan and Renewable City Strategy goals to: Cut carbon emissions, reduce dependence on fossil fuels, keep energy affordable in the long term, and achieve 100% of energy needs from renewable sources before 2050. This development proposes the low carbon NEU (neighbourhood energy utility) which will satisfy the development's hearing demand including space heating and domestic hot water heating. Staff seeks further coordination with City of Vancouver NEU group to meet the target.

10. *Family Room: Housing Mix Policy for Rezoning Projects* (2016)

The *policy* is intended to result in strata and social housing that can meet the needs of families and larger households to ensure Vancouver can be family-friendly into the future. This *policy* requires that at least 35% of the market strata units must be 2-bedroom and 3-bedroom units suitable for families, including 10% 3-bedrooms.

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

The intent of the guidelines is to address the key issues of site, building and unit design that relate to residential livability for families with children: however, the principles of the guidelines are applicable to any high-density development no matter the make up of the household. They provide both quantitative measures and qualitative guidance on designing livable high-density

housing touching on outdoor and indoor amenity and play areas, safety and supervision of children, provision of storage space appropriate for modern living, and private open space adjacent to each unit.

This application does not meet the intent of the Guidelines including but not limited to the quality of amenity spaces and children's play, storage and unit layout and liveability. Please refer to the Conditions for further details.

12. Housing Design and Technical Guidelines (2021) - for Social Housing

The purpose of these Guidelines is to help guide the design of City owned social housing projects through the project design and development process. They outline the minimum standards required by the City of Vancouver for materials, finishes, equipment and technical specifications. Their intent is to realize City policies and goals that include for example, *the Housing and Homelessness Strategy*, *the Climate Change Adaptation Strategy*, *the Greenest City Action Plan: 2020*", and *the Healthy City Strategy*, within the context of built environment. The desired outcome is to encourage livability and inclusivity, as envisioned in these policies and in accordance with the regulatory framework set out in the Vancouver Building Bylaw and the Zoning and Development Bylaw.

Currently the plans are not meeting a number of requirements in the guidelines, including but not limited to:

- parking level efficiency,
- bulk storage,
- minimum dwelling unit dimension,
- elevator requirements, and;
- common outdoor amenity area requirements including a children's play area shared by the market and social housing residents.

It is anticipated in order to meet the *guideline* requirements and ensure unit livability, there will need to be a reduction in the total number of units. Housing staff have advised that the total number of social housing units may be reduced by a maximum of 10% in each phase, however the minimum amount of social housing floor space to be delivered remains the same.

The guidelines require that at least 50% of the social housing units be designed to be suitable for families with children. After adjustments to the floor plans and total number of units, as described above, this proposal for Phase 1 will need to include a minimum of 171 social housing units, and a minimum of 30% two-bedroom units and 20% three-bedroom units which may be suitable for families with children.

13. Culture|Shift: Blanketing the City in Arts and Culture (2019)

Culture|Shift is Vancouver's overarching 10-year cultural plan that includes the cultural infrastructure plan, *Making Space for Arts and Culture*, and the *Vancouver Music Strategy*. Policy directions seek to increase support for the arts and culture sector, champion local cultural artists and creators, build on the City's commitments to Reconciliation and equity, advance community-led cultural infrastructure, make space for arts and culture, and to position Vancouver as a thriving hub for music. *Making Space* sets a city-wide target of securing 800,000 sq. ft. of cultural space, including 650,000 sq. ft. of new, expanded or repurposed space, with priorities for large outdoor spaces with functional infrastructure for performances including both amplified and non-amplified music, with capacities from 8,000 to 50,000. The proposal is required to meet the Cultural Services conditions in order to provide safe, affordable, accessible, and equitable use of functional outdoor performance spaces, as well as inclusion of Indigenous needs and priorities.

Responses to PDP Form of Development Conditions

PDP Condition 1.1 : provision of plans clearly indicating the scope of construction associated with each and all of the project's current and future development permit applications;

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

Provide three separate scope-of-work plans clearly delineating the scope for each and all proposed future development permit applications: one overall plan to specify the boundaries of below grade development, one to specify the boundaries of above grade development, and one to specify the boundaries along the water. This set of drawings will be required to be maintained and updated as required until completion. Refer to Rezoning Condition 15.

Applicant Response (2021.12.15)

Development will be phased from west to east. Extent and sequencing of design development, demo, excavation, and construction provided.

PHASE 1

- Development Permit: includes approx. 50% of the parkade (extent reaches eastern edge of Lot 1), Block A, Central Plaza, and Pacific Boulevard.
- Shoreline Development Permit: includes western edge of seawall to eastern edge of Legacy Forest.
- Excavation: approx. 50% of the parkade (extent of parkade reaches the edge of Lot 1).
- Delivery: approx. 50% of the parkade, Block A, phase 1 of the Seawall, and Pacific Boulevard adjacent to Block A.

PHASE 2

- Development Permit: includes remainder of parkade and Block B.
- Shoreline Development Permit: waterfront steps, pedestrian promenade, to the eastern extent of the seawall.
- Excavation: remainder of the parkade.
- Delivery: parkade under Block B, Block B, and Central Plaza.

PHASE 3

- Development Permit: Block C.
- Delivery: parkade under Block C, Block C, and remainder of the Seawall.
- REFERENCE | See folder "12 Drawing Set" for Schematic Phasing Plans (Landscape Set - Subdivision & Phasing Diagrams - L0.02-L0.03).

Staff Commentary:

Tracking the phases and stages of delivery of public benefits like the Social Housing, Childcare and Civic Centre is needed to ensure enactment items are provided in a timely way and to the satisfaction of the appropriate authority. Applicants have provided clarification of phases in the DP submission. Staff have asked for an updated matrix in Standard Condition A.1.6.

PDP Condition 1.2 : provision of reconciled plans and technical statistics (including confirmation of dwelling unit count, existing floor area, related exclusions, setbacks, height, parking, loading, bicycle and passenger spaces) to ensure clarity with respect to the development capacity permitted under the CD-1 and anticipated compliance for individual phases. Prior to issuance of the first Development Permit and each subsequent Development Permit, to the satisfaction of the Director of Planning, General Manager of

the Vancouver Board of Parks and Recreation, General Manager of Engineering Services, General Manager of Real Estate and Facilities Management, and General Manager of Arts, Culture and Community Services;

Note to Applicant: refer to Rezoning Condition 15 and Standard Conditions A.1.6 through A.1.14.

Applicant Response (2021.12.15)

Reconciled plans and technical statistics provided.

REFERENCE | See folder "12 Drawing Set" for Project Statistics (Architectural Set - Project Statistics/Unit Mix & Project Stats/Parking & Loading - A101-A102).

Staff Commentary:

Project statistics and plans are to be submitted and evaluated accordingly for each development permit and stage to ensure the proposed items for each sub-area and the site complies with the pending CD-1 By-Law. Staff require additional information to verify compliance with height, floor areas and parking, loading, bicycle spaces as outlined in the Standard Conditions A.1.8 to A.1.11. of this report.

PDP Condition 1.3: design development to further progress the form and character of the three major massing blocks in order to achieve, but not limited to, the following:

- i. to further articulate elements within and between each block so they are distinct from each other, but hold a familial relationship;
- ii. reduction of the block's perceived bulk and horizontality;
- iii. articulation of and sculpt the blocks tops with direction taken from the Plaza of Nation's CD-1 Guidelines (Section 08 Building Tops);
- iv. greater variation in the scale and visual expression of planter trees and greenery; and
- v. to further develop the massing and expression on the Pacific Boulevard elevations.

Note to Applicant: The Urban Design Panel appreciated the project's overall terrace form as a departure from the typical tower-podium, and its evolution since rezoning. However, further refinement to the articulation and architectural expression is required at the complete development application stage. In particular, the expansive horizontality resulting from the continuous uniform slab-edges should be punctuated by variations in façade treatment, planar-breaks, and other projections from the wall-face. These punctuations should be visible from not just a building scale, but also at a city- and block- scale when viewed from across False Creek, from Cambie Bridge and from a distance of two to three blocks away. Articulating and sculpting the building tops would further enhance the project's appearance and legibility at a city-scale, as well as allow blocks to be distinguished from each other improving building identity. Integrating landscape and trees is a critical part of the project's expression and can be used as a strategy to punctuate the horizontality. Substantial soil volumes, irrigation methods, and ease of maintenance should be ensured for the plantings survival. Lastly, the Pacific Boulevard elevations do not yet carry the strength of expression and articulation seen elsewhere. Consideration should be given to introducing a variety of projections and breaks in the massing. Refer to Rezoning Conditions 4, 5 and 7 on issues of building articulation. Sections on "Flex Zone", "Special Elements", "Façade Treatment", "Diversity in Architecture", "Soil Volume", "Building Tops" and "Vertical Green" in the Plaza of Nations CD-1 (349) Draft Design Guidelines are also helpful in furthering the design development. Also refer to Recommended Condition 1.10.

Applicant Response (2021.12.15)

The architectural expression of Phase 1 (Block A) was further refined to make the architectural gestures visible at building, block, and city-scale. The introduced breaks in the massing - defining a commercial podium and a curvilinear residential form on top - are reducing the perceived bulk of the building. Various approaches (in order to reduce the horizontality) were chosen to articulate the residential facade. A more sculptural form of balconies - creating a pattern of C-frames combined with balcony projections from the wall-face - is providing a specific identity to the exterior side of the building (Cooper's bldg, Pacific Blvd and Central Plaza side).

The integrated greenery and planter trees played an active role in sculpting the terraced form. The courtyard side of the building reflects a more subtle approach, varying in scale/ visual expression - similarly as the office podium and retail facades, where a variation of the language used for the residential portion of the building was developed to achieve a distinctive character/facade treatment. Scale of landscaping responds to the natural environment with more significant landscaping found on exposed terraces - where plants can take advantage of natural rainwater and sunlight - helping ensure the long-term viability of the landscaping.

REFERENCE | See folder "02 Design Rationale-Response" for Design Rationale (Massing Section). See folder "12 Drawing Set" for Renderings (Architectural Set - Renderings - A106A & A106B).

Staff Commentary:

The evaluation of the design at this Development permit has continued to reflect the massing principles and overall approach to support this concept to carry through to each block during the subsequent DP applications and staff will continue to review through the various complete development permit stages.

The architectural expression of this phase 1 was proposed with more curvilinear form to create the dynamic massing and sculptural balcony form. However revised massing enhances horizontality from the view from False Creek, and the opportunities of vertical green and fluid and continuous terracing landscaping were reduced by the newly introduced western podium and revised eastern massing. Recommended Condition 1.1 seeks to address this massing and architectural expression.

PDP Condition 1.4: design development of the public realm, architecture and landscape architecture to provide for a comprehensive, holistic and deeply integrated approach to ecological and sustainability expectations;

Note to applicant: The project is a unique opportunity to deeply integrate the sustainability strategies with the form of development and building expressions, and to contribute to urban ecology. The mountain concept can be taken further with the development of an ecosystem approach that enhances biodiversity and integrates landscape as central to the architecture. Landscape on the ground and upper levels should be considered holistically and be used to greater advantage from an ecological and green infrastructure stand-point. refer to Rezoning Condition 5 on the integration of architectural design and sustainability. Also see "Terraced Forms", "Vertical Green" and "Private and Common Rooftop Gardens" in the Plaza of Nations CD-1 (349 pending) Draft Design Guidelines. See also Recommended Condition 1.10.

Applicant Response (2021.12.15)

Edible landscape, community garden, and diverse plant species - with variable heights - designed in the public realm and rooftop common landscape areas. Planters with various soil depths are integrated into the terraced patios with drought-tolerant plantings to meet the ecological and sustainability expectations.

The stormwater management strategy has also been integrated into the design:

- Silva Cell system under the central plaza and sidewalk
- Deep soil planters on amenity patios and private terraces
- Extensive green roof on the tower rooftop (L28)
- Drainpipes brining rainwater from the upper terraces to the lower terrace planters.

REFERENCE | See folder "12 Drawing Set" for Planting Plans (Landscape Set - Planting Plans - L4.01-L4.07 and Landscape Plans - L5.01-L5.08).

Staff Commentary:

The evaluation of the design at this Development permit stage has continued to reflect the overall approach to support this concept, but further work is sought to ensure that the integral architecture and landscape are successful in the long term, and these proposals are embedded in ecological and sustainability strategies for the site. Standard Condition A.1.19 seeks to address further improvements. Also see Standard Conditions A.1.22 & A.1.23

PDP Condition 1.5: design development to refine the public realm treatment and enhance physical and visual connectivity. This includes but is not limited to, the following:

- i. improve public views to the Creek from the waterfront plaza area; and
- ii. provide universal and highly visible access and physical interconnection of all public paths and spaces on grade and above grade to ensure they are easy to discover, welcoming, functional, safe and enjoyable.

Note to Applicant: Physical and visual connections from the water's edge to the upper-level deck via the Grand-Stairs is one of the key feature of a public realm strategy that connects open spaces on multiple levels. A ramp should be integrated with the steps down to the water, and lower level(s) of the steps should provide sufficient space for people of all ages and abilities to gather by the water's edge. In addition, it is important that elevators operating during times the deck is open to the public are available and located at a highly visible area. Furthermore, to ensure the connection to the waterfront is optimal, particularly at the grand seating stairs; consideration should be given to remove some of the private docks proposed at this frontage. This would also allow clearer views of any floating stage that may be planned in the waterfront area as well as visual connection to the City beyond. Refer to Rezoning Conditions 10 and 11 for issues on public realm treatment, as well as sections on "Waterfront Zone", "Waterfront Plaza", and "Private and Common Rooftop Gardens" in the Plaza of Nations Draft Design Guidelines.

Applicant Response (2021.12.15)

Curvilinear design of commercial space at grade + wider plaza improves the view to the water from Pacific Boulevard (100ft width maintained at the narrowest point of the plaza). Large weather protection structures provided along the central plaza to improve the pedestrian experience and help activate the space all year. Scale of structure/canopy also increased (i.e. higher ceiling) to improve views to water. Universal, highly visible, and easy access to all public spaces will be designed. Phase 2 and Phase 3 DP designs will need to consider access to the following public spaces:

- Public rooftop on top of the Civic Centre (Block B);
- Pedestrian bridge (connects Block B to Block C);
- Waterfront steps (Phase 2 Seawall);
- Promontory lookout (Block C); and
- Grand Stairs (Block C).

Incorporating thoughtful and intentional signage into the design of the public realm will be useful in helping improve the public's experience/use of the multi-level public amenities on-site.
REFERENCE | See folder "12 Drawing Set" for section of canopy in the Central Plaza (Landscape Set - Landscape Sections - L8.06-L8.07). See folder "14 Additional Documents" for Signage & Wayfinding Strategy.

Staff Commentary:

The overall evolution of the public realm treatments and strategy have continued to reflect the objectives of the NEFC Plan.
Staff will continue to review and seek the improvements through the various complete development permit stages to ensure that conditions are optimized for these public realm spaces.

PDP Condition 1.6: design development to further refine the pedestrian experience through, but not limited to, the following:

- i. provision for finer grain retail frontages and adequate weather protection along all at-grade areas including the Central Plaza, Pacific Boulevard, Boardwalk, Waterfront Plaza, and Georgia Plaza, and;
- ii. clarity of the various residential, social housing, retail and civic entrances.

Note to Applicant: The current configuration of commercial retail on the Central Plaza suggests fewer, larger scale commercial retail and restaurant operators. Introducing some smaller, potentially local operators in this area is encouraged. While a finer grain retail fabric is desired, the development of retail frontages should also establish a hierarchy. For example, where there are more prominent anchor tenants, the entry-ways can be developed to articulate a special building corner. Furthermore, due to the complexity of programs on site, entrances could be approached similar to the approach taken with the 'portals,' in that they help break up the podium level facades, and animate the public realm. Refer to Rezoning Condition 16 on Retail Curation Strategy. Also see "Local Street", "Pacific Boulevard", "Ground-floor Animation", "Central Plaza", "Portals and Bridges", and "Lighting and Signage Strategy" in the Plaza of Nations Draft Design Guidelines.

Applicant Response (2021.12.15)

The podium facades were further articulated to provide a distinctive character (and weather protection) to the retail frontages on the pedestrian level. The established hierarchy of commercial/retail and residential entrances is providing another layer of refinement, thus helping animate the public realm at the same time. Retail Curation Strategy considers how ground-level retail will successfully complement the public realm design and programming (Central Plaza, Waterfront Plaza, Waterfront Promenade, Pacific Boulevard, etc.).

REFERENCE | See folder "12 Drawing Set" for Elevations (Architectural Set - Elevations - A301-A304) and Sections (Architectural Set - Sections - A401-A408) of the phase 1 building. See folder "14 Additional Documents" for the Retail Curation Strategy.

Staff Commentary:

The overall evolution of the public realm treatments and strategy have continued to reflect the objectives of the NEFC Plan.

As per the note to Applicant, the current configuration of commercial retail units on the Central Plaza suggests fewer but larger scale commercial operators, staff seeks a finer grain retail fabric to animate the space and create more human scale activities. Each public realm spaces have own identities and objectives, retail curation, programming and design approach should be established accordingly. Also refer to Recommended Conditions 1.2.

PDP Condition 1.7: design development to ensure that the minimum 80 ft. tower separation is achieved between the western edge of the tower form on Block A and the existing Cooper's Landing tower to the west, and to improve the angle of view from the upper levels of the Cooper's building toward the water;

Note to applicant: Further information is required to confirm the spatial relationships between the neighbouring tower and the proposed western edge of Block A towards Pacific Boulevard. In addition, while the proposed design addresses much of the Rezoning Form of Development Condition 1 with respect to the creation of a dynamic form and terracing, and the design and orientation of units to reduce overlook and enhance privacy, further consideration should be given to adjusting the angle and configuration of units along the leading western edge at the uppermost levels.

The objective would be to improve the extent of views to False Creek retained from the upper levels of Cooper's Landing to be more in line with what was approved at rezoning. Refer to Rezoning Condition 1 for the relation to the Cooper's Landing Building.

Applicant Response (2021.12.15)

Applicant engaged Butler Sundvick to complete field survey of Cooper's Landing (survey dated December 18, 2020). Architect used survey to comply with required 80ft tower separation. Curve of western flank adjusted to improve relationship with and view from Cooper's. Revised expression along the western edge maintains views toward the water from mid-level and improves views toward the water from penthouse level in the existing Cooper's Building (comparison between PDP and Phase 1 DP - note that significant progress has been made since rezoning). Privacy improved since PDP for two main reasons: 1) buildings now achieve an 80ft separation (separation increased by over 10ft) and 2) interior living spaces are recessed into the building and protected by C-frame form incorporated into the facade design. REFERENCE | See folder "12 Drawing Set" for dimensions on site plan showing that the 80ft separation between the phase 1 building and cooper's is maintained (Architectural Set - Site Plan - A104).

Staff Commentary:

The evolution of the design has successfully responded to this condition by achieving an 80ft tower separation, however, revised massing is apart from the intent and creation of the dynamic form and terracing, the angled projection of façade and units configuration along the leading western edge to create better views toward water. Current unit configuration is oriented toward adjacent Cooper's building, staff seeks further improvement of design approach to meet the intent of the Design Guidelines section 08 – Architecture and expression/Architectural diversity. Also refer to Recommended Condition 1.1.

PDP Condition 1.8: design development to resolve the proposed overhang of the waterfront building 'C' over the required seawall dedication at the waterfront;

Note to applicant: The dramatic forms sculpting the building to lean over the waterfront area are supported conceptually, but a continuous seawall dedication of 20 m including the seawall, clear of inhabited overhead structure, must be provided to future proof public access and adaptive responses to sea level rise. This could be achieved through the creation of a 15 m public dedication projecting beyond the furthest extents of the building. If instead, revisions are proposed to the built form to achieve this, the corresponding movement on the other side of building which advantages sunlight access and outlook from the public roof-top on Building B behind must not be compromised. Refer to Standard Condition A.2.22.

Applicant Response (2021.12.15)

20.0m wide seawall dedication shown in Subdivision Plan. Design of Phase 3 (Block C) to be further refined in Phase 3 DP. Block C will not overhang the seawall dedication and revisions to the building form will not impact sunlight access/outlook from the public roof-top on Phase 2 (Block B).

Staff Commentary:

This condition will be reviewed closely at the time of Phase 2 and 3 Development permit application process.

PDP Condition 1.9: design development to the public rooftop by performing the following:

- i. reallocate floor space and redesign the single market residential adjacent to the roof-top such that all building frontage, outlook and access to the roof-top level is public;
- ii. confirm that the outdoor space adjacent to the social housing amenity space is intended for social housing use, not market condo as currently noted;
- iii. provide a balance of passive and active landscapes to achieve ecological and sustainability goals while creating a variety of programming opportunities to ensure activation of the spaces; and
- iv. provide a landscape buffer between the daycare outdoor space and public amenity area; Layered planting that allows for a certain level of visual permeability would be desired;

Applicant Response (2021.12.15)

The public rooftop on Block B will be further design developed as part of the phase 2 DP application.

PDP Condition 1.10: design development to the upper levels terraces to improve integration and quality of landscape, and to ensure successful implementation and long-term health;

Note to Applicant: permanent planters are supported. Consolidate small planters to allow for contiguous soil volume to further support tree growth and health as well as rainwater management. Prior to issuance of the first development permit, provide a maintenance strategy for plantings on upper level terraces and roof decks. The maintenance strategy should not solely rely on residential access. Also refer to Rezoning Condition 17.

Applicant Response (2021.12.15)

Planters on upper-level terraces have been consolidated to achieve soil volumes and allow for the flow of rainwater. Maintenance strategies have been provided for different landscape areas including amenity areas, private patios adjacent to amenity areas, cascading private terraces, and extensive green roof on the tower rooftop.

Maintenance Strategy proposed as follows:

- i. PRIVATE PATIOS - LEVEL 6: access to terraces on L6 through amenity spaces. Gates between each terrace can be accessed and unlocked with master maintenance key.
- ii. PRIVATE PATIOS - LEVEL 15: access to terraces on L15 through amenity space and unit. Gates between each terrace can be accessed and unlocked with master maintenance key.
- iii. EXTENSIVE GREEN ROOF (L28): access from ladder to the roof.
- iv. PRIVATE PATIOS ON UPPER-LEVEL TERRACES: access from unit with notice and master key.

Upper-level terraces requiring maintenance access through the units: Strata will have master key for maintenance and will give proper notice to the tenants before accessing terraces/landscaping.

Requirements for maintenance - to ensure survival of landscaping - will be included in the Disclosure Statement, so buyers legally agree, at the time of purchase, to allow maintenance access to their terraces/landscaping.

REFERENCE | See folder "12 Drawing Set" for maintenance access doors and routes (Landscape Set - Soil Volume Plan - L6.02-L6.04).

Staff Commentary:

The approach to the landscape treatment and maintenance assurances on the upper level private patios and common amenity spaces continues to evolve through various design iterations. Further design development is needed, with special attention to the private terraces and planters, to demonstrate that overall quality, spirit and intent is upheld from rezoning through to the current submission. To ensure the survivability and long term health of terraced and rooftop plantings, staff are requesting additional information about the landscape maintenance strategy and ease of access.

Separate landscape maintenance manuals are required based on ownership and maintenance obligations for each maintenance zone. Landscape maintenance legal mechanisms are being explored in consultation with the applicant and city staff. These items are addressed in Landscape conditions A.1.23 - A.1.25.

PDP Condition 1.11: consideration to retain and conserve the Expo 86 Pylons in a meaningful way with a Commemorative Program;

Note to Applicant: The original pylons marked the entrance of the Plaza of Nations site during Expo 86. The purpose of this program is to commemorate an important historic city event which was so instrumental in the development of the Vancouver that we see around us now. A Commemorative Program should include a conservation plan for the retention of the pylons and a commemorative competent. For example: a commemorative plaque, developed and placed in a public area. It may also include a more comprehensive, historically-accurate record of the Expo 86 event, like video and or audio programming, as a permanent record, available to public. Please contact City Planning staff to discuss the best placement and to coordinate with Heritage Planning for protection and relocation of the pylons. Zlatan Jankovic, Heritage Planner, 604.871.6448

Applicant Response (2021.12.15)

Expo 86 Pylons as gateway features: one will be located at the Central Plaza north entry and another at the access point from the adjacent Georgia Civic Plaza to Plaza of Nations. Consideration for the pylons to be integrated into the signage/wayfinding strategy as a placemaking element. Pylons could also be incorporated into the public art process. Pylons located to ensure they do not block pedestrian flow to the plazas or obstruct views to the water.

REFERENCE | See folder "12 Drawing Set" for potential locations (Landscape Set - Site Plan - L2.01). See folder "14 Additional Documents" for Signage & Wayfinding Strategy.

Staff Commentary:

Condition is generally satisfied, staff will continue to review and ensure that the pylons not impinge upon any loading or public access requirements for events, and they are positioned in a publicly accessible area. However, the commemorative component (a panel, plaque or video display) exhibiting historic information and preserving the memory of the Expo 86 event has not been developed nor presented. This commemorative component should be located in proximity to pylons and be publically accessible.

A.1 Urban Design Standard Conditions

A1.1: Minimize the visual and acoustic impacts by the mechanical and electrical equipment

A1.2: Requirement of an acoustical consultant's report

A1.3: Requirement of written confirmations of acoustical measures and separation

A1.4: A bird friendly design

Staff Commentary:

These conditions are generally satisfied with provided documents at this Development permit stage, staff seeks additional confirmations. Refer to Standard Conditions A1.16. Also see Landscape condition A.1.26.

Conclusion

The proposal for 750 Pacific Blvd. represents a high-quality mixed use development consistent with the objectives envisioned under the *North East False Creek Plan and False Creek North Official Development Plan amongst other relevant policies, by-laws, plans and guidelines*.

Further Urban Design conditions listed in this report seek refinements to the building massing and public realm spaces to respond to the CD-1 By-Law (349) *Design Guidelines*.

Staff recommend approval of this proposal subject to the outlined Recommended Conditions.

URBAN DESIGN PANEL

Please see Appendix 'F'

ENGINEERING SERVICES

The development relies on the infrastructure works delivered through the NEFC Plan to service the site. The NEFC Infrastructure Project will be delivered in two construction packages to better align the delivery of critical infrastructure with the anticipated pace of development in NEFC. Package 1 delivery involves the reconstruction of Pacific Boulevard between Pat Quinn Way and Expo Boulevard as a two-way street and upgraded sub-surface utilities is required to support full build-out of this development. Package 2, which includes the replacement of the viaduct structures, is able to occur independently of this development's construction phasing and is not a pre-requisite to this development's build-out.

The proposed construction phasing of this development application requires further refinement prior to issuance of the first phased development permit. Standard Condition A.2.1 requires updated construction phasing to coordinate with the NEFC Infrastructure Project and to confirm disruptions to the Seawall pedestrian and cycling paths are minimal and access is maintained to the greatest extent possible.

The form of development proposed within this application requires further refinement prior to issuance of the first phased development permit. Standard Condition A.2.3 requires that the internal roadway provide an AAA cycling facility to current City standards along the west-most north-south section, connecting Pacific Boulevard to the Seawall.

In keeping with the NEFC Plan, the residential parking proposed for the site will be unbundled from residential units and available to rent in order to meet the changing needs of residents over time. Please refer to Standard Condition A.2.2.

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

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

LANDSCAPE PLANNING

Overall, staff supports the significant contribution to public realm, sustainability, resiliency and biodiversity offered by a series of public and semi-public open spaces on grade and above grade, terraced landscape that extends the natural environment from the water's edge through the architecture to the rooftop, as well as a renewed legacy forest and enhanced shoreline.

Upper level plantings are integral to the project, contributing to architectural expression, urban ecology and biodiversity. A number of the rezoning conditions as well as recommended condition 1.2 and 1.10 seek further development of this concept from an ecological and green infrastructure standpoint, as well as the provision sufficient growing medium, irrigation and maintenance to ensure the establishment, growth and long term health of these upper level plantings.

For the ground level landscape treatment, the PDP and subsequent development permit phase landscape plans should also be exemplary in specifying best practices, construction methods and maintenance requirements that support healthy landscapes and ecosystems. The use of soil cells for street trees and the provision of extra soil depth for trees in the central plaza are highly supported. The ground level and upper level landscape treatments should be considered holistically to provide maximized ecological and green infrastructure benefits.

Visual and physical connectivity is another key consideration. While a network of pathways, stairs, ramps, elevators and a bridge have been proposed to connect key public spaces, further design development is needed to ensure the provision of a welcoming, universally accessible and enjoyable route to the water's edge. This is further elaborated in Recommended Condition 1.3, and strengthened by Standard Condition 1.31 to ensure that enhanced flood protection methods can still allow for access and views to the water.

Besides providing spaces for public life, the waterfront and shoreline treatment also contribute to restoring urban ecology. The legacy forest is lined with riparian edges and rocky intertidal zone, and the hard-edge portion of the seawall features habitat shelves. Recommended Condition 1.4 and Standard Conditions A.1.16 and A.1.17 seek for further development of these habitat areas, as well as a habitat plan and maintenance specifications to ensure successful implementation and long term health.

The recommendations of Landscape Review are contained in Appendix A attached to this report. See also the *Marine Rocky Intertidal Guidelines for NEFC* in and the PDP, recommended Condition 1.3 i as well as the Standard Conditions A.1.52 and A.1.53 related to habitat and the seawall design.

HOUSING POLICY & PROJECTS / SOCIAL POLICY & PROJECTS / CULTURAL SERVICES

Phase 1 of the project will include no more than 80% of the floor area as market strata, and a minimum of 20% of the floor area as social housing, which equates to no less than 160,500 sq. ft., and minimum of 171 units. The social housing will be delivered turn-key, and will be managed as part of the Vancouver Affordable Housing Endowment Fund (VAHEF) portfolio. Staff will select a qualified housing operator through a competitive process to operate the social housing units. Key lease terms and affordability will be brought forward in a future report for Council approval. At a minimum, 30% of the units are to rent to households with incomes at or below BC Housing's Housing Income Limits (HILs), at rental rates of no more than 30% of income. Further, phase 2 of the project will be required to deliver the remaining social housing; across the project (Phase 1 and Phase 2), the requirement is at least 20% of the proposed residential floor space to be social housing, with no less than 321,000 sq. ft., and a minimum of 342 units.

ENVIRONMENTAL PROTECTION BRANCH

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

BUILDING REVIEW BRANCH

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

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

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

NOTIFICATION

On March 24, 2022, 6513 postcards were sent to neighbouring property owners advising them of the application and offering additional information on the city's Shape Your City webpage. Site signs were confirmed installed on December 10, 2019. The comment period was active from November 1, 2021 to November 16, 2021. A Virtual Open House was held from April 4th to April 10th.

A second notification postcard was sent on May 30th informing the public of a change of date of the Development Permit to June 27th at 3pm.

Summary of Public Comments

Throughout the notification period, the City received 36 written comments. Of those who responded, 16 were in support, 10 in opposition and 10 of mixed opinion. Generally the opposition to the proposal centered on the massing, architectural qualities, lack of affordability and loss of views and access to sunlight due to the new building(s). Additional concerns were expressed over phasing, timing of the delivery of the Civic Centre traffic congestion and lack of new green space and places to walk dogs. Those in support were happy to see a new sea wall, additional opportunities to stop for food and drink as well as the added residential dwellings.

Comments were received following the re-notification from residents. Generally writers stated their support of the proposal but added that the massing and density were too much for the site and will block view of the stadium or to the waterfront. The lack of school capacity for additional and growing residents of the Downtown core was a theme that several residents raised.

Staff Response to Public Comments

"I (have) concerns that young families...lack of access to schools in neighbourhoods. (What) has the CoV asked of the developer in terms of adding school facilities on site or in neighbouring properties? Especially with the 180 units of social housing - some of which will benefit families one hopes - in addition to the 648 residential units, there must be addition of property being offered to lease or use by VSB for an elementary school....I like this vibrant, diverse neighbourhood and I would like to see more young families able to stay here."

Staff Response: The Public Benefit Strategy includes a Civic Centre with 69 space childcare and a Community Centre with ice rink and music presentation centre. Approximately 342 units of social housing will also be delivered over the course of the phases. The overall benefit to the City will be in excess of 325 million dollars as determined by the Council approved rezoning.

"The proposed social housing should actually be affordable for families. Not market rate, but truly affordable. A housing co-op that could rent from the city or owning company could also work."

Staff Response: The social housing, which in each phase of the project (phase 1 and phase 2) must include a minimum of 171 units, is required to have at least 50% family units including 30% two-bedroom units, and 20% three-bedroom units or larger. At a minimum, 30% of the units must be rented to households with incomes at or below BC Housing's Housing Income Limits (HILs), at rental rates of no more than 30% of income. Staff will explore opportunities to deepen affordability beyond the minimum requirement and will select a qualified housing operator through a competitive process. Both the final affordability level and operator selection will be brought forward to Council at a later date.

"We desperately need more community centres in this area. The West End community centre is being updated, the aquatic centre is literally falling apart. A daycare and school is desperately needed in this area. Crosstown Elementary Schools and daycares are already at capacity."

Staff Response: The new Civic Centre being provided in Block B (the next phase) of this development will have a 69 space childcare. The Council approved rezoning requires delivery of the childcare before occupancy can be granted to the market residential and commercial spaces.

"...proposed development is massive and completely out of proportion to any neighbouring buildings, especially for a waterfront development. It will dwarf and overwhelm everything around if...(it) will largely erase any view of BC Place from the waterfront. Currently BC Place is an iconic landmark on False Creek will be lost to view by everyone. The only view left of BC Place now is from the waterfront and it will be reduced to a fraction of the facility by this development."

Staff Response: One of the guiding principles of the NEFC Plan is to preserve views of the stadium from across the creek. Planning has been working with the applicant team to ensure views of the stadium spires, lights and from the stadium to the water are retained. Views from the seawall will be improved with the waterfront treatment. Please see Recommended Conditions 1.1 i and ii as well as PDP Conditions 1.3, 1.4 and 1.5.

"... too huge for the area already streaming with people and traffic on game days. There is no indication of a study or solution to tackle this upcoming traffic calamity."

Staff Response: The applicant has prepared a Transportation Assessment and Management Study for the development of the Plaza of Nations site. The study evaluates and confirms the proposed street network will provide sufficient capacity to adequately service the anticipated future development traffic volumes in addition to the background traffic volumes. Standard Condition A.2.24 requires a finalized Transportation Assessment and Management Study to be provided at each development permit phase, reflecting all updated transportation conditions.

The Northeast False Creek (NEFC) infrastructure design supports delivery of a new resilient road network of complete streets that can accommodate 100% of existing and future traffic and offers better performance for all modes when evaluating the planned changes in land use and density for NEFC. Phase 1 of the new resilient road network will be completed prior to completion of the first building.

"... (too much) concrete with virtually no open public greenery. Countless people use the sea wall (and) grass areas all over for rest and quiet enjoyment...There is absolutely no planning to attract wild birds"

and small wildlife to render the area more natural. (Too) imposing with no inviting public areas. It does not in any way fit with the city's goals and priorities."

Staff Response: This site is the former Plaza of Nations and has been historically a highly urbanized site. There are sizeable public greenspaces to the west (Coopers' Park), east (Creekside Park), and on the south shore of False Creek (Hinge Park & Habitat Island) immediately opposite of this site.

"I will have a direct view of this building from my condo at the end of False Creek, so I am please to see such an attractive design...happy to see more social housing incorporated into the plan. I would only ask that the city consider the every-growing traffic on the seawall in this area and plan wider (and separated) cycling and pedestrian paths. "

Staff Response: The seawall will be designed and built to modern standards for shoreline flood protection including accommodation for future sea level rise and seismic events. The structural and geotechnical requirements for the seawall are embedded beneath the finished surface so that cycling and pedestrians paths can be easily accommodated overtop.

"I'm happy the plaza of nations is being developed. I'm excited for new shops in the area and more housing options."

"Looks fantastic. Let's get on with developing all of the Northeast False Creek in this manner."

"I generally support this project. This is a very underused site, and the proposed building fits well with the character of other buildings in the area. We certainly need all the homes it will provide. Given the site's proximity to the SkyTrain, 5 levels of vehicle parking seems extremely excessive. We are facing climate breakdown and the city has aggressive mode shift goals to meet. I'd like to see the number of parking stalls reduced by half and the addition of car share and e-bike shares instead. I'd also like to see a reduction in the terracing of the building. Providing more homes OSS more important than preserving voice cones or avoiding shadows."

"Finally this area of Vancouver is being activated, good to see social housing, hopefully that is continued throughout the north false creek redevelopment."

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 in this report.

J. Greer
Chair, Development Permit Staff Committee

H. Kobayashi
Development Planner

K. Hsieh
Project Coordinator

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 Enactment can and does become approved by City Council;

A.1.2 the proposed Form of Development can and does become approved by City Council; and

Urban Design Conditions

A.1.3 design development to the proposed material palette to enhance the apparent warmth and visual interest of the building, including incorporating different textures, colours, and finishes;

Note to Applicant: Further exploration to create unique opportunity to incorporate different textures, colour and material should be considered.

A.1.4 provision of an architectural lighting and signage strategy to enhance the character of the building and provide visual interest at all hours;

Note to Applicant: Building lighting and signage must be designed and integrated with building design, and should provide for enhanced pedestrian experience of the public realm and roof amenity level. Also refer to Development Review Branch conditions: x.x compliance with the sign by-law.

A.1.5 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 example of built features intended to create a bird-friendly design. Also refer to Standard Condition A.1.26

Development Review Branch Conditions

A.1.6 provision of updated matrix plans and technical statistics to ensure clarity with respect to the development capacity under the pending CD-1 By-Law and anticipated compliance for each individual phase and sub-area;

Note to Applicant: Refer to PDP Upfront Condition 1.2, and Rezoning condition 15. and Standard Conditions A.1.41, A.1.42 and A.1.45.

A.1.7 confirmation of compliance with Section 6 (View Cones) of the pending amendment to the CD-1 (349) By-Law and View Protection Zones 3.2.3, 9.1, 9.2.2, E2.1 and E.2.2 as follows:

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

A.1.8 confirmation of compliance with Section 5 (Floor Area and Density) of the pending amendment to the CD-1 (349) By-Law as follows:

i. label, dimension, provide area calculations and coordinate floor area plans with floor area verification sheets and project data summary for the following:

- a. retail and office uses;

Note to Applicant: Net floor area for the retail use and office use are to include pro-rated spaces that are shared between uses (such as corridors/hallways, stairs, elevators etc.). The net floor areas are required to calculate loading, bicycle and passenger loading spaces. Refer also to Standard Condition A.1.6.

- b. below grade “private garage” areas:

Note to Applicant: Label and identify floor areas adjacent to vehicular parking spaces 259-260, 279-280, 299-300, and 301-302 at Levels P3 and P4. Future conditions may be required pending confirmation of floor area use.

- c. all indoor and outdoor floor area exclusions;

Note to Applicant: All indoor and outdoor areas on all levels (parking, below grade mechanical, patios, roof decks etc.) excluded from floor area must be accounted for in the floor area verification sheets. Reference applicable sections in the pending CD-1 (349).

- d. central plaza;

Note to Applicant: The areas under the proposed “canopies” with posts need to be accounted for in floor area calculations.

- e. stairs, fire escapes, elevators shafts on each level;

Note to Applicant: Stairs, fire escapes, and elevators shafts are measured by their gross-cross section areas and included in the measurements for each floor at which they are located.

- f. residential amenity; and

Note to Applicant: As per Section 5.5 (b), residential floor areas must include a minimum 1,350 sq. m (14,531.0 sq. ft.) of amenity, recreational and meeting rooms’ accessory to a residential use.

- g. storage;

Note to Applicant: All storage to be labelled as residential or non-residential. As per Section 5.5 (c), residential floor area must include a minimum of 3.7 sq. m (40 sq. ft.) for each dwelling unit. The project data summary shows several dwelling units with only (20 sq. ft.) of storage floor area. Illustrate the required residential storage floor area minimum of 3.7 sq. m (40 sq. ft.) for each dwelling unit to verify the required minimums are being met and coordinate with project statistics on dwelling unit type provided on sheet A101B. Refer also to Standard Conditions A.1.45.

- A.1.9 confirmation of compliance with Section 11.10 (Dwelling Unit Size) of the Zoning and Development By-Law as follows:

- 9A.1 dimension dwelling units to illustrate floor area size; and
- 9A.1 note only net dwelling unit size on floor plans;

Note to Applicant: Coordinate illustration and size with project data summary. Dwelling unit size are required to calculate bicycle space requirements. Future conditions may be required pending confirmation of each dwelling unit size.

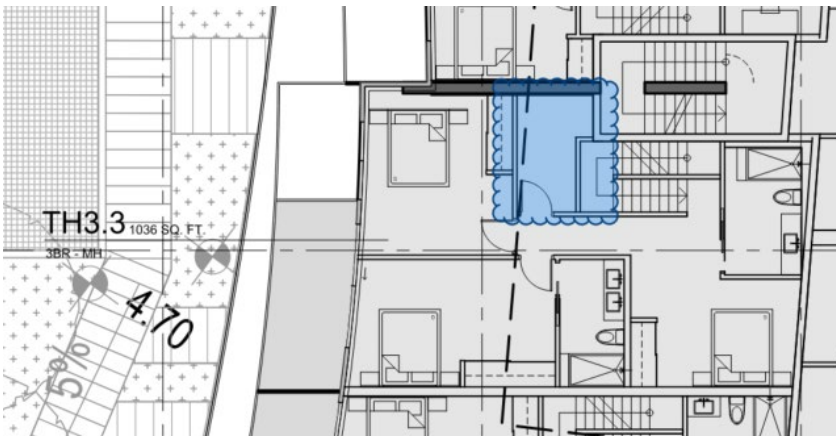
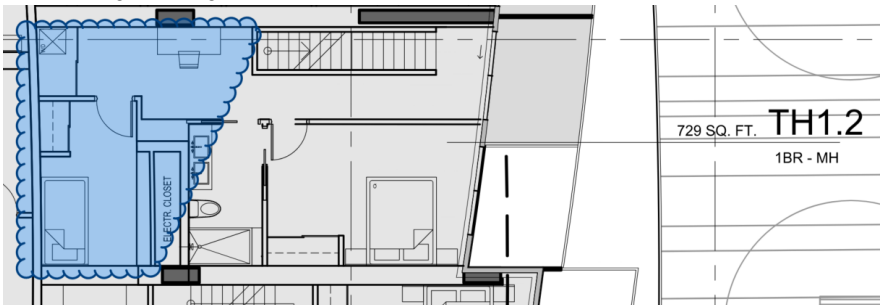
A.1.10 confirmation of compliance with Section 7 (*Horizontal Angle of Daylight HAD*) of the pending amendments to the CD-1 (349) By-Law as follows:

- i. illustrate HAD for each habitable room including distance dimensions and daylight angles;
- ii. dimension and note sizes for interior clerestory and/or other window fixed opening, and door way opening for habitable rooms in 3 bedroom units that require borrowed daylight access;

Sheet A510



Sheet A201 – A202





A.1.11 confirmation of compliance with Section 4 to 7 for Parking, Loading, Bicycle, and Passenger spaces of the Parking By-Law:

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

Note to Applicant: Refer also to Standard Conditions A2.20. Conditions regarding parking, bicycle, vehicle and passenger loading associated with the TDM Plan and Agreement, will be satisfied upon acceptance of that plan and agreement.

A.1.12 provision of a vertical vent space to accommodate any future proposed restaurant exhaust from the commercial level;

Note to Applicant: The intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building. Refer also to the *Floor area exclusions for Kitchen Exhausts Ducts and Shafts Bulletin*

A.1.13 revision of drawing package as follows:

- i. coordinate and match project data and survey;

Note to Applicant: Site area noted on project summary should reflect the entire site within the property lines boundary per the legal survey. Ensure all site area measurements are coordinated and equal the same amounts. Refer also to Standard Condition A.1.18 and Standard Condition A.2.5.

- ii. confirm proposed Retail Use subtype:

Note to Applicant: Per Section 3.1 (f) of the pending CD-1 By-Law, retail uses are limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store and Small-scale Pharmacy. Refer also to Section 2 (Definition) of the Zoning and Development By-Law.

- iii. correct dwelling unit type notation of Level 2 TH3.1 to match illustration;
- iv. label all floor areas uses/rooms;
- v. delete all patio seating adjacent to non-residential units on Level 1 or notation on plans confirming that: *“all outdoor patio seating is for reference only and is not approved under this Development Permit”*. A separate permit is required for patio seating.

A.1.14 notation on plans of the following:

- i. *“All building dimensions, setbacks and yards are to the outside of cladding”;*
- ii. *“Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555”;*
- iii. *“Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building”.*
- iv. *“Provision of energized outlets in accordance with Section 4.14 and 6.3.21 (Electric Vehicle Charging Infrastructure Requirements) of the Parking By-law”.*
- v. *deletion of all references to the proposed signage, or notation on plans confirming that: “all signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner[s] assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits”;*

Note to Applicant: The Sign By-law Coordinator should be contacted at 604.873.7772 or sign.permits@vancouver.ca for further information.

A.1.15 Submission of an acoustical consultant's report which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

A.1.16 submission of written confirmation by the applicant that:

- i. the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
- ii. adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
- iii. mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;

A.1.17 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

A.1.18 submission of original, digitally signed, and sealed survey plan of the site, verified by a British Columbia Land Surveyor;

Landscape Planning

A.1.19 design development to the private landscape terraces and public amenity areas on the buildings to further enhance the themes of integrated 'vertical green' architecture and urban ecology, and the following;

- i. increase the quantity, size and variety of the built in planters and related structural design on private patios;
- ii. increase the ratio of planters to hardscape on private patios; and
- iii. increase the size of the metal planters or delete the metal planters and substitute/consolidate to provide a variety of larger, cast in place, built in planter types;

Note to Applicant: Refer to Urban Design conditions 1.1 (i),(iii),(vi). The design response should be more consistent with previous concept plans and phases of approval. Refer to Urban Design condition 1.1, *Plaza of Nations CD-1 (349) Design Guidelines* (section 06), Rezoning conditions 5, (b) 20-23, and PDP condition 1.4, 1.10, A.1.16, A.1.17.

Central Plaza design:

A.1.20 design development to the plaza including the following:

- i. Ensure spatial compatibility and integration with the retail interface, retail patios, tree rows and weather protection with the related programming;
- ii. Optimise tree health, growth potential and longevity by increasing soil depth and related contiguous soil volume available to tree roots by lowering the parking slab (Note: refer to PDP report, pg.16, applicant response to rezoning condition 6 is a commitment to public realm soil depths of min. 2.1 m above parking levels. The current plans propose 900 mm soil depths [a depth less than the CSLA Landscape Standard for trees]. The plans will need to demonstrate that vertical and horizontal soils are contiguous and exceed minimum standards for planting on slabs);
- iii. Provision of large scale, dimensioned sections through the slab, growing medium, root ball, tree rows and buildings;
- iv. Provision of a detailed written rationale that expands upon the intended plaza pedestrian scale and experience, programming, spatial/ functional requirements, ownership implications and landscape maintenance needs coordinated with the 'Maintenance Plan/ Manual' for the complete site (irrigation, soil, plant health, seasonal);
- v. Provision of final written details and plan illustrations for temporary stages, movable furniture, event planning, lighting, weather protection clearances, washroom access, storage space, electrical connections, wayfinding and signage; and
- vi. Provision of an access, circulation and wayfinding plan (refer to Rezoning condition #14)

Note to Applicant: Refer to Urban Design condition 1.2 (i),(ii). The overall plaza design response should be more consistent with previous concept plans and phases of approval.

Refer to Urban Design condition 1.1, Rezoning condition #6, PDP conditions and *Plaza of Nations CD-1 (349) Design Guidelines* (section 3) please also refer to Recommended Condition 1.2 regarding the Central Plaza.

Sustainable Sites

- A.1.21 provision of soil volume and vegetative coverage calculation overlay plans for (i) Phase one, and (ii) individual buildings within Phase One:

Note to Applicant: This can be done by providing a flattened plan, from “bird’s eye” view, with tree canopy and green roof coverage calculations. Overlay sheets are to be updated with each development permit. Refer to Large Sustainable Sites, section ‘Sustainable Site Design’ and PDP condition (b)26..

- A.1.22 provision of a habitat plan, written rationale and a maintenance specification, that includes site plantings, selection rationale, anticipated environmental services, and appropriate maintenance details;

Note to Applicant: See Sustainability Condition (b)45

Maintenance

- A.1.23 provision of detailed landscape/ architectural plan(s) or equivalent that clarify ownership and landscape maintenance obligations for public and private property for phase one, including maintenance access for all outdoor amenity areas and private, terraced landscape patios;

Note to Applicant: maintenance of planters on private patios should not rely on access through private units. Explore alternative access options such as overhead cable systems or submit a detailed rationale outlining the constraints and hardship. The future owner(s) of the building are individually and collectively responsible for ensuring that private patio plantings are regularly maintained according to the approved plans and maintenance manual(s) for the life of the building. Refer to Recommended Condition 1.1 vi.

- A.1.24 provision of a large scale site plan(s) or equivalent that clarify ownership and landscape maintenance obligations for public/private property;

Note to Applicant: refer to Standard Conditions A.1.36, A.2.1 and A.2.11 regarding maintenance plan and agreements.

- A.1.25 provision of high efficiency irrigation for all planted areas and individual hose bibs for all private patios of 100 square feet (9.29 sq. m) or larger;

Note to Applicant: Provide a separate partial irrigation plan within the landscape plan submission illustrating symbols for hose bib and stub out locations for the automatic irrigation system. Urban agriculture plots should be irrigated manually by hose bib. Provide accompanying written notes on the same plan and/or landscape plan describing the intent and/or standards of irrigation.

- A.1.26 application of the principles of the City of Vancouver, Bird-Friendly Design Guidelines for the protection, enhancement and creation of bird habitat and to reduce potential threats to birds in the City;

Note to applicant: refer to A.1.5 and the following links:

<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>

<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

Cultural Services

A.1.27 design development of the Central Plaza to allow for arts and culture programming and events including the following:

- i. capability of day and evening live amplified music presentation and performance that includes all genres of music, as well as, rotating pop-up shops, farmer's / festive markets, neighbourhood movie nights, free concert series, car shows, music / art / cultural festivals, etc., as per Retail Curation Strategy and results of stakeholder engagement process outlined in *Public Space Stewardship Plan*;
- ii. clarify impact of proposed canopy on acoustic excellence for live music performances (amplified and non-amplified); Refer to PDP condition A.1.43; and
- iii. provision of a detailed functional program along with drawings that indicate the special design considerations and location of infrastructure required for event and/or presentation use, including but not limited to:
 - a. location of event and live performance location(s) including temporary stage site with stage size of minimum 20ft x 30ft and indication of circulation during events/performances—further work on confirming stage size with community input through arts and culture consultation via Public Space Stewardship Plan engagement;
 - b. A minimum of 16m x 60m clear plaza space must be maintained free of fixed site furnishings to allow for programmable event space;
 - c. indicate width and height of canopy coverage and trees, and fire lane access/egress, to ensure provision of adequate clearance for stage tenting and events location(s);
 - d. weather/elements protection: provision of canopy covering options for stage, while ensuring structural support for the cover maintains clear lines of sight through the programmable event space;
 - e. loading access;
 - f. confirm structural load capacity will accommodate loaded forklifts required for set up for live events ;
 - g. electrical supply and infrastructure for lighting, power and sound located by designated stage location;
 - h. Lighting to meet CPTED requirements;
 - i. running water: Lockable in-use hose bibs and drinking fountains/bottle fill stations;
 - j. Drainage and sanitary: Provide greywater washout sanitary connections for food related events;
 - k. public washroom access and location within plaza;
 - l. location at grade of back of house and storage areas (i.e. storage for movable chairs/tables/other site furniture), roughly 350 sq.ft; and
 - m. bike share stations and bike racks cannot be located within the programmable event space.

Note to Applicant: Refer to Recommended Condition 1.2 I as well as Rezoning Condition #67; Preliminary PDP condition A.1.42. Contact REFM and Cultural Services staff to discuss details of infrastructure requirements. Contacts: Juliana.Wong@vancouver.ca and Kristen.Lambertson@vancouver.ca

A.1.28 design development of a level, hard-space plaza (preferably a portion of the required Central Plaza or Waterfront Plaza) for the music presentation centre for outdoor dining with easy and direct access to and from amenity's food and beverage space, and for occasional event use, providing a useful, flexible space that can serve a variety of needs which include accommodating spillover functions from the music presentation centre, and informal and formal plaza use. Refer to Conditions of Approval of the Form of Development (c)66;

A.1.29 provision of written mechanical and electrical concepts and an Owner's Project Requirements (OPR) for commissioning for COV Operations review review for Central Plaza;

Note to Applicant: Provide separate mechanical and electrical rooms, and separate systems, designed to meet the requirements in the Housing Design and Technical Guidelines and the City of Vancouver Facilities Standard Manual.

A.1.30 provision of functional program for Waterfront Plaza to ensure markets, event and arts and cultural programming intended uses can be met and do not conflict with landscaping, engineering and transportation needs, and regular passive use of plazas; Refer to PDP condition A.1.44;

A.1.31 revision of *Public Space Stewardship Plan* to include, but not limited to the following:

- i. Programming guidelines for events, including priority for affordable community access and bookings for City and Vancouver-based NPOs for arts and culture programming;
- ii. Maximum allowable capacity numbers, scale and frequency for events;
- iii. Types of allowable events, including amplified live-music presentation;
- iv. Safety/enforcement need to include considerations for ensuring DTES and racialized communities, as well as Indigenous peoples feel welcome and included. Refer to Conditions of Approval of the Form of Development 69;
- v. Clarity on Stewardship Plan integration with Retail Curation Strategy; and
- vi. Process and participant selection of forthcoming stakeholder engagement, to the satisfaction of the Managing Director of Cultural Services, that includes affordable programming needs and opportunities from the following stakeholders:
 - a. City of Vancouver;
 - b. local potential arts and culture user groups; and
 - c. Musqueam, Squamish and Tsleil-Waututh Nations and Urban Indigenous communities. Engagement to also include safety requirements for these nations and communities.

Note to Applicant: Refer to Standard Condition A.2.12.

A.1.32 contract design input and review from a qualified Coast Salish Cultural Advisor, to the satisfaction of the Managing Director of Cultural Services, to ensure culturally responsive planning in relation to the Musqueam, Squamish and Tsleil-Waututh Nations and Urban Indigenous communities in the plaza stakeholder engagement process and in the design development of the Public Realm, including Central Plaza and Waterfront Plaza.

Note to Applicant: Refer to Conditions of Approval of the Form of Development 69. Contact Cultural Services staff for more information and to discuss further. Contact information: Kristen.Lambertson@vancouver.ca information:

A.1.33 design development of the Public Realm, including Central Plaza and Waterfront Plaza, with design input and review from a qualified Coast Salish Cultural Advisor, and integration of results from the plaza stakeholder engagement process, to the satisfaction of the Managing Director of Cultural Services including but not limited to the following:

- i. Support Musqueam, Squamish and Tsleil-Waututh Nations and Urban Indigenous communities programming needs and opportunities, and safety requirements;
- ii. Normalize Indigenous language in Vancouver, including the hə́n̓qə́mih̓ə́m̓ language of the Musqueam, Tsleil-Waututh Peoples, and the Sk̓w̓x̓w̓ú7mesh language of the Squamish Peoples, through wayfinding and place/asset naming; and
- iii. Integrate Musqueam, Squamish and Tsleil-Waututh designs as a permanent part of the public realm infrastructure.

Note to Applicant: Refer to rezoning Condition #69. Contact Cultural Services staff for more information and to discuss further. Kristen.Lambertson@vancouver.ca.

Crime Prevention Through Environmental Design (CPTED)

A.1.34 provision for Crime Prevention through Environmental Design (CPTED) including :

- i. design measures intended to mitigate real or perceived safety threats in alcoves, and vandalism;
- ii. provision of lighting in outdoor common areas and paths;
- iii. provisions intended to maximize visibility and security in the underground parking garage in accordance with the Parking By-law including;
- iv. providing 24-hour overhead lighting;
- v. providing white-painted wall surfaces, and
- vi. ensuring a high degree of visibility at doors, lobbies, stairs, and other access routes;

Note to Applicant: Light fixture types, locations, and illumination levels should be indicated on the landscape or site plans, and should be integrated into the site and building design. Site lighting should address strategies for path and exit lights, wayfinding, security, decoration, and mail delivery. Exterior lights should be oriented away from adjacent residential properties.

Park Board

A.1.35 provision of revised landscape drawings confirming provision of satisfactory growing medium volumes in the City dedication areas as follows:

- i. confirmation that 30m³ of soil is provided for each large street tree;

Note to Applicant: Each large tree (i.e. *Fraxinus pennsylvanica* ‘Cimmzam’) should have access to minimum 30m³ growing medium volume or minimum 15m³ growing medium volume per tree within connected volumes. Refer to Recommended Condition 1.2 ii.

- ii. confirmation that a minimum of 15m³ of connected growing medium is provided per each tree within the Legacy Forest;

Note to Applicant: this can be achieved by providing a standard Legacy Forest tree planting detail and updated sections. Refer to the Canadian Landscape Standard. Each tree should have access to a minimum of 30m³ growing medium volume or 15m³ growing medium volume per tree within connected volumes.

- iii. confirmation of even distribution of Silva cells in order to encourage symmetrical tree growth where parallel rows of trees are proposed;

Note to Applicant: This can be achieved by reallocating the Silva cells clustered along the north side of the seawall tree allée to other areas. Refer to Standard Condition A.1.21 iv.

- iv. provision of structural soil adjacent to Silva cells where possible;

- A.1.36 provision of a maintenance plan;

Note to Applicant: Refer to Standard Condition A.2.1.

- A.1.37 provision of an updated Planting Plan confirming tree species within the Legacy Forest are associated with Coastal British Columbia ecology

Note to Applicant: This can be achieved by replacing *Acer griseum* (paper bark maple) trees with *Acer circinatum* (vine maple) or *Acer macrophyllum* (big leaf maple) trees on the planting plan.

Housing Regulation

Market Housing

- A.1.38 provision of a design and layout of at least 35% of the dwelling units used for market housing must be suitable for family housing and include two or more bedrooms of which at least 25% of the total dwelling units must be two-bedroom units, and at least 10% of the total dwelling units must be three-bedroom units.

Note to Applicant: Refer to rezoning condition of approval 53.

- A.1.39 design development of the market housing in accordance with High-Density Housing for Families with Children Guidelines, including indoor and outdoor amenity spaces.

- A.1.40 provision of 5 percent of total Market Housing units as wheelchair accessible units, in each phase 1 (parcel A) and phase 2 (parcel B), distributed by unit type, identifying wheelchair accessible units on the drawings and in a summary table, and show examples of layouts.

Note to Applicant: Refer to rezoning condition #54, and Standard Condition A.1.9. Detailed information for accessible units is provided in the *City of Vancouver Housing Design and Technical Guidelines* and *BC Housing Design Guidelines and Construction Standards*.

Social Housing

- A.1.41 provision of a design and layout of at least 50% of the dwelling units used for social housing must be suitable for family housing and include two or more bedrooms, of which at least 30% must be two-bedroom units and at least 20% of must be three-bedroom units, or larger.

Note to Applicant: Refer to rezoning condition of approval 51

- A.1.42 design development of the social housing parking levels to meet social housing requirements, as follows:

- i. Maximize below grade efficiency of parking, bikes and storage.

Note to applicant: Refer to PDP condition A.1.19. Parking for Social Housing should all be on one level, with a single gate to access, and at a minimum, include 54 spaces.

- A.1.43 provision of Class A and Class B bicycle spaces as required for social housing and integral with the social housing ASP.

Note to applicant: Refer to PDP condition A.1.19.

- A.1.44 provision of a dedicated social housing Class B loading bay.

Note to applicant: Refer to PDP condition A.1.19. Provision of direct and barrier free route close to social housing elevators.

- A.1.45 provision of 3.7 sq. m (40 sq. ft.) of bulk storage, including a minimum clear horizontal dimension of 1.2 m in all directions.

Note to Applicant: Refer to rezoning condition 5.5.c. At a minimum 40 sq. ft. of in-suite storage must be provided for accessible units, and family units (2- and 3-bedrooms). For studio and one-bedroom units if necessary, the storage may be split into a minimum of 20 sq. ft. below grade storage and 25 sq. ft. in suite storage.

- A.1.46 design development of the common amenity areas, with a social housing indoor amenity no less than 2,850 sq. ft., as per the High Density Housing for Families with Children Guidelines, and Housing Design and Technical Guidelines, including but limited to:

- i. Ensure that the Social Housing Outdoor Amenity space is accessed from the Social Housing Indoor Amenity space on level 6 east side of the building, and that the Social Housing Outdoor Amenity Space is connected to the children's outdoor play;
- ii. Confirm that the level 6 east side of the building outdoor children's play area is shared between the social housing and strata residents; and
- iii. Provision of a 9'0" clear ceiling height in the indoor amenity room.

Note to applicant: Refer to PDP condition A.1.19. Provision of amenity space layouts with labels and indicate areas that will be shared between market strata, and social housing.

A.1.47 design development of the elevators in the social housing Air Space Parcel (ASP) to meet social housing requirements, including but not limited to:

- i. Provide a second elevator in the east building, or provide a written dedication for unfettered 24/7 use of one more adjacent elevator on the east side of the building which is shared with the market side.

A.1.48 design development of the social housing units to meet the *Housing Design and Technical Guidelines*, including but not limited to:

- ii. Ensure the minimum finished narrow unit dimension be not less than 3.66m (12 ft);
- iii. Provision of unit layouts with each unit type with furniture layouts to scale; and
- iv. Provision of washer/dryer units in all of the 2 bedroom and 3 bedroom social housing units.

Note to applicant: Refer to PDP condition A.1.19.

A.1.49 provision of written mechanical and electrical concepts and an Owner's Project Requirements (OPR) for commissioning for COV Operations review;

Note to Applicant: Provide separate mechanical and electrical rooms, and separate systems, designed to meet the requirements in the Housing Design and Technical Guidelines and the City of Vancouver Facilities Standard Manual.

A.1.50 design Development to meet LEED® Gold Certification;

Note to Applicant: Refer to Rezoning condition 65. Refer to the current LEED® Canada NC, CI, or other appropriate LEED category, Guidebook. The current version of the USGBC LEED® for Homes – Multifamily Midrise for 4 to 12 storey buildings is also acceptable.

A.1.51 design development to achieve a minimum of 35% reduction in energy consumption compared to the current City of Vancouver Building By-law (ASHRAE 90.1 2010 or NECB 2011), and reduce Greenhouse Gas Emissions through the use of only low carbon fuel sources;

Note to Applicant: Refer to Rezoning condition 65.

Sustainability

A.1.52 design development to the seawall and shoreline habitat treatment;

Note to Applicant: Review of the submission materials indicates the requirements have not been met. The application does not include evidence of riparian area or intertidal compensation works according to industry standards nor was a copy of a permit to conduct these work from Fisheries and Oceans Canada included. Coordinated staff review is required to the satisfaction of General Manager of Planning, Urban Design and Sustainability and General Manager of Engineering Services. Refer to PDP conditions A.1.13, 1.14 and A.1.15

A.1.53 submission of an environmental report from from a Qualified Environmental Professional (QEP) or Registered Professional Biologist (RPBio) focused on the seawall and intertidal shoreline habitat condition/design;

Note to Applicant: Submit a copy of Department of Fisheries and Oceans permit as well as any relevant applications to the Province. Please refer to the *NEFC Rocky Intertidal Guidelines* in the PDP documents as well as Appendix J.

Food Policy

A.1.54 design development to include, to the satisfaction of the Director of Social Policy, a minimum of three food assets as outlined in Rezoning Conditions 46-50.

A.1.55 provision of community garden plots to meet the requirements outlined in the Sustainable Large Developments Bulletin and complemented by edible landscape design of public and private outdoor areas including the following:

- i. The applicant is encouraged to incorporate edible landscaping across the site in order to enhance urban agriculture opportunities, but edible landscaping will not be accepted as a standalone food asset for a site of this scale as it was not specified at rezoning stage;
- ii. To enable staff review, community garden plots and support facilities must be indicated on all drawings/plans submitted as part of the DP process. Please indicate garden boxes directly on the plans, and refer to the plan page number in the Sustainability Report. The number of garden plots on the plans should correspond to the calculation provided in the Sustainability Report. Please provide drawings in plan and in section demonstrating adherence to the design guidelines indicated in the Sustainable Large Developments Bulletin;
- iii. To enable staff review, please provide shadow studies of the community garden plots to demonstrate sufficient solar access for growing vegetables. Note that any trees included as part of the landscape plan may not be planted in the community garden plots. Trees should be appropriately placed adjacent to garden plots to minimize shading of food growing areas;

Notes to applicant: sizes, numbers of plots and required support facilities are outlines in the bulletin.

A.1.56 provision of an on-Site Organics Management technology that accepts most types of organic waste and that can turn materials directly into compost and/or energy, and with sufficient capacity to process 90% of organic waste anticipated to be generated on site. Include the following in your responses:

- i. The Sustainable Design Strategy dated December 2021 notes organics management as an item “under consideration”. Please note this is a requirement per rezoning condition 50, and must be determined through the DP process;
- ii. Staff recommend reviewing the following resources to inform the management plan: http://www.metrovancouver.org/services/solid-waste/SolidWastePublications/On-site_Organics_Management_Options_Review-Dec-14.pdf and COV's garbage and recycling storage amenity design supplement p.10 provides estimates of waste generation rates for various building typologies to inform capacity calculations. <https://guidelines.vancouver.ca/guidelines-garbage-recycling-storage-facility-design.pdf>; and

- iii. Per the Policy and rezoning requirements, on-site organics management is expected to handle organic waste generated from the entire site that has been rezoned. As such, consider whether the area under this DP will be designed with sufficient capacity and a management plan for the whole site or if additional on-site organics management system(s) will be delivered in subsequent DPs.

A.1.57 design development of the central plaza to enable hosting of a 30-60 vendor/tent farmers market satisfying the farmers market design guidelines defined in the Sustainable Large Developments Bulletin including the following:

- i. The proposed farmers market layout requires reconfiguration to increase capacity for tents from the proposed 16 to at least the required minimum of 30; and
- ii. To enable staff review, provide a test fit indicating tent layout and required support facilities in accordance with the design guidelines.

Note to Applicant: A farmers market layout and requirements differs substantially from that of a community food market, as outlined in the Bulletin. The rezoning condition for this site requires delivery of a farmers market.

A.1.58 indication of all food assets on any drawings/plans submitted as part of the development process;

Public Art

A.1.59 provision of the following to the satisfaction of to the Managing Director of Cultural Services:

- i. the approved Detailed Public Art Plan and the 10% Option A Payment; or
- ii. notice that the Owner intends to satisfy the Public Art Requirements through Option B.

Note to Applicant: A masterplan should be developed setting out conceptual and programmatic approaches to public art for the site, guided by the Northeast False Creek Public Art Plan and the arts and culture chapter in the NEFC plan. For more information please contact Tamara.Tosoff@vancouver.ca or 604-873-7947

Heritage

A.1.60 design development to install a commemorative component exhibiting historic information and preserving the memory of the Expo 86 event;

Note to Applicant: This commemorative component (a panel, plaque or video display) should be located in proximity to pylons and be publically accessible.

A.1.61 indication on site plans of the proposed location of the pylons;

Note to Applicant: The original pylons marked the entrance of the Plaza of Nations site during Expo 86. The purpose of this program is to commemorate an important historic city event which was so instrumental in the development of the Vancouver that we see around us now.

A.2 Standard Engineering Services Conditions

- A.2.1 provision of updated construction phasing with approximate durations for each phase and a letter from the applicant acknowledging the requirements outlined by Engineering.

Note to Applicant: Construction coordination with the NEFC Infrastructure Project is required. Note that reliance on Pacific Boulevard as a detour for Seawall traffic will not be available at all times due to construction of the new Pacific Boulevard and more detailed phasing and coordination discussions will be necessary. The City does not support extensive disruption to the seawall pedestrian and cycling paths and access should be maintained to the greatest extent possible. Any alternatives accepted for durations where seawall access cannot feasibly be maintained must conform with the design guidelines in the City of Vancouver's Engineering Design Manual. Note that multiuse pathways are not acceptable. Additionally, interim vehicle access for the post-Phase 1 scenario may have impacts to City-delivered infrastructure and requires further discussion.

- A.2.2 provision of continuous public ferry access to the existing ferry dock until such time as public access is provided to the new ferry dock;

Note to Applicant: If continuous access to the existing public ferry dock is not possible during construction, an alternate interim location must be provided. Details of any proposed interim dock location must be provided to Engineering for review and approval. Details of any proposed interim dock location must be provided to Engineering for review and approval. For more information about this requirement contact Blueways.Manager@vancouver.ca.

- A.2.3 resolution of the eastern access road dedication;

Note to Applicant: Storm sewer servicing to the site is dependent upon the dedication of the eastern access road.

- A.2.4 submission of updated architectural drawings is required to the satisfaction of the General Manager of Engineering Services prior to DP issuance. The updated drawings shall provide the following:

- i. All sections and elevations to include property line extents;
- ii. Include current design elevations and future design elevations;
- iii. Structural drawings indicate another bridge structure that does not appear on the architectural drawings. Architectural drawings to clarify and provide additional information;
- iv. Section H - Project Street Bridge clearance and design criteria to be specified; and
- v. Section O - Specify year 2100 and year 2200 elevations on all sections/elevations. Provide concept/preliminary design for year 2200 numbers (i.e. additional 1.0 m for sea level rise).
- vi. Remove labels "Waterfront Plaza" and "Pedestrian Waterfront Promenade" on all relevant plans.

- A.2.5 clarification of property lines indicated on all plans.

Note to Applicant: The property lines appears to be existing and does not take into account the Pacific Boulevard road widening (for example reference Section H-H A408). Refer to Standard Condition A.1.13 and A.1.18.

A.2.6 provision of correctly labeled City issued building grades and interpolated building grades, including:

- i. clearly indicate all City issued building grade elevations on the plans; a revised Building Grade Plan is currently being prepared by the City;
- ii. clearly indicate all interpolated design elevations on the plans at corners of driveways, parking stalls and pedestrian plazas and the middle of entrances, access pathways, and stairs along Pacific Boulevard.

Notes to Applicant: A revised Building Grade Plan and cover letter are being prepared by the City; indicate these points along the Pacific Boulevard property line on the level 1 floor plan. For more information please contact: building.grades@vancouver.ca.

A.2.7 provision of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this development permit, and shall include the following items and notes:

- i. updated landscape and site plans to provide an AAA cycling facility to current City standards along the west-most north-south section of Local St, connecting Pacific Boulevard to the Seawall;

Note to applicant: This is required to address rezoning condition of by-law enactment 22(o). The AAA cycling facility is required in this location in-lieu of a facility along the north-south road on the eastern edge of Phase 2 (Block B). In addition to providing the required cycling connection between Pacific Blvd and the Seawall, having the cycling facility at this location provides more direct access to bicycle elevators for access to Class A bicycle storage.

- ii. updated landscape and sites plans to include the required number of Class B bicycle spaces for Phase 2 (Block B) located at both the northern and southern edges of the central plaza;

Notes to applicant: This is required to address rezoning by-law enactment condition 22(p), in-lieu of a separate AAA cycling facility. It is expected that cyclists accessing the community centre, childcare facility, and ice rink will utilize the AAA cycling facilities along Pacific Boulevard or the Seawall, park their bicycles at these Class B racks, and proceed to the entrances on foot. Consider providing covered and weather proof Class B bicycle spaces above minimum by-law requirements as part of the Phase2 (Block B) TDM Plan.

- iii. updated landscape plan to include the following note: "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. Contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."; and
- iv. updated landscape plan to include the following note: "*Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at [604-871-6131](tel:604-871-6131) to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 in. deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.*"

Note to Applicant: Park Board Urban Forestry does not support the use of *Zelkova serrata* 'Village Green' due to issues with the cultivar in the region. Consideration to replace this cultivar with *Zelkova serrata* 'Green Vase' trees.

- v. Remove labels "Waterfront Plaza" and "Pedestrian Waterfront Promenade" on all relevant plans.

- A.2.8 submission of conceptual structural drawings for the Shoreline Flood Protection structure is required to the satisfaction of the General Manager of Engineering Services prior to DP issuance;

Note to Applicant: Further information is required to confirm the interface between the development and the Shoreline Flood Protection structure. Please also refer to Appendix J

- A.2.9 design development of shoreline Flood Protection measures to be designed as per *Northeast False Creek Shoreline Flood Protection Performance Criteria* to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: This is a concurrent design review and approval process to be undertaken under the terms of the Shoreline Works Agreement. Flood protection to be structurally independent from the private building structure. Integration of these structures will not be accepted. Refer to *Northeast False Creek Shoreline Flood Protection Performance Criteria* in Appendix J

- A.2.10 submission of a geometric design for the internal roadway is required to the satisfaction of the General Manager of Engineering Services prior to DP issuance;

Note to Applicant: The geometric design of the development and internal roadway is to be coordinated with the design of the NEFC Infrastructure Project. This is a concurrent design review and approval process to be undertaken under the terms of the Services Agreement.

- A.2.11 provision of minimum 3.0m depth from top of parkade structure to grade for the internal roadway and Central Plaza. See PDP Condition A.2.3;

Note to Applicant: The 3.0m depth is required to accommodate underground utilities, soil depth for planting, and pole bases for lighting/traffic signals. This condition may be reduced subject to confirmation of landscape plans, utility servicing plans and confirmation of infrastructure maintenance through the SRW agreement for the internal road.

- A.2.12 provision of updated Plaza of Nations Public Space Stewardship Plan to include the following:

- i. updated 'table 2. Stewardship responsibilities overview' to reflect the changes highlighted below;

Public Space Areas	Ownership	Public Access Secured By	Management, Operations, Maintenance	Funding
Pacific Boulevard	CoV	Road Dedication	CoV	CoV
Local Street	CMPC	SRW	CMPC	CMPC
Central Plaza	CoV	ASP	CMPC	CMPC
Waterfront Steps	CMPC	SRW	CMPC	CMPC
Waterfront Plaza	CMPC	SRW	CMPC	CMPC
Legacy Forest	CoV	Road Dedication	CoV	CMPC
Seawall Surface	CoV	Road Dedication	CoV	CMPC

Shoreline Flood Protection	CoV	Road Dedication	CoV	CoV
Shoreline Habitat	CoV	Road Dedication	CoV	CMPC

- ii. note that maintenance is to include solid waste management, regular micro-cleaning, in addition to cleaning of furniture and other surfaces;
- iii. revised security section to align with the City-wide Plaza Stewardship Strategy;

Note to Applicant: Consult with the City's Engineering Street Activities and Arts & Culture teams when updating the Plaza of Nations Public Space Stewardship Plan.

- A.2.13 clarification that the General Manager of Engineering has determined that the Neighbourhood Energy Utility (NEU) will not be available for connection, and all related requirements regarding mandatory connection to the NEU are waived (i.e. Rezoning Conditions of Approval of the Form of Development No. 102-104, and Rezoning Conditions of By-Law Enactment No. 24).

Note to Applicant: Applicant is expected to work with Sustainability to meet all existing energy and Greenhouse Gas Intensity (GHGI) requirements as per rezoning conditions and applicable policy.

- A.2.14 provision of all utility servicing to reflect locations shown in the NEFC Detailed Design Utility Coordination Drawings;
- A.2.15 compliance with accessibility standards for proposed public seating in central plaza and legacy forest, including the following:

- i. a minimum of 50% of public seating must meet accessibility standards as follows:
 - a. Size: Benches shall have seats that are a minimum of 1.6 m (5.2 ft) long, and 0.5 m (1.6 ft) to 0.6 m (2 ft) deep;
 - b. Height: The top of the bench seat surface shall be 0.43 m (1.4 ft) minimum and 0.49 m (1.6 ft) maximum above the ground; and
 - c. Back Support: benches should provide back support or be affixed to a wall. Back support shall be a minimum of 1.6 m (5.2 ft) long and shall extend from a point 0.05 m maximum above the seat surface to a point 0.45 m (1.5 ft) minimum above the seat surface. Back support shall be 0.065 m maximum from the rear edge of the seat measured horizontally.

Note to Applicant: The proposed benches do not include back support.

- A.2.16 provision of benches on the Seaside Greenway;

Note to applicant: All costs associated with installation of benches are to be paid by the applicant and provided by the City's street furniture contractor, coordinated with City of Vancouver Street Furniture Coordinator. The bench model to be 'Plainwell' (72" long, wood slats, black metal), supplied by Landscape Forms.

- A.2.17 provision and confirmation of the following are required in order for Engineering to support plant materials on the ROW:
- i. all plant material within the same continuous planting area which is located on street right of way within 10.0 m (32.8 ft), measured from the corner of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas, shall not exceed a mature height of 0.6 m (2 ft), measured from the sidewalk;

- ii. all plant material within the street right of way that is located outside of the areas described in the bullet above shall not exceed a mature height of 1.0 m (3.3 ft), measured from the sidewalk;
- iii. plants shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane and shall provide a minimum 0.45 m (1.5 ft) buffer of low groundcover with a mature height less than 0.3 m (1 ft) or sod grass for plantings adjacent to sidewalks;

Note to applicant: Proposed *Lonicera pileata*, *Conus Sericea*, or *Azalea Japonica* 'Eikan Gaza' are not acceptable within this buffer area on Pacific Boulevard or Seaside Greenway;

- iv. no permanent irrigation system shall be installed in the street Right of Way; and
- v. all planting on street Rights of Way are to be maintained by the adjacent property owner.

A.2.18 provision of the following information is required for drawing submission to facilitate a complete Transportation review:

- i. an updated complete tech table is required showing the calculations for the minimum required accessible parking and visitor spaces for each use and the number of spaces being provided;
- ii. dimensions for typical parking spaces;
- iii. section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the under side of raised security gates;

Note to applicant: These clearances must consider mechanical projections and built obstructions.

- iv. areas of minimum vertical clearances labelled on parking levels;
- v. details on the ramp/parkade warning and/or signal systems and location of lights, signs and detection devices to be shown on plans;
- vi. design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances;

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

- vii. label all elevators used for bicycle and/or loading access;
- viii. show and note the stair-free access route from the load court to residential and commercial uses;
- ix. show and note the stair-free access route from the Class A bicycle storage to reach the outside;

Note to applicant: Note use of bicycle elevators on both the L1 and P1 floor plans.

A.2.19 provision of improved access and design of bicycle parking and compliance with the Bicycle Parking Design Supplement.

- i. provide minimum interior dimensions of 1.7 m (5.5 ft) x 2.0 m (6.7 ft), and 1.1 m (3.5 ft) wide doors for each bicycle elevator providing access Class A bicycle spaces located on the P1 level;

Note to Applicant: The elevator shall be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and. Accommodation of oversized bicycles within this elevator may increase requirements.

- i. provision of automatic door openers for all doors providing access to Class A bicycle storage.

Note to applicant: Show and/or note these on plans.

- ii. provision of minimum 0.6 m (2 ft) x 1.8 m (6 ft) dimensions for Class B bicycle spaces;

A.2.20 provision of improved access and design of loading spaces and compliance with the Parking and Loading Design Supplement.

- i. design development to mitigate conflicts between loading activities, maneuvering and future traffic from the Phase 2 (Block B) knock-out panel;

Note to applicant: The knock-out panel currently provides access directly into the secure load court. This could include, but is not limited to, a signal/light warning system, large convex mirrors etc.

- ii. design of a signal or warning light to mitigate conflicts between vehicles and loading trucks maneuvering to/from the main parking ramp;

Note to applicant: The signal design/report must be sealed by a Transportation Consultant.

- iii. loading must be laid out such that it does not require a vehicle to back up for more than 10 m (33 ft);

Note to applicant: Backing into/out of Class C spaces and Class B loading spaces # 18 &19 appear to require excessive reverse maneuvering that should be minimized.

- iv. sufficient maneuvering for Class C sized loading vehicles;

Note to applicant: Corner cuts may be required at the bottom of the main parking ramp to facilitate the ingress/egress of Class C trucks to/from the load court. See also, Engineering condition for an update TAMS.

- v. each loading space shall be independently accessible while adjacent spaces are occupied;

Note to applicant: Class B space #18 is inaccessible while adjacent Class B space #19 is occupied. See also, Engineering condition for a Loading Management Plan.

A.2.21 provision of improved access and design access and design of the parkade layout and compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:

- i. improved two way flow for vehicles on the ramp and in the parking areas through provision of the following:

- a. improved visibility for two-way vehicle movement at 90 degree turns to/from parking ramps;

Note to applicant: consider providing convex mirrors and/or view portals to achieve this.

A.2.22 notation of the following on all ground level and parking level plans:

- i. “Residential vehicle parking shall be unbundled from residential units such that parking spaces are available to rent to meet the changing needs of residents over time”
- ii. “Vehicle parking layout approved, subject to compliance with approved Transportation Demand Management (TDM) Plan”; and
- iii. “Loading layout approved, subject to compliance with approved Loading Management Plan.”

A.2.1 arrangements to be made to the satisfaction of the General Manager of Engineering Services and the General Manager of Parks and Recreation for the cost of maintenance of the Seawall surface, Legacy Forest, and Shoreline Habitat by the Applicant;

Note to Applicant: This condition may be satisfied in the form of cash in lieu of the estimated average annual maintenance cost for 30 years.

A.2.2 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the unbundling of parking spaces from residential units such that parking spaces are available to rent to meet the changing needs of residents over time;

Note to applicant: Reference 12.14.11 of the Northeast False Creek Plan (<https://vancouver.ca/files/cov/northeast-false-creek-plan.pdf>).

A.2.3 provision of a finalized Transportation Assessment and Management Study (TAMS), including the following updates:

- i. updated TAMS to be provided at each development permit phase, reflecting all updated transportation conditions;
- ii. proposed options for a AAA cycling facility on the west-most north-south portion of the Local St, connecting Pacific Blvd and the Seawall;
- iii. review of the loading design considering truck turning movements and to show vehicle turning swaths considering:
 - a. maneuvering of Class C vehicles at the 90 degree bend located at the bottom of the main parking ramp, for access to/from the load court;
 - b. any back-up maneuvering required of trucks to/from each Class C loading space, assuming adjacent loading spaces are occupied;

Note to Applicant: For more information, please refer to the current TAMS Consultant Design Guidelines.

A.2.4 provision of a Loading Management Plan (LMP), including the following:

- i. clarification of how the loading facility will operate;

- ii. management of the facility, including on-site loading manager;
- iii. size of the largest delivery vehicle delivering to the site and the expected frequency of all of deliveries;
- iv. clarification of the largest truck that the loading spaces are designed to accommodate and provision of all vehicle dimensions;
- v. an expected Schedule of Loading Activity table for all uses;
- vi. identification of loading bays that can be used for unscheduled loading deliveries;
- vii. Loading Management and Communications Protocol for all tenants; and
- viii. details of wayfinding and signage used for the loading proposed in the underground parking.

A.2.5 provision of a finalized Large Site Transportation Demand Management (TDM) Plan, to the satisfaction of the General Manager of Engineering Services;

TDM Plan Notes to Applicant:

- Provide TDM Plan as a separate package. This is currently provided as an appendix to the *'East Access Road Dedication Options Review'*.
- A TDM Plan meeting the large site point targets is required. The proposed plan is acceptable pending the following additional information and clarifications to be provided in an updated package:
 - ACT-02 – Improved Access to Class A bicycle Parking:
 - i. an updated TDM Plan to detail a concept design for excellent design of lighting, finishes, grades, convenience;
 - ACT-05 – Bicycle Maintenance Facilities:
 - update architectural plans to dimension the location of facilities;
 - an operational plan detailing the following:
 - i. a description of the amenities to be provided;
 - ii. a plan for maintaining these amenities.
 - if available, any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/ instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.
 - ACT-09 – Walking Improvements:

- a streetscape plan and sections that show the location, design, and dimensions of existing and proposed pedestrian-oriented streetscape elements.
- COM-01 – Car Share Spaces:
 - no additional information required;
- COM-02 – Car Share Vehicles and Spaces:
 - update the TDM Plan to provide detailed information as to how, and a design, to enable members of the car sharing organization access into the building's underground parking 24 hours a day, 7 days a week.
- COM-03 – Additional Pick-Up / Drop-off Spaces:
 - The additional pick-up/drop-off spaces may not be located adjacent future protected bicycle lanes. Note PUDO spaces located between gridlines F-G and 8-9 on architectural plan A506.
- SUP-01 – Transportation Marketing Services:
 - update the TDM Plan to provide a description of the services to be provided; and
 - if available, provision of any additional information regarding this measure (e.g., online signup portals or additional marketing materials) that demonstrates how the property owner will offer this service.
- SUP-03 – Multimodal Wayfinding Signage:
 - update architectural plans to identify the general location(s) for proposed displays; and
 - update the TDM Plan to show the location and provide a conceptual design of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed.
- OTH-01 – Innovative Measures
 - The following additional innovative measures have been included credited towards the TDM Plan:
 - Unbundled Parking
See additional Engineering conditions
 - Bike Wash Stations
See architectural plan A200.5

- A.2.6 arrangements to be made, subject to the acceptance of the finalized TDM Plan, to entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which identifies the following:
- i. secures provision of funding towards long-term TDM monitoring funding the amount of \$2 per square metre of gross floor area;
 - ii. Secures the provision of TDM measures on the site:
 - c. ACT-02 – Improved Access to Class A Bicycle Parking;
 - d. ACT-05 – Bicycle Maintenance Facilities;
 - e. ACT-09 – Walking Improvements;
 - f. COM-01 – Car Share Spaces;
 - g. COM-02 – Car Share Vehicles and Spaces;
 - h. COM-03 – Additional Pick-Up/Drop-Off Services;
 - i. SUP-01 – Transportation Marketing Services;
 - j. SUP-03 - Multimodal Wayfinding Signage; and
 - k. OTH-01 - Innovative Measures;
 - iii. permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed; and
 - iv. agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.
- A.2.7 arrangements to be made, subject to the acceptance of the finalized TDM Plan, to enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of 10 two-way Shared Vehicles and the provision and maintenance of 10 Shared Vehicle Space(s) for use exclusively by such Shared Vehicle(s), on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
- i. provision of 10 two-way Shared Vehicles to the development for a minimum period of 3 years;
 - ii. entry into an agreement with a two-way Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle(s);
 - iii. provision and maintenance of the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles;
 - iv. arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);
 - v. provision of security in the form of a Letter of Credit for \$50,000 per Shared Vehicle;
 - vi. registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions; and
 - vii. a letter of intent from a two-way car share company indicating their willingness to supply car share vehicles on the site at building occupancy. The letter is to also indicate

acceptance of the general location, configuration and accessibility of the shared vehicle spaces.

- A.2.8 provision of compliance with the Transportation Demand Management (TDM) Plan, as per the finalized TDM agreements;
- A.2.9 provision of an updated Final Hydrogeological Study which addresses the requirements outlined in the Groundwater Management Bulletin and includes:
- i. An updated Groundwater Management Plan which includes:
 - a. Commitment by applicant to construct a raft foundation system that is fully tanked rather than a perimeter drainage system. The City does not support the long-term discharge of groundwater to our drainage system.

Note to Applicant: Construction-related discharge to the sewer must be measured, and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the Building Permit; to lift the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

- A.2.10 provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary;
- A.2.11 provision of written confirmation that all required electrical plants will be provided within private property;

Notes to Applicant:

- (i) BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features
- (ii) Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:
 - a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
 - b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.
- (iii) Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

For questions on this requirement, contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

Zero Waste

A.2.12 provision and confirmation of containers and bins within the waste rooms per Rezoning Condition (b)77, as follows:

- i. provision of recycling containers in the commercial waste room is required; currently only garbage and cardboard compactors are provided according to the parkade plan;
- ii. provision of glass recycling stream in all waste rooms.

A.2.13 submission of written verification of garbage pick-up operations;

Note to Applicant: This is related to Rezoning Condition (b)78. Submit written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane. The Sustainable Design Strategy document did not provide written confirmation.

A.2.14 submission of a refined Zero Waste Design & Operations Plan which clarifies and addresses the following items:

- i. Rationale for waste room space allocations;
- ii. How the applicant plans to meet the selected zero waste initiatives;
- iii. Mandatory solid waste requirements for multi-family residential and retail buildings (see Section 6.1.1.1 of the Sustainable Large Developments Bulletin); and
- iv. Identify at least seven zero waste initiatives from the list provided under Section 6.1.2 of the Sustainable Large Developments Bulletin and provide an additional four zero waste initiatives for each use.

A.2.15 provision of an additional four zero waste initiatives for each use;

Note to Applicant: Identification of at least seven zero waste initiatives from the list provided under Section 6.1.2 of the Sustainable Large Development Bulletin for the respective uses within the building (ie: residential or retail) is required.

A.2.16 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for a Solid Waste Reporting Covenant;

Rainwater Management

A.2.17 provision of an updated site-wide Rainwater Management Plan (RWMP) to the satisfaction of the General Manager of Engineering Services prior to DP issuance which includes the following:

- i. General Requirements
 - a. Provision of post-development site plan(s) that includes the following:

1. underground parking extent; and
2. location and labels for all proposed rainwater management practices.

Note to Applicant: Show the preliminary location(s) and approximate dimensions of the proposed Phase 1 detention tank, control structure and Water Quality unit on the RWMP drawing along with the connectivity of these features with the sewer connection location.

Indicate the approximate locations of any rainwater management features and storm connections for future Phases on the plan.

Clearly indicate the boundaries of Phase 1 as well as each future Phases of development and any areas that will become to City property.

Provide area measurements for all land use surface types within the site limits broken up by each Phase or Parcel.

Each future phase of development application will trigger an update of the Rainwater Management Plan within the overall strategy for the site as applicable.

- b. Identify the site Rainwater targets for each Phase and provide details on how the targets set out will be achieved once all phases of the development are complete.

Note to Applicant: Where the rainfall is to be retained and/or treated, site areas that have large retention storage capacity do not compensate for those areas of the site without storage, unless the routing of runoff between these areas is clearly demonstrated.

- c. Update the RWMP and associated designs to include consideration for areas conveyed to City ownership.
- d. **Note to Applicant:** Any area that has been or will be dedicated to the City may be excluded from the total site area, performance requirements, and any associated supporting calculations for the proposed designs. This assumption should be applied to both pre and post-development conditions, as currently the post-development area is lower than pre-development due to a conveyance of land to the City.
- e. Provide further information related to the proposed Phase 1 detention tank system and water quality unit on the RWM drawings such as the location, geometric properties (footprint, volume, depth), method of flow control (orifice size and control structure configuration), emergency bypass, inverts, stage-storage-discharge characteristics and relevant specifications for these features.

Note to Applicant: Provide preliminary locations and inverts for the proposed detention tank, control structure, Water Quality unit, any rainwater harvesting tanks and storm sewer connections on the RWM drawings.

- f. Provide a preliminary stage-storage-discharge table for the proposed Phase 1 detention tank system. The stage-storage-discharge (SSD) table should indicate the proposed storage volume and release rate at key elevations throughout the detention tank including the proposed outlet and emergency overflow elevations.

For more information and an example SSD table, contact:
rainwater@vancouver.ca.

- g. Clarify the proposed retention tank and detention tank volume.

Note to Applicant: It is noted in Section 4.1.6 of the RWMP that a 111m³ retention tank is proposed for rainwater harvesting and re-use purposes and in Section 4.2.3 that a detention tank with controlled release of 111m³ is also proposed. Clarify if these are separate tanks with the same storage volume and a rainwater re-use tank storage should not be assumed to be available for peak flow control purposes.

h.

- i. Provide a written response clearly indicating how each of the Prior-To-Letter conditions relevant to Rainwater Management below are addressed in the updated submission.

ii. Volume Reduction

- a. Capture a minimum of 24 mm of rainfall in 24-hours (or 70% of the average annual rainfall volume) from all areas, including rooftops, paved areas, and landscape with efforts to infiltrate, evaporate or reuse it.

Note to Applicant: We note that the 48 mm capture is provided, which is supported by the City as a part of additional efforts to manage rainwater on-site.

Provide a catchment summary table detailing how the 24 mm retention requirement is being met in Phase 1 as well as future Phases of the site. Include catchment areas, rainfall volumes and available storage capacity if applicable.

- b. Calculate the detention tank volume equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 & Tier 2 practices.

Note to Applicant: Revise the post development target release rate to utilize the full required detention system volume in the design event if the provided tank volume is greater than the amount necessary to meet pre development peak flow.

- c. Provide permeable paver product details and sections on the landscape drawings where applicable.

Note to Applicant: It is noted in the RWMP report that permeable pavers are proposed surrounding the Silva cells but permeable pavers do not appear to be shown on the landscape drawings.

- d. Ensure that the proposed Silva cell area and configuration matches the Silva cell configuration on the landscape drawings.

- e. Provide supporting sizing calculations for the proposed soil trenches, Silva cells and landscaping planters receiving balcony drainage.

Note to Applicant: Demonstrate that these proposed features are sized for the required rainwater capture given the contributing drainage areas.

- f. Confirm the storage capacity of the proposed green roof system.

Note to Applicant: The RWMP indicates a required 250mm green roof soil depth to capture the 48mm rainfall event, however a LiveRoof Deep 6" soil depth product is proposed on the Landscape Drawings.

- g. Ensure all requirements described in the *Vancouver Building Bylaw, Part 2 – Plumbing Systems, Section 2.7. Non-Potable Water Systems* are met for the proposed reuse of rainwater onsite.
- h. Finalize the proposed use(s) of retention tank and include supporting calculations to demonstrate % of rainfall retained on an average annual basis.

Note to Applicant: Clarify if rainwater reuse for non-potable building uses is included in the design or if captured water is only used for Landscape irrigation. Feasible reuse of 70% of the average annual rainfall volume must be demonstrated from contributing surfaces through estimates of average monthly and/or annual demand for proposed non-potable uses as part of the RWMP.

iii. Water Quality Target

- a. Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review for all proprietary devices:

- 1. Location(s) of device(s) in drawing or figure in the report.

Note to Applicant: Confirm the proposed offline Water Quality unit configuration as indicated in the Jellyfish sizing calculations. Offline configuration typically involves the use of an external diversion structure and the RWMP schematic appears to show the Jellyfish in online configuration.

Indicate the approximate location(s) of any proposed Water Quality systems for future Phases of the development.

iv. Release Rate

- a. Provide a digital copy of any PCSWMM model files for pre and post-development conditions for our review with the next submission.

Note to Applicant: Include peak flow estimate in post-development conditions for both with and without release rate controls.

Include future Phases of the site and their corresponding preliminary detention tank and flow controls.

Note to Applicant: As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final RWMP will include all relevant details.

Contact the City of Vancouver's Rainwater Management Review group for any questions or concerns related to the conditions or comments prior to resubmission with the DP

application. A meeting may be scheduled upon request by contacting rainwater@vancouver.ca.

- A.2.18 arrangements to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the registration of a Rainwater Management Agreement;

Note to Applicant: The legal agreement restricts the issuance of a building permit until the final Rainwater Management Plan (RWMP) and Operations & Maintenance (O&M) Manual have been accepted by the City. The approved documents shall be attached to the Agreement as schedules and be registered on the property's title. The rainwater management system shall be inspected as necessary during and after construction. A Registered Professional is to inform the City by letter bearing their professional seal whether the system has been so constructed as per the accepted rainwater management plan and if not, sealed final design drawings showing the details of the modified system must be provided.

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

Environmental

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

Note to Applicant: A Site Disclosure Statement has been received. Based on current information, a Remediation Agreement will not be required.

- A.3.4 The Property Owner is responsible for fulfilling the requirements of Section 571(b) of the Vancouver Charter and shall, as required by the City Manager in his/her discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
- A.3.5 The Property Owner shall, as required by the City Manager in his/her discretion, do all things and/or enter into such agreements deemed necessary to address all management of contaminated media that needs to be undertaken as a result of the development, including but not limited to, that arising from utility servicing on and off the Rezoning Site.
- A.3.6 The Property Owner shall enter into or cause to be entered into a Remediation Agreement, satisfactory to the City Manager, providing for the remediation of any contaminants on the Rezoning Site, in accordance with a remediation plan approved by the Province and acceptable to the City, providing security satisfactory to the City Manager for the completion of remediation and indemnifying the City and the Approving Officer against any liability or costs which may be incurred as a result of the presence of contaminants on the Rezoning Site, presence of contaminants off-site that must be managed as a result of site servicing for the development and presence of contaminants that have migrated from the Rezoning Site.
- A.3.7 The Property Owner shall enter into or cause to be entered any agreements, including a Utility Design Agreement and/or Remediation Agreement, deemed necessary by the City Manager, providing for the construction and installation of all remedial works, including monitoring systems for, among other things, water discharges and ground water flows, and other remedial works or systems that service the development and indemnifying the City and the Approving Officer against any liability or costs which may be incurred as a result of the presence of contaminants on the Rezoning Site, presence of contaminants off-site that must be managed as a result of site servicing for the development and presence of contaminants that have migrated from the Rezoning Site.

- A.3.8 The Property Owner shall submit to the City a Remediation Plan for all newly dedicated streets and other lands, utility rights-of-way required to serve the Rezoning Site, including providing utility construction plans compatible with the accepted Remediation Plan(s), satisfactory to the City Manager.
- A.3.9 The Property Owner shall execute a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the Subject Site constructed pursuant to this rezoning until Instruments of Approval, satisfactory to the City Manager, certifying that the Subject Site and any dedicated lands have been remediated to Provincial Standards as defined in the Contaminated Sites Regulation, have been provided.
- A.3.10 The Property Owner shall obtain and submit to the City copies of all soil studies and the consequential remediation plan(s), signed by a CSAP Approved Professional or approved by the Ministry of Environment for the Rezoning Site.
- A.3.11 The Property Owner shall submit a completed Site Profile or Site Profile Exemption Form with a document from the Province, satisfactory to the City Manager, certifying that the site is exempt from the requirement to submit a Site Profile and provide basis for exemption.

Green Building

- A.3.12 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or an alternate standard approved by the Director of Sustainability).

The requirements are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of the permit process. For more detail on what must be submitted at the building permit stage, see the Guidelines for the Administration of Variances in Larger Zero Emission Buildings.

B.1 Standard Notes to Applicant

- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been addressed on or before **December 27 2022**, this Development Application may be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.6 Details of swimming pools/hot tubs to be submitted to the Environmental Health Division and Provincial Health Engineer prior to construction;

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 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation

& construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

- B.2.6 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**