



Planning, Urban Design & Sustainability  
Development, Buildings & Licensing  
Development Permit Board

April 20, 2022

**APPLICANT:**

Brivia Group  
1318 — 1030  
West Georgia Street  
Vancouver, BC V6E 2Y3

Dear Rick Gregory,

**RE: 1075 Nelson Street (COMPLETE APPLICATION)**  
DP-2021-00589 — CD-1

Your application was considered by the Development Permit Board at its meeting of April 19, 2022, and it was resolved THAT the Board APPROVE Development Application No. DP-2021-00589 submitted, the plans and information forming a part thereof, thereby permitting the development of a 60-storey multiple dwelling (passive house) building with 501 dwelling units, consisting of 102 social housing units, 49 secured market rental units and 350 market strata units, all over 10 levels of underground parking, having vehicular access from Ted Northe Lane, subject to the following conditions and approval of the Enactment and Form of Development by Council.

- 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 of the public realm interface to improve the provision of programmable and highly useable on-site public and semi-public open space, fostering enhanced neighbourliness with the immediate context through the following design strategies:
    - i. improvement of the building transition and interface with the ground plane;

Note to Applicant: further design development should enhance pedestrian amenity in the public realm. This includes improvements to the height, proportions, and materiality of the canopy relating to the human-scale and the intended uses as well as providing more intrinsically valuable materials and details and effective weather protection at the ground-level interface.
    - ii. integrating the landscape design with the materiality and architectural expression of the tower to present a more cohesive composition;

Note to Applicant: reduction in the amount of impervious materials at the ground plane and provision of more natural materials in both the site and architectural design, including the consideration for vegetative wall technology, is strongly recommended. This condition reflects commentary heard from the Urban Design Panel and related to improved articulation of the building and site sustainability design performance objectives.

- 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.

**IMPORTANT! !! HOW TO SUBMIT YOUR REVISIONS**

We are making improvements to the way we process responses to "prior-to" conditions so that we can serve you better. Our objective is to increase efficiency and to reduce process time. As a first step, we have changed our method of receiving "prior-to" responses. We will now meet with you when you submit your response. The purpose of our meeting will be to complete a preliminary review of your submission and to schedule the review process. As in the past, your submission must include your revised drawings and a written explanation describing how you have addressed each of the conditions. To arrange a meeting, please contact Project Facilitator, Chris Miller at 604-871-6732 from 9:00 a.m. to 4:00 p.m., Monday to Friday. Please do not mail, drop off or courier your response because this will delay the processing of your application. Thank you for your cooperation in helping us help you.

This letter is based on the minutes of the Development Permit Board meeting of April 19, 2022, which have not yet been adopted by the Board. If any amendments to this approval are made by the Board at its next meeting, you will be advised immediately.

Yours truly,

FOP  


Katrina Hsieh  
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Development Review Branch  
Email: [katrina.hsieh@vancouver.ca](mailto:katrina.hsieh@vancouver.ca)  
Phone: 604-829-9528

cc'

J. Greer, Development Services (Chair)  
J. Olinek, Urban Design & Development Planning  
D. Lee, Engineering Services  
H. Shayan, Urban Design & Development Planning  
A. Maness, Urban Design & Development Planning  
K. Hsieh, Development Services  
M. Vernooy, Housing Policy & Regulation  
S. Black, Sustainability Group  
C. Miller, Development Services

PROPERTY OWNER:  
1075 Nelson Development Limited Partnership  
1318 — 1030 West Georgia Street  
Vancouver, BC V6E 2Y3

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

### Standard Conditions

- A.1.1 the pending CD-1 By-law can and does become enacted by City Council;

Note to Applicant: Due to the 2022 Municipal election, no Council meetings will be held from September 9 to October 15, 2022.

- A.1.2 the proposed form of development can and does become approved by City Council;

Note to Applicant: Due to the 2022 Municipal election, no Council meetings will be held from September 9 to October 15, 2022.

### Urban Design Conditions

- A.1.3 design development to relocate the proposed at-grade outdoor children's play area to the Nelson Street side of the site;

Note to Applicant: refer to the feedback received from both UDP meetings, this will improve the access of the area to the day light. Particular attention should also be given to the following:

- i. proposing the social housing indoor amenity room to be directly adjacent the outdoor children's play area and providing direct physical access between the two;
- ii. ensuring that the outdoor play area shared between the market and social housing is sized adequately for children's activities;

Note to Applicant: Clarify use of outdoor amenity space and mark areas that will be shared between market strata, market rental, and non-market rental components of outdoor amenity spaces;

- iii. provide design strategies intended to minimize the noise and visual impacts of Nelson Street.

Note to Applicant: refer to Landscape Condition A.1.21 and Housing Condition A.1.35.

- A.1.4 design development to improve the interface between the building and the Ted Northe Lane public realm as follows:

- i. providing a stronger visual denotation of the residential entry including improvements to the design of the entry canopy and entryway, differentiation of materiality and finish, and use of architectural lighting;

Note to Applicant: also refer to Urban Design Condition A.1.5.

- ii. overall improvements to site features including lighting, furniture, and landscape elements;

Note to Applicant: explore strategies to maximize green areas, replacing concrete planters with wood, stepping the wall and landscaping.

- iii. lowering and revising the expression of wooden wall at the north-west corner to increase visual connectivity to the west side yard;
- iv. proposing various high-quality, durable, and impermeable paving materials integral with the proposed paving to better connect with east and west side yards;

- A.1.5 design development for all at-grade façades to maintain a high degree of architectural and landscape details, variety, and quality, as proposed, through future stages of design development;

Note to Applicant: to comply with Rezoning Condition 1.7, particular attention should be given to ensuring that the building detailing and materiality present as highly resolved when viewed from Nelson Street, Ted Northe Lane and mid-block public realms, and wherever pedestrians are in close proximity to the building face. Intent is to maintain the proposed quality in all aspects, including but not limited to appearance, durability, and energy performance.

- A.1.6 confirmation that the inter-lot pedestrian route remains free and clear for public access and is suitable for all users particularly for persons with disabilities;

Note to Applicant: refer to Rezoning Urban Design Condition 1.3, consideration should be given to the following strategies:

- i. relocate the proposed parkade air intake vent within this area, since it doesn't provide an acceptable walking/rolling surface for all users.
- ii. gates are not to be installed along the public walkway

- A.1.7 confirmation that the proposed amount of shadowing on Nelson Park will remain equal to or less than that approved by Council at the time of the Rezoning application through future stages of design development and project approvals;

Note to Applicant: updated shadow studies should be provided at all stages of the approval process.

- A.1.8 provision of an architectural lighting and signage strategy, with particular attention given to the illumination of the pedestrian mid-block connection and the residential lobbies and entries;

Note to Applicant: refer to Rezoning Condition of Approval 1.10. Building lighting and signage must be designed to integrate sympathetically with the façade, and should provide for enhanced pedestrian experience of the public realm at all hours. Signage is a separate application and should be noted as "SHOWN FOR REFERENCE" in the drawings.

- A.1.9 confirmation that the minimum 8' clear ceiling height is provided in livable spaces at all dwelling units;

Note to Applicant: this requirement should be shown in the drawings including unit sections or reflected ceiling plans;

- A.1.10 design consideration to the west and east elevations to better reflect the residential use of the building. This may be achieved by way of the following recommended design strategies:

- i. varying the thickness of the horizontal bands from the base to the crown of the building to present a more legible hierarchy of building uses;

- ii. differentiating or visually emphasizing balcony areas from the rest of the building massing, and/or;

Note to Applicant: Consideration should be given to introducing semi-translucent or frit finishes to the glass balcony balustrades, especially those located at lower levels, in order to present improved architectural legibility from the public realm when personal objects are stored on the balconies.

- iii. specifying a material and finish palette which reinforces a unified massing concept;

Note to Applicant: as per commentary from the UDP (second review), further refinement of the material and finish palette is encouraged.

A.1.11 provision of built features intended to create a bird friendly design;

Note to Applicant: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable. In addition, to comply with Rezoning Condition 1.11 provide a rationale of strategies for the features.

Development Review Branch Conditions

A.1.12 confirmation of compliance with Section S (Floor Area and Density) of the pending CD-1 By-Law as follows:

- i. illustrate compliance with minimum social housing floor area as per Section 5.3;

Note to Applicant: The minimum social housing net floor area must be the greater of 8,817 sq. m (94,905 sq. ft.) or 25% of the floor area remaining after subtracting the secured market rental housing. Net floor area totals for social housing, strata and secured market rental to include the pro-rated shared floor areas such as stairs and elevators.

- ii. correction of the Building Envelope Professional letter of assurance for Passive House insulation thickness exclusions to reference Section 5.6(b) of the pending CD-1;

Note to Applicant: The submitted letter references Section 10.11 which does not allow exclusion for the proposed insulation thickness.

- iii. provision of coordinated and matching FSR verification sheets with architectural plans and to include the following:

- a. coordinate and match floor layouts particularly on Level 17, 21, 35 to 42 and 60 (amenity areas and rooftop mechanical floors);
- b. update clarity and resolution of plans;
- c. correct label of Unit 0303 on Level 3 as 2 bedroom dwelling unit as illustrated on the floor plans;
- d. provide site total floor area for balconies;
- e. match all project floor area data;

Note to Applicant: There are 2 project data summaries, 1 on page 4 and the other on page 8, which have different data for storage exclusions and net floor area.

- f. note scale of each sheet;
- g. label and dimension all gross floor areas, dwelling units, and areas proposed for floor area exclusion for each level;

- h. identify and label all residential storage spaces;

Note to Applicant: All below, at and above ground spaces, whether included or excluded from floor area must be accounted for. Refer also to Storage for Multiple Dwellings Bulletin for minimum dimension and area requirements.

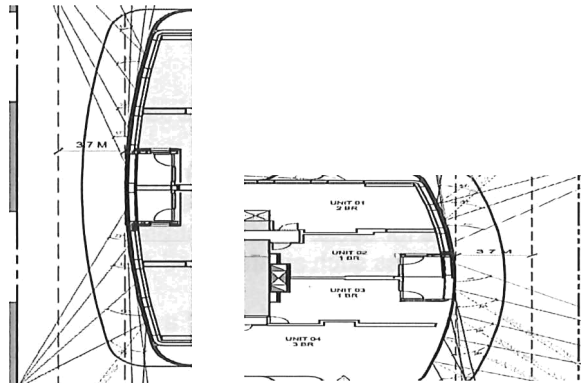
- A.1.13 confirmation of compliance with Horizontal Angle of Daylight (HAD) per Section 7 of the pending CD-1 as follows:

- i. illustrate daylight planes horizontally from the bottom of each habitable room window;

Note to Applicant: Correct illustrations of plane/s extending from exterior of balconies. A variance to HAD distance requirements to a minimum of 3.7 m (12.14 ft.) may be supported.

- ii. dimension and note angles for each habitable room;

Note to Applicant: Director of Planning may support to vary the distance to 3.7 m (12.14 ft.)



- A.1.14 confirmation of compliance with Section 11.10 (Dwelling Unit Size) of the Zoning and Development By-Law;

Note to Applicant: Per Section 11.10, a variance of 29.7 sq. m (319.69 sq. ft.) may be supported for social housing and secured market rental units. The numbers provided in the project data should match the illustration.

- A.1.15 compliance with Sections 4 (Parking, Bicycle, Loading and Bicycle Spaces) of the Parking By-Law as follows:

- i. maximum 25% of social housing parking allocated to small parking spaces;
- ii. provision of 1 additional Class B loading space as per Section 5.2.1;

- A.1.16 notation on plans of the following:

- a. "All building dimensions, setbacks and yards are to the outside of cladding";

- b. "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";
- c. "The acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations";
- d. "all signs shown for reference only and requires a separate permit"; and
- e. "Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building"

- A.1.17 submission of original, digitally signed, and sealed survey plan of the site, verified by a British Columbia Land Surveyor;
- A.1.18 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.1.19 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

#### **Landscape Conditions**

- A.1.20 design development to provide a more balanced soft vs. hard landscape at grade by the following:
- i. Reduce amount of paving and increase amount of planted area all around the building;
  - ii. Provide softer landscape edges;
  - iii. Increase amount of new trees along the connector and at the west interface;
  - iv. Improve lane interface by addition of or widening of planting beds.

Note to Applicant: refer to Rezoning Condition 1.21.

- A.1.21 design development to provide maximum sun exposure to the Children's Play area by relocating it to a more sun accessible location, while ensuring there is a direct visual access from the indoor amenity room;

Note to Applicant: refer to Urban Design Condition A.1.3 and Housing Condition A.1.35.

- A.1.22 design development to outdoor amenity areas for social and market housing to include planters with edible landscaping which would be suitable for urban agriculture by residents, including the necessary supporting infrastructure, such as a high efficiency irrigation and /or hose bib, potting bench, tool storage chest and yard waste. Label supporting infrastructure.

Note to Applicant: refer to Rezoning Condition 1.23.

- A.1.23 provision of a revised Tree Management Plan as part of the landscape plans, in coordination with arborist report and proposed landscape plans, showing tree removals and tree protection barriers, complete with dimensions, to scale;

Note to Applicant: Current landscape plans do not show City owned Trees #174 and 175. If these trees need to be removed, then provide a written approval by the Park Board.

- A.1.24 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note: "Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board."

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board) to be shown on the Tree Management Plan, confirming no conflicts with tree barriers. Relocation of trenching locations are required if in conflict with tree protection.

- A.1.25 provision of a scale for all landscape plans (besides sections and details);

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

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

Note to Applicant: Refer to Urban Design Condition A.1.11.

#### Crime Prevention Through Environmental Design (CPTED)

- A.1.27 design development to incorporate CPTED measures including the following:

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

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

#### Housing Policy & Regulation / Social Policy & Projects / Cultural Services

- A.1.28 provide to the satisfaction of the General Manager of Planning, Urban Design and Sustainability a minimum of 50 rental units in the development (approximately 3, 226 sq. m (34,724 sq. ft.)) as market rental housing, plus parking required as per by-law.

Note to Applicant: Refer to Rezoning Referral Report page 19.

- A.1.29 design development to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the General Manager of Real Estate and Facilities Management for the common areas of the social housing Air Space Parcel (ASP) to meet the requirements of the City of Vancouver's *Housing Design and Technical Guidelines*,

Note to Applicant: Common areas of the social housing ASP include such areas as the indoor and outdoor amenity areas, office, manager room, lobby, accessible washrooms, janitor rooms, storage space, heat treatment room, elevators, and loading bay.



Note to Applicant: A meeting with City staff before a prior to response is required to discuss detailed specific project requirements and specifications based on revision according to the City of Vancouver's *Housing Design and Technical Guidelines*. The *Guidelines* are attached at Appendix 1.

- A.1.30 design development to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the General Manager of Real Estate and Facilities Management for the housing units of the social housing ASP to meet the requirements of the City of Vancouver's *Housing Design and Technical Guidelines*, including, but not limited to, the following:

- i. provide 5% of units as accessible units in both single and family unit types (one studio, two 1- bedroom, two 2- bedroom, and one 3-bedroom) in social housing;

Note to Applicant: Design development to make additional units accessible/adaptable may be required to address community need as identified by, and the to satisfaction of, the General Manager of Planning, Urban Design and Sustainability and the General Manager of Arts, Culture and Community Services.

- ii. design development to achieve studio units of 400 sq. ft. (37.16 sq. m) in social housing;

Note to Applicant: The size of many of the social housing units is significantly below the requirements of the *Housing Design and Technical Guidelines*.

- iii. provide 3.7 sq. m (40 sq. ft.) of in-suite storage, including a minimum clear horizontal dimension of 1.2 m in all directions;

Note to Applicant: If in-suite storage cannot be achieved in all units, at a minimum in-suite storage should be provided for family units (2- and 3-bedrooms) and an additional storage locker may be provided below grade when this is not possible. Accessible units must have in-suite storage.

Note to Applicant: A meeting with City staff before a prior to response is required to discuss detailed specific project requirements and specifications based on revision according to the City of Vancouver's *Housing Design and Technical Guidelines*. The *Guidelines* are attached at Appendix 1.

- A.1.31 provide floor-to-floor heights in the social housing units that are a minimum of 8'0" clear ceiling heights, free of obstructions and projections, are provided in all circulation areas, common use spaces, as well as inside the units in living rooms and bedrooms.

Note to Applicant: Consider provision of a 9'0" clear ceiling height in amenity room.

Note to Applicant: This requirement should be shown in the drawings including unit sections or reflected ceiling plans.

- A.1.32 provide vehicle parking for social housing ASP be a minimum of 31 spaces that shall be located in proximity to the elevators serving the social housing ASP. Identify the location of these parking spaces with labeling on the plans;

Note to Applicant: Please refer to Rezoning Condition 1.42.

- A.1.33 design development to provide a wheelchair accessible path from the elevators to the social housing parking stalls and garbage/recycling rooms;

Note to Applicant: Drawings show that stairs are located in the corridors outside of the elevator on the parking level. This does not allow for accessibility between these user areas and the elevator.

A.1.34 provide social housing dedicated loading bay close to social housing elevators;

A.1.35 design development to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the General Manager of Real Estate and Facilities Management, a larger outdoor play area that is shared by both the social and market housing. Provide detailed drawings of outdoor play area, including materials, play elements, and equipment; including dimensions;

Note to Applicant: Play equipment is not required, but natural landscapes which encourage imaginative and motor skills developing play are encouraged. Detailed information regarding outdoor play area is provided in the *High-Density Housing for Families with Children Guidelines*.

Note to Applicant: Refer to Urban Design Condition A.1.3 and Landscape Condition A.1.21.

A.1.36 social housing to have dedicated, lockable electrical and mechanical rooms with separately metered services;

Note to Applicant: Provide a written overview of building systems, including mechanical and electrical. Subsequently, a meeting is required with Real Estate and Facilities Management to review the implementation of the mechanical, electrical, energy and DDC requirements prior to issuance of Development Permit;

A.1.37 provide to the satisfaction of the General Manager of Planning, Urban Design and Sustainability the following as it relates to the Tenant Relocation Plan:

- i. provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant;
- ii. provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant) ; the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan; and

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- iii. provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other

compensation); and include a summary of all communication provided to the tenants.

## Public Art

A.1.38 deliver the following to Cultural Services — Public Art:

- 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: If the Owner elects to satisfy the Public Art Requirement by way of Option A, then the Owner will be responsible at its sole cost and expense to commission an artist to conceive, create, design, manufacture and install the Public Art at a cost to the Owner of not less than ninety percent (90%) of the Public Art Cost;

For greater certainty, in the case of Option A, the Detailed Public Art Plan must be approved by the Public Art Program and the Managing Director of Cultural Services.

## A.2 Standard Engineering Services Conditions

A.2.1 clearly indicate a statutory right-of-way (SRW) measurement of 2.5 meters along the east property line of the site.

Note to Applicant: The plans currently indicate the SRW as 2.47 meters.

A.2.2 provision of improved access and design of bicycle parking and compliance with the *Bicycle Parking Design Supplement*, including provision of the following:

- i. a dedicated bicycle elevator for all bicycle spaces located below the first underground level;

Note to Applicant: Note to Applicant: The elevator is to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator shall be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and 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. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements. Refer to Rezoning Condition 1.40(e).

- ii. minimum 1.2 meters (4 ft.) wide access route between the bicycle parking spaces and the outside;

Note to Applicant: Access to individual bicycle storage rooms located at the head of vehicle parking spaces within the parkade have not been provided with access aisles.

- iii. automatic door openers for all doors providing access to Class A bicycle storage; and

Note to Applicant: Update plans to show or note all automatic door openers.

- iv. design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.

Note to Applicant: Racks must be usable for all ages and abilities.

- A.2.3 provision of improved access and design of loading spaces and compliance with the Parking and Loading Design Supplement, including provision of the following:

- i. a minimum 10.7 meters (35 ft.) of stall length for the parallel Class B loading space.

- A.2.4 provision of improved access and design of the parkade layout and compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including provision of the following:

- i. improved two way flow for vehicles on the ramp and in the parking areas through provision of the following:
  - a. a minimum 6.7 meters (22 ft.) wide ramp where a center enter phone/RFID reader is proposed.

Note to Applicant: Update plans to show and dimension minimum ramp width. The current ramp width appears to be approximately 6.6 meters (21.6 ft.).

- A.2.5 provision of the following information as part of the drawing submission to facilitate a complete Transportation review which may result in additional conditions:

- i. all types of parking and loading spaces individually numbered, and labelled on the drawings;
- ii. dimension of columns and column encroachments into parking stalls;
- iii. dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates;
- iv. areas of minimum vertical clearances labelled on parking levels;
- v. design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances; and

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

- vi. indication of the stair-free access route from the Class A bicycle spaces to reach the outside on each parking level providing bicycle storage.

- A.2.6 provision of correctly and clearly labeled City issued building grades and design elevations on the plans, including the following information:

- i. city issued building grades labels should have the prefix BG;
- ii. correctly label the building grade elevation along Nelson Street; and

Note to Applicant: The building grade in question is currently labelled with a value of 42.86 and is noted by the City as being incorrect.

- iii. design elevations along the Nelson Street frontage property line are to be correctly labeled on the plans.

Note to Applicant: Three design elevations along Nelson Street are incorrect.

- iv. design elevations along the Ted Northe Lane property line are to be correctly indicated adjacent to the edges of loading bays and access pathways.

Note to Applicant: A reference markup PDF document for additional locations and details of revisions required is available. The Project Facilitator can provide this document if needed.

Refer to the Building grade letter, which accompanied the City issued building, grade plan or contact [building.grades@vancouver.ca](mailto:building.grades@vancouver.ca) for additional information if needed.

- A.2.7 clearly illustrate containers and totes on plans for recycling and garbage needs and refer to the *Engineering Garbage and Recycling Storage Amenity Design Supplement* for recommended dimensions and quantities of bins.

- A.2.8 provision of a No-Development Permit Covenant to enter into a Latecomer Agreement with the City to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which will allow the Owner to receive latecomer charges from subsequent developments for those works described in Rezoning Conditions 2.5(b) and 2.5(e), and included in Schedule A to the Services Agreement (which Services Agreement is required to be executed and registered prior to enactment of the Rezoning).

- A.2.9 deletion of all structure proposed within the two BC Hydro Rights of Way registered as 327882M and 328433m; or make arrangements with the utility company for the possible cancellation of these Rights of Way;

Note to Applicant: If the applicant team chooses to maintain the BC Hydro Rights of Ways as-is, then clearly indicate the extents of this on the plans.

- A.2.10 provision of a finalized Transportation Demand Management (TDM) Plan, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: A TDM Plan with a minimum of 12 points is required for the residential-social housing use. The proposed plan achieves 10 points. Refer to Schedule B of the TDM policy for detailed requirements for each measure. The following additional information and clarifications are required to accept the TDM measures proposed:

- i. ACT-02 — Improved Access to Class A bicycle parking:
  - a. provision of concept design for excellent design of lighting, finishes, grades, convenience.

Note to Applicant: A total of 2 points appear achievable for the residential-social housing use for excellent design of bicycle storage with provision of the above noted information. Points are not awarded for base requirements such as a dedicated bicycle elevator for bicycle spaces located below the first complete level of underground vehicle parking. Consider providing residential-social housing bicycle parking at grade or on the P1 parking level with dedicated elevator access to achieve 2 additional points.

- ii. ACT-05 — Bicycle Maintenance Facilities:
  - a. notation and dimension location of facilities on plans;
  - b. provision of an operational plan detailing the following:
    - 1. a description of the amenities to be provided;
    - 2. a means of providing access to all residents, commercial tenants, and the public (if applicable); and
    - 3. a plan for maintaining these amenities.
  - c. if available, provision of any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/ instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.

Note to Applicant: A total of 2 points appear achievable for the residential-social housing use.

- iii. SUP-01 — Transportation Marketing Services:

Note to Applicant: A total of 2 points achieved for the residential-social housing use.

- iv. SUP-02 — Real-Time Information: and

- a. updated architectural plans to identify the general location(s) for proposed displays on plans.

Note to Applicant: A total of 2 points appear achievable for the residential-social housing use.

- v. SUP-03 — Multimodal Wayfinding Signage:

- a. updated architectural plans to identify the general location(s) that are proposed for on-site displays; and
  - b. provision of an updated TDM plan to include 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.



Note to Applicant: Must conform to *City of Vancouver Guidelines*. See the following example. A total of 2 points appear achievable for the residential-social housing use.

- A.2.11 subject to the acceptance of the finalized TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which identifies the following:
- i. secures provision of funding towards long-term TDM monitoring funding in the amount of \$2 per square meter of gross floor area;
  - ii. secures the provision of TDM measures on the site:
    - a. ACT-02: Improved Access to Class A Bicycle Parking;
    - b. ACT-05: Bicycle Maintenance Facilities;
    - c. SUP-01: Transportation Marketing Services;
    - d. SUP-02: Real Time Information ; and
    - e. SUP-03: Multimodal Wayfinding Signage.
  - 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.2.12 provision of compliance with the Transportation Demand Management (TDM) Plan, as per the finalized TDM agreements;
- A.2.13 provision of a draft final Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the following:
- i. General Requirements;
    - a. provide area measurements for all land use types on the post-development site plan;

Note to Applicant: Indicate the location of each land use on the RWM site plan through colour-coding or hatching along with the area of each land cover type.

- b. confirm the invert of the storm service connection as noted on Drawing SWM02;
- c. confirm the invert of the detention tank storage system and whether drainage by gravity is available;

Note to Applicant: Drawing SWM02 indicates a detention tank invert of 41.1 metres (134.84 ft.) while Architectural Drawings A1.11 and A3.00 (Section B-B) appear to indicate that the tank is located at the basement level (39.50 metres) (129.59 ft.).

pumping systems for rainwater management purposes should be avoided unless used for harvesting purposes. If absolutely necessary, the design should allow for overflow to be directed to the storm sewer connection by gravity during storm events.

review and acceptance of the proposed plumbing, and mechanical designs relevant to the RWM system will be performed by the Plumbing Inspections Department at the plumbing permit application stage. The Applicant must ensure all designs are in conformance with the Vancouver Building By-law (VBBL) Book II, Plumbing Systems. Conformance with the VBBL is not reviewed by Engineering.

- d. provide a preliminary stage-storage-discharge table for the proposed detention tank system; and

Note to Applicant: The stage-storage-discharge table should indicate the provided detention storage volume and outlet structure release rate at key elevations throughout the detention storage.

- e. confirm what is meant by the offsite controls indicated in the RWMP report.

Note to Applicant: Page 2 of the IRMP Report makes reference to controls implemented offsite. Please clarify what, if any, offsite improvements are being considered for this project. Additional comments may be provided if offsite improvements are proposed.

ii. Volume Reduction;

- a. volume reduction is encouraged but not required for this Passive House development; and

Note to Applicant: Applicant may revise the RWMP accordingly.

- b. provide details and specifications for the proposed green roof system on the Landscape Drawings and/or RWMP report.

iii. Water Quality Target;



- f. water quality is encouraged but not required for this passive house development.

Note to Applicant: Applicant may revise the RWMP accordingly.

if a proprietary Water Quality system is still proposed in the updated submission, provide supporting sizing calculations for this system.

iv. Release Rate;

- a. calculate the detention tank volume equal to the storage volume required to control to the pre-development peak flow;

Note to Applicant: The detention tank does not need to be over-sized to meet Volume Reduction criteria for this Passive House development but is still required to provide peak flow control to pre-development rates for the 1:10-year design event.

- b. use appropriate runoff coefficients for different surface types and ensure consistency in % imperviousness estimates for all relevant calculations; and

Note to Applicant : Provide supporting calculations to indicate how the pre and post-development runoff coefficients were determined.

runoff coefficients for landscaping on slab should be increased relative to landscaping with infiltration to reflect the increased runoff potential for these areas.

- c. provide the supporting Modified Rational Method calculations associated with the detention storage sizing.

Note to Applicant: Currently graphs are provided but supporting calculations should also be provided.

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](mailto:rainwater@vancouver.ca).

- A.2.14 arrangements shall 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 Legal Agreement prior to the issuance of the Development Permit;

Note to Applicant: The legal agreement restricts the issuance of a building permit until the final 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.2.15 provision of a final RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit;
- A.2.16 provision of a final standalone Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit;
- A.2.17 confirmation from all impacted third party groups that pole relocation is acceptable;
- A.2.18 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.2.19 provision of written confirmation that all required electrical plants will be provided within private property;

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

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:

- i. 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
- ii. 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.

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](mailto:umb@vancouver.ca).

- A.2.20 provision of written clarification of garbage pick-up operations;

Note to Applicant: Submission of 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.

- A.2.21 confirmation from Parks Board for removal of existing trees on City property;

Note to Applicant: Contact the Parks Board 604-257-8587 or [pbdevelopment.trees@vancouver.ca](mailto:pbdevelopment.trees@vancouver.ca) for coordination with tree removals, payment of ISA tree values, and cost of removal before DP issuance.

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

- 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 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (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.1.1 The applicant is advised to note the comments of the Building Review Branch, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated March 30, 2022. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.

B.1.2 Construction dewatering is a Water Use Purpose under the *Water Sustainability Act* requiring a provincial Approval or License. Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial *Water Sustainability Act*.

For more information: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>

B.1.3 It should be noted that if conditions 1.0 and 2.0 have not been addressed by on or before (6 months after DP Board date), this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.

B.1.4 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.1.5 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.1.6 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.1.7 Details of swimming pools/hot tubs to be submitted to the Environmental Health Division and Provincial Health Engineer prior to construction;

B.1.8 An occupancy permit will be held on the market strata housing subject to:

i. completion and transfer of the social housing air space parcel to the City to the satisfaction of the General Manager of Planning, Urban Design, and Sustainability and General Manager of Real Estate and Facilities Management;

ii. completion of the market rental air space parcel to the satisfaction of the General Manager of Planning, Urban Design, and Sustainability and General Manager of Real Estate and Facilities Management;

B.1.9 Construction and delivery of the facility is to be secured by a Letter of Credit (LC), provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior to rezoning enactment.

LCs must be in compliance with and in the form set out on the City's Letter of Credit Policy ADMIN 032: <https://policy.vancouver.ca/ADMIN032.pdf>

**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 12<sup>th</sup> 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.

