

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

### A.1 Standard Conditions

#### Urban Design Conditions

A.1.1 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.

A.1.3 confirmation that the proposed amount of shadowing on Marina Square Park will remain as demonstrated in the rezoning application, through future stages of design development and project approvals.

**Note to Applicant:** updated shadow studies should be provided in all stage of approval process;

A.1.4 consideration to improve overlook from indoor to outdoor amenities areas and continued exploration accommodations for a greater variety of outdoor activities such as large family gatherings, games, etc.

**Note to Applicant:** provision of appropriate and functional furniture such as large dining table, movable seating and planters, flexible children play areas, etc. is strongly encouraged.

A.1.5 confirmation that the overall design of the proposed mid-block pedestrian pathway will fully integrate with the future design of the anticipated complementary pathway achieved through future redevelopment of the site located immediately due east;

**Note to Applicant:** Refer to upfront condition 1.1. To provide updated landscape drawings of the area in between 2 properties, showing the design strategy.

A.1.6 confirmation of intent to maintain the high-quality material palette and high level of detailing implied in the application materials and necessary to accomplish the proposed design aesthetic;

**Note to Applicant:** particular attention should be given to ensuring that the building and landscape detailing presents as highly resolved when viewed from W. Georgia Street, Bidwell Street, and Alberni Street public realms, and wherever pedestrians are in close proximity to the building face;

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

**Note to Applicant:** Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable, and provide a rationale of strategies for the features noted.

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**Development Review Branch Conditions**

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

- i. provision of updated FSR verification sheets to include all roofed mechanical spaces having a minimum of 1.2 m height;
- ii. provision of coordinated and matching data on FSR verification sheets, architectural floor plans and project summary data;

**Note to Applicant:** Removing trellises proposed on Level 6, and 31, will help resolve some of the FSR overages.

A.1.9 compliance with Section 7 Horizontal Angle of Daylight (HAD) of the pending CD-1 By-Law:

**Note to Applicant:** Provide HAD illustrations with required angles and dimensions to illustrate compliance. Removing the den room door in suite 302 will help resolve this issue. Suite 603 will require floor layout reconfiguration or den room to be converted to a non-habitable use to meet these requirements.

A.1.10 illustration of compliance of View Protection Zones 3.2.1, 0.2, B1, and C1;

**Note to Applicant:** Provide illustrations showing development is below view cones. Provide geodetic heights on all corners of the development.

A.1.11 design development to locate, integrate and full screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meter in a manner that minimizes their impact on the building's open space and the public realm;

A.1.12 provision of revised drawings and project data summary as follows:

- i. number all parking, loading, passenger and bicycle stalls;
- ii. provide data in parking technical table for required and proposed energized outlet;

A.1.13 provision of the following notations on the submitted plans:

- i. "The acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations";
- ii. "All building dimensions, setbacks and yards are to the outside of cladding";
- iii. "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"; and
- iv. "Public art illustration and notation is for reference only and a separate permit required";
- v. "Provision of energized outlets in accordance with Section 4.14 - Electric Vehicle Charging Infrastructure Requirements, of the Parking By-law"

A.1.14 arrangements to be made to the satisfaction of the Director of Planning and Director of Legal Services for a Non-Stratification Covenant pursuant to Section 219 of the Land Title Act to be registered, ensuring the use and access of the amenity "guest suite" unit on Level 2 shall be shared and made available to all residential occupants and/or tenants of the building. Further,

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that the amenity space approved as part of this development shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.

**Note to Applicant:** Provide clarification of “guest suite” operation and residential unit type (dwelling, sleeping, or housekeeping unit). Refer also to Section 2 of the Zoning and Development By-Law.

### Landscape Conditions

A.1.15 provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.;

**Note to Applicant:** refer to Landscape rezoning condition 1.15. The landscape plans have an irrigation plan (sheet L6.01) but there does not appear to be any irrigation information or symbols on that plan.

A.1.16 design development to the onsite water feature to explore opportunities to reduce potable water consumption and to ensure year round visual interest;

**Note to Applicant:** Potable water consumption may be reduced through low volume water basin solutions, mechanical design efficiencies and maintenance specifications. Ensure the design and materials have visual interest at times when the water supply may be shut off. Provide large scale detailed sections/ elevations to illustrate the overall design, including dimensions and materials.

A.1.17 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 <http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>  
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

A.1.18 provision of new street trees adjacent to the development site, where applicable;

**Note to Applicant:** refer to Rezoning condition 1.14. New street trees to be shown on the development permit plans and confirmed prior to the issuance of the building permit. Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

### Crime Prevention Through Environmental Design (CPTED)

A.1.19 design development to incorporate CPTED measures including the following:

- vi. ensure clear view lines and good lighting around building access points including elevator and entry entries and fire exits;
  - vii. provide white walls in parking areas;
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- viii. avoid deep alcoves and concealed spaces; and
- ix. 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.

### Public Art Conditions

A.1.20 delivery on the following to Public Art:

- a. provide the approved Detailed Public Art Plan and the 10% Option A Payment; or
- b. provide 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 prior to issuance of a Development Permit.

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## A.2 Standard Engineering Services Conditions

A.2.1 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. pedestrian SRW along Bidwell and Alberni Streets clearly shown and labelled on the landscape plans;
- ii. pedestrian SRW along Alberni Street dimensioned from the back of the existing curb, not the curb face, and all at-grade building elements removed from the SRW area accordingly;

**Note to Applicant:** Sheet A101 shows the SRW incorrectly dimensioned from the curb face, not the back of curb as required by the rezoning condition.

- iii. deletion of the “line of 1.0m SRW encroachment” shown along Bidwell and Alberni Streets;
- iv. removal where possible, or revision of all permanent at-grade structure to minimize encroachment into the pedestrian SRW along Bidwell and Alberni Streets, including, but not limited to the patio stairs, raised planter, wood top bench, and parkade air intake grates;

**Note to Applicant:** The rezoning requirement for the pedestrian SRW along both streets is intended to allow for a widened, accessible, public sidewalk. Based on conversations with staff and understanding the challenges related to the parkade ramp design, the raised planter and wood top bench shown on Alberni Street are acceptable if they cannot be removed from the SRW or further reduced as they still provide for an acceptable width sidewalk in this location. The parkade air intake grates shown at the corner of Alberni and Bidwell Streets must be relocated from the corner (and minimized or removed completely from the SRW, if possible) as they do not provide a comfortable and accessible walking surface, particularly within the “bypass zone” immediately behind the future curb ramps at this location.

- v. site and landscape plans updated with the latest City issued geometric design to ensure coordination between the geometric changes to the streets, the public realm adjacent to the site, and the interface with the building;

**Note to Applicant:** Contact Darren Lee, Major Projects Engineering (Darren.Lee@vancouver.ca) to request the latest geometric design.

- vi. relocation of the patio gates along Alberni Street so as to not swing more than 0.3 m (1.0 ft) into the pedestrian SRW;
- vii. provision of note on the site and landscape plans stating “final design of future street improvements on W Georgia Street is to be coordinated with Engineering”;
- viii. deletion of the six street trees proposed in the front boulevard (between the curb and the sidewalk) on W Georgia Street and the proposed softscape front boulevard replaced with City standard hardscape;

**Note to Applicant:** This is a bus zone which is required to be kept clear of street trees in the front boulevard to accommodate transit operations. The front boulevard within the bus

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zone must be hardscape (not grass) to accommodate passengers boarding, alighting, and waiting for buses.

ix. notations on the landscape and site plans of the following street improvements on Bidwell Street:

a. 1.53m (5') wide front boulevard (measured from the back of the future curb) with street trees where space permits;

**Note to Applicant:** Bidwell Street is planned to be widened with the curb adjacent to this site being shifted closer to the site's property line to provide an 11.5m distance between the face of the existing curb on the west side of the street and the face of the new curb adjacent to the site. Refer to the conceptual geometric design which can be requested from Engineering.

b. minimum 2.44m (8') wide broom finish saw-cut concrete sidewalk; and

c. if landscaping is proposed next to the sidewalk in any space remaining in the SRW then the first 0.45m next to the sidewalk must be sod grass.

x. notations on the landscape and site plans of the following street improvements on Alberni Street:

a. 1.53m (5') wide front boulevard (measured from the back of the existing curb) with street trees where space permits;

b. minimum 2.44m (8') wide broom finish saw-cut concrete sidewalk; and

c. if landscaping is proposed next to the sidewalk in any space remaining in the SRW then the first 0.45m next to the sidewalk must be sod grass.

**Note to Applicant:** Drawings must indicate that the off-site designs submitted as part of the DP application are preliminary, and that a final off-site geometric design will be provided by the City of Vancouver through the DP process. Where a design or detail is not available, make note of the improvement on the site and landscape plans. Refer to condition 1.1.

A.2.2 provision of all passenger loading spaces to be publicly accessible at-grade/or Level P1;

**Note to Applicant:** The passenger loading space on Level P3 is located behind the residential overhead gate and is not publicly accessible.

A.2.3 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:** 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.

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Consider designating Residential Elevator CAB#3 as a designated bicycle elevator with a designated call button that goes to all the underground levels that have bicycle parking. Elevator to have durable finishes, and show the bicycle routes on the drawings that confirm that the elevator will be easily accessible from all bicycle rooms, and that the elevator will comfortably accommodate two people with two bicycles.

The rezoning drawings showed all Class A bicycle parking on Level 1 and P1, so a bicycle elevator was not required as per the rezoning drawings.

- ii. automatic door openers for all doors providing access to Class A bicycle storage;
- iii. **Note to Applicant:** In addition to the Class A bicycle parking on the parking levels, also show locations of automatic door openers for the Class A bicycle parking on Level 1 and the doors on the access route to reach the outside.
- iv. indication of the stair-free access route from the Class A bicycle spaces to reach the outside, show and label the access routes to reach the outside on the drawings;
- v. an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle;
- vi. clearly labelled and dimensioned Class B bicycle spaces on the landscape and architectural drawings;
- vii. manufacturers design specifications for the stacked bicycle racks including dimensions, vertical and aisle clearances;

**Note to Applicant:** Racks must be usable for all ages and abilities. Stacked bicycle racks may require additional clearances, additional rack lengths, and additional aisle widths as per the manufacturer's requirements for installation and operation of the stacked bicycle racks. Aisle widths and clearances must be accommodated and maintained while the stacked bicycle racks are on the ground in the open position.

- viii. dimension aisle widths in all the bicycle storage rooms;
- ix. relocation of Class B bicycle parking to eliminate encroachments on public property and right-of-ways; and

**Note to Applicant:** Ensure all bicycle spaces are entirely on private property.

- x. a minimum of 1.8m length and 0.6m width for each Class B bicycle space. Dimension the length and width of the Class B bicycle spaces.

A.2.4 provision of improved access and design of loading spaces and compliance with the Parking and Loading Design Supplement, including provision of the following:

- i. 3.8 m (12.5 ft) of vertical clearance is required for access and maneuvering to Class B loading spaces.

**Note to Applicant:** Label the minimum vertical clearance on the drawings.

A.2.5 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. provision of 2.7m (8' 10") stall width for visitor space 004 on Level P1
- A.2.6 provision of the following information as part of the drawing submission to facilitate a complete Transportation review and may result in additional conditions:
- i. provision of east-west and north-south section drawings of the Class B loading space, and the access route to reach the Class B loading space;  
**Note to Applicant:** Ensure that 3.8 m (12.5 ft) of vertical clearance is provided for access and maneuvering to the Class B loading space, and ensure that any portion of the parkade ramp that will be used for maneuvering into/out of the Class B loading space provides 3.8 m (12.5 ft) of vertical clearance. Provide vertical clearance dimensions and notes, all clearances must consider mechanical projections and built obstructions.
  - ii. provision of an updated section drawing that shows the ramp slopes for the various ramp sections of the parking levels;  
**Note to Applicant:** Refer to Building Sections Drawing A401 Section 2/A101 Parkade Section along Grid-L and add the ramp slopes to this section drawing.
  - iii. provision of updated plan drawings that shows design elevations on both sides of the main parking ramp at all breakpoints, and through both sides of the curved sections of the parking ramp;  
**Note to Applicant:** Show the length and the slopes of the various ramped sections and design elevations. Refer to Level 1 Plan Drawing A207 and Level P1 Drawing A206 for reference and add the information noted above.
- A.2.7 provision of correctly labeled interpolated building grades, including at the property line adjacent all entrances;
- A.2.8 provision of crossing design to the satisfaction of the General Manager of Engineering Services;  
**Note to Applicant:** Submission of a crossing application is required. Please review the City's Streets Design Manual and show typical commercial crossing design on the plans and indicate if any existing street furniture, poles street trees or underground utility is impacted by the crossing design and location. The final crossing design is to be clearly noted on the plans prior to development permit issuance.
- A.2.9 provision of clarification of garbage pick-up operations by providing written confirmation that a waste hauler can access and pick up from the location shown without reliance of the street for extended bin storage;  
**Note to Applicant:** If this cannot be confirmed then an on-site garbage bin staging area is to be provided.
- A.2.10 provision of a draft final Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the following:
- i. Volume Reduction;
    - a. use appropriate runoff coefficients for different surface types for all relevant calculations;
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**Note to Applicant:** Runoff coefficients for landscaping on slab should be increased to reflect the increased runoff potential for these areas compared to landscaping over native soil. Currently the runoff coefficient for post-development landscaped areas on slab is assumed to be the same as pre-development landscaping over native soil.

- b. confirm the assumed soil depth for tree planters in the RWMP report; and

**Note to Applicant:** Section 4.3 of the RWMP report indicates minimum tree planter soil depths of 910mm, however Landscape Drawing L9.01 indicates minimum tree planter soil depths of 750mm depth.

- c. provide a soil depth plan in the Landscape drawing set clearly indicating the location of all landscape planters and the proposed soil depth in each location with colour coding or hatching to indicate different soil depths.

**Note to Applicant:** Ensure the landscaping layout shown in the RWMP figures matches the Landscape drawing set. It appears that there may be some areas where the planter configuration is slightly different on Drawing RWM-02 compared to the landscape set.

ii. General Requirements; and

- a. confirm that access to various components of the rainwater management system for maintenance purposes is considered the overall design. Placement of rainwater management system components that would require occupancy of the public ROW to perform routine maintenance tasks should be avoided;
- b. provide further information related to the proposed detention tank system and water quality unit on the RWM drawings such as the location, geometric properties (footprint, volume, depth) and relevant specifications for these features; and

**Note to Applicant:** Indicate the location of the proposed detention tank, Water Quality unit and control structure and connectivity to the City sewer on the RWMP report drawings.

Provide preliminary cross-sections and preliminary inverts for the proposed detention tank system, Water Quality unit, control structure and storm sewer outlet as applicable from available information.

- c. indicate the location of the control structure (if outside of the detention tank) and Water Quality System on the architectural drawings to demonstrate that sufficient space is available for these features.

**Note to Applicant:** It is recommended that the Water Quality System be located upstream of the orifice control given that the proposed orifice size is below 75mm.

iii. Release Rate.

- a. confirm how the groundwater inflow column was calculated in the Storage Volume Required table on Drawing RWM-03 and confirm if the units indicated (cms) are correct.
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**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.

Please 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.2.11 registration of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services prior to the issuance of the Development Permit;

**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.2.12 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.2.13 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;**

**Note to Applicant:** Based on our preliminary review of the Operations & Maintenance Manual, the O&M Manual shall include, but not be limited to the following additional information at the BP stage:

- i. proposed conditions Site Plan;
- ii. checklists to assist non-technical persons in assessing operation and maintenance performance and requirements;
- iii. how access by maintenance vehicles to each of the proposed rainwater management features will be completed; and
- iv. we request that the Operation and Maintenance Manual be stamped by the design engineer for components related to the recommended maintenance procedures understanding that some of the supplemental information included in the report is provided by product suppliers.

The O&M Manual will be reviewed in more detail for acceptance at the Building Permit stage and is not required to be finalized at the DP stage.

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**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 Climate Change Strategy 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.

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