

August 8th, 2020

APPLICANT:

James Cheng Architect
200-700 W 8th Ave
Vancouver, BC
V5Y 1M8

Dear Mr. Cheng

RE: 750 Pacific Boulevard (COMPLETE APPLICATION)
Development Application Number: DP-2019-00571 - Zone CD-1

Your application was considered by the Development Permit Board at its meeting on August 4, 2020, and it was resolved that the Board APPROVE Preliminary Development Application No. DP-2019-00571 submitted, the plans and information forming a part thereof, thereby permitting the development of the site with a mixed-use development consisting of 3 terraced buildings varying in heights of up to 30 storeys; with Commercial, Office, Cultural and Residential Uses (including Social Housing, Market Rental, and Market units); a Civic Centre including, but not limited to a new Community Centre, Ice Rink, Music Presentation Centre, Childcare Facility; and rooftop open spaces; all over 4 levels of underground parking, subject to Council approval of Enactment and Form of Development, subject to the following conditions:

1.0 Prior to consideration by the Development Permit Board of the first related, complete development application and a decision regarding those applications, the applicant is to satisfactorily address the following:

- 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.

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

- 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.

- 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.

- 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*.

- 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*.

- 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.

- 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.

- 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;

- 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.

- 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

- 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.**

This letter is based on the minutes of the Development Permit Board meeting of Aug 4, 2020, 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,



K. Hsieh
Development, Buildings and Licensing
Email: Katrina.hsieh@vancouver.ca
Phone: 604.829.9528

kh\kc

cc: Central Property File,
City Building Inspector,
Development Planner, P. McDonnell
Project Facilitator, J. Freeman
Project Assistant, Sheila Gosal
Engineering Services, C. Joseph
Engineering Services, C. Chant

PROPERTY OWNER
Canadian Metropolitan Prop. Corp.
B100-750 Pacific Blvd.
Vancouver, BC
V6B 5E7

APPENDIX A

A.1 Urban Design Standard Conditions

- A.1.1 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.1.2 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;
- A.1.3 written confirmation shall be submitted 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.1.4 identification on the architectural drawings of any built features intended to create a bird friendly design;

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

Development Review Standard Conditions

- A.1.5 provision that the Design Guidelines for this CD-1 are adopted as part of the CD-1 By-law enactment to the satisfaction of the GM of PDS;
- A.1.6 a text amendment will be required, prior to the issuance of the first development permit for Blocks 'B' or 'C', to reflect the distribution of commercial floor area as illustrated in this preliminary development permit and subsequent development permits;
- A.1.7 clarification of any anticipated uses not mentioned or provided in the PDP, but allowed for in the CD-1 By-law;
- Note to Applicant:** Uses such as dwelling uses, commercial uses, community centre, ice rink, child day care facility cultural and recreational uses have a minimum and/or maximum floor area provision. Confirmation that all future uses will meet the CD-1 By-law limit(s) is required. See also to Recommended Condition 1.2.
- A.1.8 confirmation that the site size and area on the legal survey matches and is consistent with the site size and area illustrated and noted on the architectural plans and project summary. Submission of a signed, sealed legal survey will be required at each development permit application stage;
- A.1.9 confirmation that the floor area and density meet the minimum/ maximum permitted in the CD-1 By-law, the *False Creek North Official Development Plan*, *Child Care Facility Guidelines* and *High-Density Housing for Families with Children Guidelines* and *Recreational Facility Technical Guidelines*;
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Note to Applicant: There are no exclusions for floor area unless noted under the CD-1 By-law. All floor areas to be accounted for. This includes all below ground circulation areas, mechanical rooms and storage areas. See also to Recommended Condition 1.2.

- A.1.10 confirmation of the number of proposed residential dwelling units meet the minimum number of bedroom requirements, dwelling unit type and size meets the minimum requirements in the CD-1 By-law, Section 11.10 of the Zoning and Development By-Law, *Child Care Facility Guidelines* and *High-Density Housing for Families with Children Guidelines*, and the *Social Housing Guidelines*;

Note to Applicant: See also to Recommended Condition 1.2.

- A.1.11 confirmation that the all building heights do not exceed the maximums in the CD-1 By-law and the *Vancouver Protected View Cones Guidelines*;

Note to Applicant: Calculation of height is to the top of the highest structure and calculated from a base surface as indicated in the CD-1 By-law. See also to Recommended Condition 1.2.

- A.1.12 confirmation that the Parking, Loading, Bicycle and Passenger spaces meet the minimum/maximum permitted in the Parking By-law and the *Childcare Design Guidelines*;

Note to Applicant: Future proposed uses may significantly impact the number of spaces required and permitted. See also to Recommended Condition 1.2.

Standard Landscape Conditions

- A.1.13 design development to the tree planting strategy to provide a quality public realm, enhance biodiversity, and to ensure that appropriate species and sizes have been selected to suit varied conditions such as streets, plazas, waterfront, upper level terraces and roof decks.

Note to Applicant: particular considerations should be given to the plaza and the waterfront, selected species should be robust, regionally appropriate, and suitable to local growing conditions. Seasonality should also be taken into consideration to ensure that these trees provide year-round visual interest.

- A.1.14 design development to the shoreline treatment to maximize opportunities for habitat creation and biodiversity. Provide the following information prior to issuance of the first development permit:

- i. a rationale explaining how and what design elements will support marine intertidal and subtidal habitat functionality. This includes but is not limited to carefully grading the slope of the intertidal zone, selecting specific substrate type, size and geometry, strategically selecting riparian plant species, seeding for marine species (both flora and fauna);
- ii. a rationale explaining how the habitat shelf will be integrated with the seawall;
- iii. large-scale sections, conceptual drawings and details for the various zones along the shoreline including the habitat shelves along the seawall;
- iv. a habitat plan that includes riparian vegetation, indicator animal species, maintenance requirements and precedents where these features have been successfully used in the Pacific Northwest. Indicate the current state of the shoreline habitat and how you will satisfy other Provincial and Federal environmental permitting processes. This submission should be completed by a QEP in good standing with BC College of Applied Biology.

Note to Applicant: Refer to Rezoning Condition (b)45 in Appendix C and to the Marine Rocky Intertidal Guidelines for NEFC in Appendix H for more details.

A.1.15 design development to the seawall and flood protection zone to ensure that enhanced flood protection methods can still allow for access and views to the water. Refer to Recommended Condition 1.5.

Note to Applicant: provide sections through the waterfront plaza, steps and promenade with the seawall at its full height.

A.1.16 provision of a detailed written response and related supporting documents at the time of the first Development Permit application to confirm the project is on track to meeting the requirements of Sustainable Site Design for large developments;

Note to Applicant: refer to Sustainable Large Developments Policy Bulletin, Appendix D, Section A. The requirements will apply to the overall site and individual sites within that are subject to development permit. Subsequent development permit application will be required to update and/or revise documents, as necessary.

A.1.17 provision of the following materials to confirm sufficient soil depth and volume have been provided for all planted areas in particular tree plantings:

i. soil volume overlays for the overall site and the site within that that is subject to a development permit;

Note to Applicant: this should be provided prior to issuance of the first development permit. Subsequent development permit application will be required to update and/or revise documents, as necessary.

ii. large-scale sections with detailed dimensions for soil depths;

Note to Applicant: Also refer to Rezoning Condition 6 and 21.

A.1.18 provision of landscape features intended to create 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 landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <https://guidelines.vancouver.ca/B021.pdf>)

Crime Prevention Through Environmental Design (CPTED)

A.1.19 design development to respond to CPTED principles, having particular regard for:

i. theft in the underground parking;

ii. residential break and enter;

iii. mail theft; and

iv. mischief in alcoves and vandalism, such as graffiti.

Housing Policy & Projects / Social Policy & Projects

Social Housing

- A.1.20 design development of the City-owned social housing units to meet the intent of the *Housing Design and Technical Guidelines* and the *High-Density Housing for Families with Children Guidelines*, to the satisfaction of the Director of Affordable Housing, by providing the following:
- i. improved livability by meeting requirements for minimum floor space, outdoor and indoor amenity space, and unit mix;
 - ii. 5% of all units need to be fully wheelchair accessible (including accessible balconies) and should include studio, one bedroom, two bedroom and three bedroom unit. Clarify the following:
 - a. Which units are accessible; and
 - b. Provide enlarged plans of each type of accessible unit
 - iii. layouts need to be revised so that all bedrooms have access to natural light (Layout #4 and #7);
 - iv. Layout #6 - Minimum clear width for all units (from inside face of walls) is 12' clear;
 - v. improved design and layouts of 2-bedroom and 3-bedroom units with consideration of the suitability for family housing;
 - vi. clarify – label which elevator/stair cores belong to the Social Housing;
 - vii. identify and label dedicated vehicle and bike parking for the Social Housing;
 - viii. secured (fenced and gated with electronic fob access) parking immediately adjacent to the elevator cores including:
 - a. 0.30 parking stalls/unit,
 - b. including HC accessible parking spaces to suit HC accessible count;
 - ix. identify and label dedicated garbage rooms for social housing;
 - x. identify and label dedicated storage, mechanical, electrical and other service rooms for the Social Housing;
 - xi. provide summary table with number of units and unit types;
 - xii. L6 – Social Housing Indoor Amenity – check exiting strategy;
 - xiii. outdoor amenity space seems mislabeled; and
 - xiv. Amenity space that ensures the following:
 - c. indoor and outdoor space is adjacent and contiguous;
 - d. common laundry rooms should be provided as per the guidelines and should be located adjacent to indoor amenity space
 - xv. confirm W/D rough-ins are provided (at minimum) for all the two and three bedroom units;
 - xvi. administration and support spaces, including an office for the Housing Operator, adjacent to the lobby on the ground floor, with accessible washroom in close proximity; and
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- xvii. provide heat treatment room located in the parkade, so that items can be brought directly to the heat treatment room without going through the lobby first. The heat treatment room should be located close to the elevators with a staging area, and designed to allow for ease of maneuvering of large furniture items.

Childcare

- A.1.21 provision of a 69-space childcare facility to meet the intent of the Provincial Childcare Licensing Regulation, the City of Vancouver's Childcare Design Guidelines and Childcare Technical Guidelines, to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services, and the Regional Manager of Community Care Facilities Licensing.

Note to Applicant: In advance of the first development permit application please contact Caitlin Dorward at 604.873.7764. Consider the following items, for your information:

- i. provide a shadow study to demonstrate that the outdoor play areas will receive 3 hours of direct sunlight per day at the winter solstice, or on February 1st, two hours of which should occur during the typical playtimes of 9:30 am -11:30 am or 1:30 pm - 4:00 pm;
 - ii. clarify how balconies overlooking the outdoor playground will be designed to minimize hazards (i.e. the possibility of falling debris);
 - iii. As proposed, the indoor area does not meet the Childcare Design Guideline's space requirements. Please review the Childcare Design Guidelines for further detail at: <https://guidelines.vancouver.ca/guidelines-childcare-design.pdf> and provide a test fit to demonstrate that the requirements of the Childcare Design Guidelines for a 69-space facility can be met in the space proposed. A test fit should:
 - a. Indicate the location and dimensions of required program spaces for each of the four programs, including: activity room, gross motor/nap room, quiet room, washrooms and diapering area, cubbies, entry(ies) and exit(s);
 - b. Indicate the location and dimensions of required support spaces shared between programs, including: kitchen, accessible staff washroom, parents room, staff offices, laundry/janitorial area, and stroller storage;
 - c. Indicate the boundaries of the outdoor play space for each of the programs, with large play structure zones noted';
 - d. Indicate size and general layout of the outdoor areas, ensuring that each program has direct access from indoor to outdoor space;
 - e. Include a table of areas for all of the above mentioned spaces;
 - f. Consider optimal layout to minimize circulation space and maximize programmable area;
 - g. Demonstrate floor to floor heights meet the minimum height of 12'; and
 - h. Indicate location of dedicated parking stalls.
 - iv. design development to ensure elevator core and parent pick-up and drop-off parking stalls are in an appropriate location ensuring direct access to childcare facility. Current pick-up and drop-off parking stalls are not conducive to an easy pick-up and drop-off. It appears their location could lead to congestion and may be hazardous for movement of vehicles and pedestrians;
 - v. consider any security implications arising from public access to the civic centre outdoor space adjacent the childcare's outdoor area. The Drawing Index & General Information Plans (Page L0.1) denote the childcare outdoor area as being part of the "8.Rooftop Public Gardens". The childcare outdoor area must not be publicly accessible.
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- A.1.22 design development to ensure elevator core and parent pick-up and drop-off parking stalls are in an appropriate location ensuring direct access to childcare facility;

Note to Applicant: Current pick-up and drop-off parking stalls are not conducive to an easy pick-up and drop-off. It appears their location could lead to congestion and may be hazardous for movement of vehicles and pedestrians.

- A.1.23 clarification of the civic centre outdoor space outside the childcare outdoor area is publicly accessible. Any security implications of access to the civic centre outdoor space should be reflected in the childcare design;

- A.1.24 indication of dedicated outdoor areas in a table in the first Development Permit application;

Note to Applicant: The Drawing Index & General Information Plans (Page L0.1) denote the childcare outdoor area as being part of the "8.Rooftop Public Gardens". These drawings should be amended to denote the childcare outdoor area as a separate area that is not accessible to the public.

Food Assets

- A.1.25 provision of a minimum of three of the following food assets as required by Conditions of Rezoning:

- i. a Community Kitchen;

Note to Applicant: the proposed "community kitchen" amenity spaces, though valuable private amenities, do not count towards the delivery of food assets as they can only be accessed by building residents. However, this requirement can be satisfied via delivery of the publicly accessible "Commercial Teaching Kitchen" referred to in the NEFC Civic Centre Detailed Functional Program. Upon resubmission please:

- a. provide a detailed kitchen layout indicating location and dimensions of all furniture, large/fixed appliances, storage spaces, work and teaching spaces, and waste management station required to accommodate the uses outlined in the Functional Program;

Note to Applicant: Consider a design to accommodate movable elements such as shelving, and island/tables to increase flexibility of the space.

- b. provide a door and pass-through between the kitchen and adjacent multi-purpose room;
- c. provide soundproofing between multi-purpose room and kitchen to ensure kitchen can be used while distinct programming takes place in multi-purpose room;
- d. provide a dedicated handwashing sink separate from and in addition to dishwashing or food preparation sinks;
- e. provide a plan and infrastructure for food safe transport of supplies and waste in/out of the kitchen, minimizing use of the reception area for this purpose; and
- f. provide documentation that the kitchen's design (including appropriate venting) will satisfy fire and VCH requirements for its intended uses. Refer to Vancouver's *City-Affiliated Kitchen Design Guidelines* for further information on VCH kitchen permits and how to get in touch with a Senior Environmental Health Officer.

- ii. A farmers market: further planning and partnership development must be demonstrated at the DP stage. To strengthen this element of the proposal, contact the Vancouver Farmers Market Society (VFMS) to explore their interest in programming a market at the Site (<https://eatlocal.org/contact-us/>). Upon resubmission please:
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- a. provide a letter of support/partnership from the VFMS or an alternate organization experienced with farmers market management; and
 - b. demonstrate alignment of the farmers market plans with the Farmers Market Guidelines available at <https://vancouver.ca/people-programs/farmers-markets.aspx>; and
 - c. provide a copy of the Appendix D – Open Spaces and Places Plan referred to in the Sustainable Design Strategy (page was blank in version dated July 2019).
- iii. On-site organics management demonstrating zero-waste leadership including the following:
- a. provide detailed plans indicating the type and location of proposed on-site composters, with design development ensuring sufficient space and accessibility;
 - b. provide waste diversion estimates, with a goal of diverting a significant portion of organic waste generated on-site; and
 - c. demonstrate integration of the on-site composting proposal into Zero Waste Plan provided toward satisfaction of the Sustainable Large Sites Rezoning Policy.
- iv. Edible landscaping: the proposal requires significantly more detail regarding the extent, species selection, and management/harvesting plan. Upon resubmission please:
- a. provide a copy of the Appendix A – Landscape Plan referred to in the Sustainable Design Strategy (page was blank in version dated July 2019);
 - b. provide a table of areas summarizing the Landscape Plans, including, for each edible plant species, the number planted and overall the area of edible planting compared to total landscape area.
- v. Community gardens: the proposed community garden plots meet the Policy's minimum quantity and size requirements to be counted towards delivery of food assets. The applicants are encouraged to integrate additional facilities such as a greenhouse to improve the food production capacity of the shared garden plots. Upon resubmission please:
- a. provide an updated plot count based on final count of residential units with less than 100 sq.ft. of private outdoor space;
 - b. indicate the number of garden plots with enhanced accessibility features to accommodate residents who have mobility restrictions;
 - c. provide garden plot dimensions per the requirements outlined in the Rezoning Policy for Sustainable Large Developments;
 - d. provide layouts of all areas featuring garden plots, indicating for each separate area the provision of hose bibs within 20 feet of any plot, a storage room, a composting system, and a potting fence;
 - e. provide a copy of the Appendix A – Landscape Plan referred to in the Sustainable Design Strategy (page was blank in version dated July 2019).

Civic Centre

- A.1.26 provision of a Civic Centre as outlined in the *Plaza of Nations NEFC Civic Centre Detailed Functional Program*, to the satisfaction of the Director of Facilities Planning and Development in consultation with the General Manager of the Vancouver Board of Parks and Recreation and the General Manager or Arts, Culture and Community Services;
- A.1.27 design development of the Civic Centre to ensure it will be certified by the Rick Hansen Foundation Accessibility Certification (RHFAC) as Gold;
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- A.1.28 acoustic provisions will be required for the Ice Rink, Fitness Centre, Gymnasium and Music Presentation Centre to ensure sound from each space will not negatively impact adjacent uses and functions, as per the Acoustic Report in the Plaza of Nations NEFC Civic Centre Detailed Functional Program to the satisfaction of the GM of the Vancouver Board of Parks and Recreation, the Managing Director of Cultural Services and the Director of Facilities Planning and Development;
- A.1.29 design development to ensure all pick-up and drop-off spaces dedicated to the Civic Centre are provided/located to the satisfaction of the Director of Planning, GM of Engineering Services, GM of Real Estate and Facilities Management, and GM of Arts, Culture and Community Services, GM of the Vancouver Board of Parks and Recreation including but not limited to the following:
- i. parking spaces will be located within the City's Air Space Parcel; and
 - ii. any other access in the parkade that will be required by Civic Centre patrons for access to the Civic Centre parking/elevator cores will be secured through an easement for the life of the facility.

Note to Applicant: Vehicle parking and loading to serve the city-owned components of the Civic Centre (Community Centre and Ice Rink - but not including the Childcare) should be supported by a Transportation Assessment. City approval will be required should there be any modification to the parkade or implementation of pay parking within the defined area. Indicate and label dedicated drop-off spaces. Drop-off spaces shall be in close proximity to the Civic Centre lobby and elevator and located such that there is no need to cross a drive aisle with a dedicated walkway for pedestrian access to the lobby.

- A.1.30 provision of a dedicated mechanical room for the Civic Centre with a minimum 11'-0" clear height access route in close proximity to the loading bays dedicated to the Civic Centre;
- A.1.31 design development of the following spaces dedicated to the Civic Centre, to the satisfaction of the Director of Planning, GM of Engineering Services, GM of Real Estate and Facilities Management, and GM of Arts, Culture and Community Services:
- i. bike rooms located with convenient access to the Civic Centre parkade lobby;
 - ii. storage rooms with convenient and stair-free access to loading bays and loading elevators; and
 - iii. garbage, recycling and mechanical rooms with convenient and stair-free access to the loading bays.
- A.1.32 provision of mechanical and electrical design concepts should be submitted for the Civic Centre, to be reviewed and approved, to the satisfaction of the General Manager of Real Estate and Facilities Management before the first Development Permit is submitted;

Note to Applicant: Emergency generator to be located to the satisfaction of the GM of Real Estate and Facilities Management and the GM of the Vancouver Board of Parks and Recreation.

Community Centre

- A.1.33 provision of a Community Centre within the Civic Centre which will include, but not be limited to a Fitness Centre, Gymnasium, and Multipurpose Rooms (including a commercial teaching kitchen) as outlined in the Plaza of Nations NEFC Civic Centre Detailed Functional Program, to the satisfaction of the Director of Facilities Planning and Development and the GM of the Vancouver Board of Parks and Recreation demonstrating consideration of the following:
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- i. ground floor entry point to the Community Centre that will be clearly marked, welcoming and easily accessible for patrons;
- ii. minimum floor-to-floor heights and clear ceiling height requirements must be met;
- iii. Community Centre to be accommodated on a maximum of 3 levels (per Conditions of Approval of the Form of Development);
- iv. provide a test fit to demonstrate how the major components will be laid out (and that all minimum floor areas can be met);
- v. design development to ensure optimal room configurations and functional relationships are achieved, maximizing functionality of spaces for their proposed programming; and
- vi. clearly label and clarify location of elevator cores (especially related to the entrance and exiting strategy for each of the components); and
- vii. clearly label and clarify location of the commercial teaching kitchen.

A.1.34 provision of a licensable multi-purpose room to accommodate 30 School Age Care spaces and associated outdoor play area within the Civic Centre;

Note to Applicant: The Plaza of Nations NEFC Civic Centre Detailed Functional Program to the satisfaction of the GM of Arts, Culture and Community Services ensuring optimal room configuration to maximize functionality of the program.

Ice Rink

A.1.35 provision of an Ice Rink within the Civic Centre as outlined in the Plaza of Nations NEFC Civic Centre Detailed Functional Program, to the satisfaction of the Director of Facilities Planning and Development and the General Manager of the Vancouver Board of Parks and Recreation including but not limited to the following:

- i. minimum floor-to-floor Heights and clear ceiling height requirements must to be met;
- ii. provide a test fit to demonstrate how the major components will be laid out (and that all minimum floor areas can be met);
- iii. design development to ensure optimal room configurations and functional relationships are achieved, maximizing functionality of spaces for their proposed programming; and
- iv. clearly label and clarify location of elevator cores (especially related to the entrance and exiting strategy for each of the components).

Music Presentation Centre

A.1.36 provision of a Music Presentation Centre as outlined in the Plaza of Nations NEFC Civic Centre Detailed Functional Program, to the satisfaction of the Director of Facilities Planning and Development and Managing Director of Cultural Services including but not limited to the following:

- i. ground floor entrance and distinct presence that will be clearly marked, welcoming and easily accessible for patrons, including large identification signage in high-traffic, high-visibility location;
 - ii. indicate the entry and exiting strategy (including for patrons accessing from the parkade);
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- iii. Minimum floor-to-floor heights and clear ceiling height requirements must to be met;
 - iv. provide a test fit to demonstrate how the major components will be laid out (and that all minimum floor areas can be met), with spaces located on no more than two contiguous floors (no higher than the second floor);
 - v. design development to ensure optimal room configurations and functional relationships are achieved, maximizing functionality of spaces for their proposed programming;
 - vi. clearly label and clarify location of elevator cores (especially related to the entrance and exiting strategy for each of the components); and
 - vii. minimum 969 sq. ft. of Music Presentation Centre outdoor patio seating associated with restaurant lounge area.
- A.1.37 compliance with the technical requirements for the Music Presentation Centre as outlined in the Plaza of Nations NEFC Civic Centre Detailed Functional Program, the Vancouver Independent Music Centre Society Acoustic Design Book (ARUP, March 29, 2017), and the forthcoming Accessibility and Inclusivity Study provided by Vancouver Independent Music Society;
- A.1.38 compliance with the targets outlined in the Acoustics Report (an appendix to the Plaza of Nations NEFC Civic Centre Detailed Functional Program), provided by an approved acoustic consultant experienced in designing purpose-built, acoustically excellent music presentation spaces, to the satisfaction of the Managing Director of Cultural Services and the Director of Facilities Planning and Development, including but not limited to:
- i. ensuring that performance spaces in Music Presentation Centre are acoustically isolated and that acoustic quality is not impacted from noise transference, vibrations, etc. from interior spaces within the building, including plumbing, and mechanical equipment (HVAC) and mechanical systems; or any exterior spaces; and
 - ii. ensuring acoustic excellence of performance spaces in Music Presentation Centre;
- A.1.39 design development of the Music Presentation Centre with design input and review from a qualified and approved performance space architect and an acoustic consultant, and music community consultation to ensure acoustically-superior quality for the two theatre/performance venues;
- A.1.40 provision of the following notations on the submitted drawings:
- i. *“The acoustical measures to support excellent music performance acoustics will be incorporated into the final design, based on an approved Acoustic Consultant’s recommendations as concurred with, or amended by, the Director of Planning and Managing Director of Cultural Services”;* and
 - ii. *“Adequate and effective acoustic separation will be provided between the Music Presentation Centre and all other portions of the building”;*

Plazas

- A.1.41 provision of a Public Space Stewardship Plan that identifies how the Applicant will implement, or partner to implement, the following of each new public space for the life of the space, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, the General Manager of Arts, Culture and Community Services, the General Manager of Real Estate and Facilities Management and the General Manager of Engineering Services including but not limited to the following:
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- i. ongoing management;
- ii. maintenance;
- iii. operations;
- iv. safety/enforcement; and
- v. access/loading;

Note to Applicant: Infrastructure should be provided to facilitate event programming, including electricity, water, storage, access to public washrooms, including arrangements to secure public access.

A.1.42 provision of drawings and submissions clearly identifying Central Plaza and Waterfront Plazas, illustrating functional uses for hosting farmer's markets, events and arts and cultural programming including:

- i. covering for Central Plaza;
- ii. Farmer's Market requirements (as per rezoning: Appendix B, page 11): adequate space for 30-60 vendors, access to hot and cold running water, sufficient power, loading, storage and cover from weather;
- iii. demonstration of structural load capacity of Central and Waterfront Plazas to allow for access/loading including loaded forklifts for events and programming;
- iv. provision of suitable infrastructure to facilitate event programming, including sufficient electricity for lighting and power, running water (water fountains included), grey water disposal, storage, access to public washrooms, including arrangements to secure public access; and
- v. ensure portion of the central plaza or waterfront plaza to accommodate spillover functions of the MPC, and informal and formal plaza use;

A.1.43 provision of an acoustic report for plazas. The study and report for any and all plazas where outdoor event and presentations are identified, including central plaza and waterfront plaza, considering acoustic impact of plaza events and entertainment, for local area and South False Creek residential and office units is required. Consideration to be required to ensure that covering on Central Plaza allows for good acoustic performances during events and arts and cultural programming that utilizes amplification, including music;

A.1.44 provision of functional program for Central and Waterfront plazas to ensure farmers market, 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;

A.1.45 provision of a new public docks to allow universally accessible 'walk-in' access for non-motorized watercraft such as kayaks, canoes and paddle boards;

Note to applicant: The design development should encourage public access to the water for non-motorized watercraft use in False Creek by all users. Consider limited non-motorized watercraft storage in the marina or adjacent development. Consider conversion for future non-motorized watercraft share programs. Please refer to Park Board report for more details: <https://vancouver.ca/parks-recreation-culture/on-water-waterway-recreation-strategy.aspx>

A.1.46 exploration of walkways down to the wharf that comply with accessibility requirements;

Note to Applicant: Further discussions are required with the City and Park Board staff and the advisory committee for peoples with disabilities.

- A.1.47 provision of a dog relief area in each residential building at the entrance, or on building podium or other appropriate private spaces, to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation and the Director of Planning;

Note to Applicant: Designated dog relief areas in private space help to improve the overall durability and usability of adjacent public parks, reducing pathogens to wildlife, other dogs and people, and reducing impacts to vegetation and water quality. The dog relief areas are well-draining areas in close proximity to the entrances of residential buildings that are easily cleaned. Elements should include deep pea gravel surfacing (minimum 500 mm), a hose bib for cleaning and dog washing, trash receptacle and bag dispenser, pee post and decorative elements, and other attractive landscaping elements. Dog relief areas are small in size with a minimum area of approximately 9m².

A.2 Standard Engineering Conditions

- A.2.1 provision of a subdivision plan clearly showing the boundaries of all Statutory Rights of Way and all areas to be dedicated as road;

Note to Applicant: The road dedication shown adjacent to Pacific Boulevard does not agree with that shown on Plan EPP79799 (prepared by WSP Surveys), which is the definitive plan referred to in the enactment conditions.

Dedicated areas should include the steps to the water (currently the steps are partially contained) and the area covered by water east of the legacy forest.

Dedication for seawall should align with that on the adjoining site at 33 Smithe Street (BCS3127). The current subdivision plan does not match the curve of the adjacent dedicated area.

- A.2.2 deletion of those portions of Phase 2 and 3 buildings shown encroaching into the 10m and 20m wide areas to be dedicated as road, and delete the portion of the parkade shown encroaching into Pacific Boulevard Please refer to Recommended Condition 1.8;

Note to Applicant: If the applicant wishes to recommend names for the new streets within the site an application for new street names on public and private property must be submitted to the Civic Asset Naming Committee (<https://vancouver.ca/your-government/civic-asset-naming-committee.aspx>). Prior to Building Permits being issued, new street names (public and private) must be approved by council for streets adjacent to Building Permit sites.

- A.2.3 provision of minimum 3.0m depth from top of parkade structure to grade;

Note to Applicant: This is required in order to accommodate underground utilities, soil depth for planting, and pole bases for lighting and traffic signals.

- A.2.4 submission of a new geometric design for the internal roadway including, but not limited to, the following:

- i. enhanced pedestrian crossing on the internal road between the Central Plaza and the Seawall;
 - ii. surface materials and treatment that support universal access for people of all ages and abilities, and that are low maintenance; and
 - iii. provision of standard curb and gutter on all internal streets between any sidewalk and vehicle parking/travel lane and removal of all proposed bollards on these streets;
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- A.2.5 design development to ensure vehicular traffic is prohibited from accessing Cooperage Way from the site;
- A.2.6 design and construction of “All Ages and Abilities” (AAA) protected bike lanes between Pacific Boulevard and the Seawall and connecting to the community centre, childcare facility, and ice rink;

Note to Applicant: Walking your bike on the sidewalk between Pacific Boulevard and the Seawall as proposed in the Green Mobility Plan is not an acceptable solution. Refer to Green Mobility Diagram (pg. 196) and Cyclist Connectivity (pg. 195) of Design Guidelines.

- A.2.7 provision of a 5.5 m wide sidewalk adjacent to all commercial frontages measured from the back of curb to building face, of which a minimum of 3.05m (10') width is to be clear of all encumbrances, including parked bicycles, tables and chairs, etc. measured from the edge of the front boulevard or any tree grates;
- A.2.8 provision of City standard driveway crossings at all parkade entrances;
- A.2.9 relocation of the bollards proposed in the sidewalk on Pacific Boulevard (refer to DP drawing L3.01) onto private property on the Plaza. Bollards are to be removable and vehicle rated;
- A.2.10 design development of new dock, including but not limited to:

- i. public connections to be provided from the new dock to bicycle and pedestrian pathways surrounding the site;

Note to Applicant: Waterfront walk and bikeways on the waterside of the site should be connected to the new facility.

- ii. new dock to have space for up to three water taxi ferry vessels to moor at a given time;

Note to Applicant: Each vessel requires 8.65m of berthing space for a total area of up to 25.95 m.

- iii. new dock to have a separate area designated for public short-term dingy and small recreational vessel moorage, including kayaks, cultural and emergency uses;

Note to Applicant: The design concept should encourage small boat launching and pick-up/drop off. To avoid operational conflicts with ferry vessels, spatial separation should be provided between these marine uses.

- iv. all dock areas shall be illuminated to minimum level of 50 lux at all walkway levels, including: bends in the pathway, intersections, and grade changes where stairs or ramps are required;

- v. benches and all-weather ferry shelter to be installed at new dock;

- vi. dock design and access to conform to the City's Guidelines for Universal Access to New public Docks in False Creek including section 2.0;

Note to Applicant: These guidelines take into account False Creek tidal variation. The new facility should incorporate barrier free access system conforming to these access guidelines into the dock design (ex. ramping system).

- vii. marina pump-out and wash station facilities to be provided for public use;

- A.2.11 provision of a finalized Transportation Demand Management (TDM) Plan, to the satisfaction of the General Manager of Engineering Services;
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Note to Applicant: A Large Site TDM Plan will be required for each development permit within the originally rezoned area, meeting the large site point requirements for each use.

The community center will need to be considered under the 'other' category targeting 30 points. Unbundled parking may be considered under OTH-01 – Innovative Strategies.

A single TDM measure may count towards multiple land uses if it is usable by each land use. Refer to Schedule B of the TDM policy for detailed requirements for each measure. Provide TDM Plan as a separate package.

The following additional information and clarifications are required to accept the TDM measures proposed:

ACT-05 – Bicycle Maintenance Facilities

- Note and dimension location of facilities on plans;
- Bicycle maintenance facilities to be located with convenient access to from Class A bicycle spaces;
- Provision of an operational plan detailing:
 - i. a description of the amenities to be provided;
 - ii. a means of providing access to all residents, commercial tenants, and the public (if applicable), and
 - iii. Plan for maintaining these amenities.
- 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: Full points appear achievable for all land uses if made available to them.

ACT-07 – Public Bike Share Space

- Illustrate the size and location of the PBS space being provided, and how the development project is meeting the requirements as specified by City staff on plans;

Note to applicant: Full points appear achievable for all land uses.

ACT-09 – Walking Improvements

- Provision of streetscape plan and sections that show the location, design, and dimensions of existing and proposed pedestrian-oriented streetscape elements along the project frontage(s);

Note to Applicant: This measure is not eligible for full points but will be credited partial points for the off-site improvements that were required as a condition of the rezoning approval.

COM-01 – Car Share Spaces

- Identify/note/dimension car share spaces on plans;
- Spaces to be located with convenient, public access at-grade, or on P1;

Note to applicant: A proportional number of points will be awarded for the percentage of spaces provide below the minimum required for full points. Points achieved for this measure may count toward multiple land uses if it is usable by each

land use. All car share spaces to be provided above minimum required vehicle parking with a minimum width of 2.9 m (9'6"). Show and note all spaces on plans. Minimum 2.9 m (9'6") widths required for shared vehicle spaces.

COM-02 – Car Share Vehicles and Spaces

- Identify/note/dimension car share spaces on plans;
- Spaces to be located with convenient, public access at-grade, or on P1;
- 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;

Note to applicant: A proportional number of points will be awarded for the percentage of spaces provide below the minimum required for full points. Points achieved for this measure may count toward multiple land uses if it is usable by each land use. All car share spaces to be provided above minimum required vehicle parking with a minimum width of 2.9m (9'6"). Show and note all spaces on plans. Minimum 2.9m (9'6") widths required for shared vehicle spaces.

SUP-01 – Transportation Marketing Services

- Provision of a description of the services to be provided;
- 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;

Note to applicant: Full points appear achievable for all commercial land uses if made available to them.

SUP-02 – Real-Time Information

- Identify the general locations for proposed displays on plans;
- Provide description 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, and service provider;

Note to applicant: Full points appear achievable for all commercial land uses if made available to them.

SUP-03 – Multimodal Wayfinding Signage

- Identify the general locations for proposed displays on plans;
- Provide 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: Full points appear achievable for all land uses. Refer to Schedule B for additional information regarding this measure.

A.2.12 indication of "Vehicle parking layout approved, subject to compliance with approved Transportation Demand Management (TDM) Plan" on all ground level and parking level plans;

A.2.13 provision of improved access and design of bicycle parking and compliance with the Bicycle Parking Design Supplement;

- i. provision of dedicated bicycle elevator(s) for Class A bicycle spaces located below the first level of underground parking and without convenient access to the main parking ramp, independent of residential and commercial elevators;
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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 to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 5'-6" x 6'-8" ", and 3'6" wide doors. Consider providing access to dedicated bicycle elevators at grade with convenient access to surrounding cycling network to achieve this. Accommodation of oversized bicycles within this elevator may increase requirements.

- ii. provision of bicycle storage rooms to be designed to accommodate a maximum of 40 bicycles;

Note to Applicant: This number can be increased to 120 if the room is compartmentalized. Reference Section 6.3.5 of Parking By-law for additional information. Consider providing bicycle access corridors within storage rooms to achieve this.

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

A.2.14 provision of improved access and design access and design of loading spaces and compliance with the Parking and Loading Design Supplement including but not limited to:

- i. Parking and loading ramps accessed directly from the street shall have a max slope of 5% for the first 6.1 m (20') of the ramp;

Note to Applicant: This is an approved condition of the form of development from rezoning.

- ii. Provision of loading corridors with convenient, internal, stair-free access to/from all site uses; and

Note to Applicant: Clearly show and note the route of how stair-free loading will be provided to all uses located within Blocks A, B and C and to the Central Plaza from loading central load court located on the P2 parking level, independent of vehicle parking.

- iii. Provide a clear unloading area or raised rear dock, minimum 1.8m wide, with suitable access to facilitate goods loading /unloading for all Class B and C loading spaces;

Note to Applicant: Plans currently show a loading dock for 4 Class B spaces only.

A.2.15 notation of "Loading layout approved, subject to compliance with approved Loading Management Plan." on all ground level and parking level plans;

A.2.16 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. provision of commercial, visitor, passenger loading and loading to be located in front of a residential security gate; and
- ii. wheel stops for all vehicle spaces facing each other or a pedestrian circulation route;

A.2.17 provision of the following information is required for drawing submission to facilitate a complete Transportation review:

- i. a complete tech table is required showing the calculations for the minimum required parking, loading, passenger loading and bicycle spaces for each type of residential and
-

- commercial use and the number of spaces being provided. Include required versus proposed end of trip facilities;
- ii. all types of parking and loading spaces individually numbered, and labelled on the drawings;
 - iii. dimension of columns and all column encroachments into parking stalls. Dimensions for typical parking spaces;
 - iv. dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates;
 - v. section drawings showing elevations and minimum vertical clearances for parking levels;
 - vi. loading bays, ramps, and to the underside of security gates. These clearances must consider mechanical projections and built obstructions;
 - vii. additional partial section plan to be provided through proposed loading bays to show minimum vertical clearance;
 - viii. Additional partial section plan to show the entire length of both main parking ramps provide access to underground spaces;
 - ix. updated plans to show and note all required overhead security gates; and
 - X. areas of minimum vertical clearances labelled on parking levels;
 - xi. design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings;
 - xii. note all dedicated bicycle elevators on plans;
 - xiii. show and note the stair-free access route from the Class A bicycle storage to reach the outside. Note the use of ramp or dedicated bicycle elevator if required;
 - xiv. existing street furniture including bus stops, benches etc. to be shown on plans; and
 - xv. the location of all poles and guy wires to be shown on the site plan.

A.2.18 provision of a Public Bike Share (PBS) Station to the satisfaction of the General Manager of Engineering Services. Refer to Engineering Services Condition of By-Law Enactment 10;

Note to applicant: The PBS space as shown on Drawing A101 and L2.02 split into two separate smaller 13m x 4m sections (one station at Pacific Blvd near the Central Plaza and one station at the interface with the Georgia Plaza) is not acceptable as it does not meet the requirement for the provision of space for PBS that is continuous at 25m x 4m (linear) or 13m x 8m (back-to-back). A larger single 13m x 8m (back-to-back) station located at the interface with the Georgia Plaza near the Community Centre is acceptable provided it meets all other PBS requirements. Provide confirmation that the proposed PBS space meets grade requirements. Provide spot elevations at four corners of the PBS space, and show the location of the power source connection for the PBS station on the landscape plans.

A.2.19 provision of parking, loading, bicycle and end-of-trip facilities, passenger loading spaces provided and maintained in accordance with the requirements of the Vancouver Parking By-law;

Note to Applicant: Applicant is encouraged to reduce parking requirements with provision of their Transportation Demand Management Plan.

A.2.20 provision of parking spaces to serve residents shall be unbundled from the residential units and available for rent to meet the changing needs of residents over time. To the satisfaction of the General Manager of Engineering Services and Director of Planning;

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

A.2.21 arrangements to be made to enter into a legal agreement for provision of unbundled parking to the satisfaction of the General Manager of Engineering Services, Director of Legal Services and the Director of Planning.

A.2.22 provision of a finalized Transportation Assessment and Management Study (TAMS), including the following updates:

- i. commentary on changes to the development plan as part of the development permit application, as well as any required analysis;
- ii. updated parking, loading, bicycle and end-of-trip facilities, and passenger loading requirements per the updated Parking By-law;
- iii. updated TAMS to be provided at each development permit reflecting all updated transportation conditions;
- iv. construction phasing plan, with turning analysis, to understand how construction vehicles will be required to access the site from the surrounding street network during construction. Including recommendations for all off-site improvements that may be required to accommodate truck turning movements; and
- v. a loading demand analysis to support the proposed loading reductions.
 - a. arrangements to be made for a Shared Loading Agreement, if required;
 - b. provision of a Loading Management Plan (LMP) may be required, including:
 - management of the facility, including on-site loading manager;
 - size of the largest delivery vehicle delivering to the site;
 - specify routing of the trucks from the arterial streets to and from the spaces;
 - clarify the largest truck that the loading space(s) are designed to accommodate and provide all vehicle dimensions; and
- vi. provision of details regarding wayfinding and signage used for loading proposed in the underground parking. Specifically, signage directing loading vehicles from both main parking ramps and to any Class C and Class B loading located on the P2 parking level, outside of the main load court (Block C loading);
- vii. review of the loading design considering truck turning movements and to show vehicle turning swaths considering:
 - a. Most recent geometric designs available; and
 - b. Maneuvering of Class C loading vehicles onto the internal road from both intersections at Pacific St.

ILoading Management and Communications Protocol for all tenants.

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

A.2.23 arrangements to be made to enter into such agreements as required by the General Manager of Engineering Services and the Director of Legal Services to require the owner to deliver Transportation Demand Management (TDM) measures for the approval prior to Development Permit Issuance, including but not limited to:

- i. a Transportation Demand Management Plan for each development permit for the rezoned site, meeting the requirements for large sites as described in the Transportation Demand Management for Developments in Vancouver Administrative Bulletin;
- ii. subject to the acceptance of the finalized TDM Plan, entry into a TDM agreement(s) for each development permit which:
 - a. secures provision of funding towards long-term TDM monitoring funding the amount of amount of \$2 per square metre of gross floor area;
 - b. secures the provision of TDM measures on the site;
 - c. permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed;
 - d. agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results;
 - e. entry into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of Shared Vehicle(s) and the provision and maintenance of the Shared Vehicle Parking Space(s) for use exclusively by such Shared Vehicle(s) for each development permit;

Note to applicant: TDM measures listed as part of this agreement may change depending on measures proposed by applicant at subsequent DP stages.

A.2.24 design development of a Seawall/Structure Monitoring Plan is required to the satisfaction of the General Manager of Engineering Services;

Notes to Applicant: The purpose of the monitoring plan is to protect public safety, and to protect the long term health of the structure adjacent to excavation works ("works"). The monitoring plan shall achieve the following objectives:

- i. be owned and executed by the proponent and accepted by the City;
- ii. be developed and managed by a professional engineer registered in good standing in the province of BC;
- iii. develop ground movement/displacement predictions resulting from the shoring and excavation operations and related works. Predictions are to be developed by the geotechnical engineer;
- iv. establish acceptable structural movement (displacements and rotations) thresholds and stop work movement thresholds as determined through analysis by a structural engineer. The engineer is to assess the movement induced stresses, or to be submitted summarizing the analysis and the recommended movement thresholds;
- v. provide baseline measurements prior to the commencement of excavation to comfortably rule out any background noise or false positives.

Note to Applicant: It is suggested that a minimum of 2 weeks of data be collected prior to the commencement of site preparation activities.

- vi. record any movement the structure experiences during excavation and backfilling operations;
- vii. include a plan showing the locations of the monitoring stations. Each monitoring station shall be individually labelled. Survey control points shall also be labeled. The survey control points and methodology will need to be reviewed and accepted by the City Surveyor;
- viii. include action plans or mitigation measures for each movement threshold limit with clearly defined roles and responsibilities for the designated parties;

Note to Applicant: A minimum of three threshold limits are required, for example Green – “all is fine”, Amber – “increased monitoring and/or mitigation required” and Red – “stop work”. It is expected that a stop work procedure, a seawall closure plan, a communications plan, and a start work procedure are included as part of the plan.

- ix. provide the City with timely and ongoing reporting throughout the duration of the excavation and backfilling operations;

Note to Applicant: The reporting shall be completed by the professional of record for the monitoring strategy/plan. The reporting frequency shall be as determined by the plan. Reports shall include an executive summary front page that summarizes recorded movements (current and in aggregate), assesses the movements and their impacts to the structure, describes any remedial actions performed, makes recommendations for remedial actions. The body of the report shall include survey data, survey data interpretation, basis and rationale for any mitigation remedial actions and/or recommendations.

- x. provide excavation and shoring plan(s) along with design details, and background geotechnical reports;
- xi. include written consent from the owner that designates and empowers the professional of record to execute the plan;
- xii. review and provide for appropriate levels of insurance;
- xiii. be compiled in one document prior to commencing work and amended and resubmitted upon completion of the works to include all monitoring reports, record drawings, and records of remedial actions taken;
- xiv. submitted engineering documents are to be signed and sealed;
- xv. should mitigation measures be required that result in any repairs or alterations to City infrastructure, a servicing agreement or legal instrument will be required to the satisfaction of Legal Services in consultation with the GMES. Deposits or other forms of security may be required;
- xvi. a refundable deposit of \$10,000 is required to facilitate an independent peer review of the plan.

A.2.25 submission of an updated water schematic plan is required for approval by a City Engineer prior to issuance of the first Development Permit;

Note to Applicant: in addition a revised technical analysis which addresses pertinent project information is required. Submissions to consider the following:

- i. servicing schemes presented in AE15-C-001 and AE15-C-001A, place a portion of the proposed City owned water main for servicing Lots 3 and 4 on the adjacent 811 Carrall St
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site. The proposed water main shall be placed in the proposed dedication within 750 Pacific Boulevard, unless legal agreements are in place to allow the City to build in infrastructure in 811 Carrall as shown (either in City dedication or a SRW);

- ii. the servicing scheme shown in AE15-C-001 will require modification in order to meet City requirements;

Note to Applicant: As City water infrastructure would be limited to Pacific Boulevard and the eastern edge of the property, fire hydrant coverage will be required internally for Lots 1, 2 and 3. Further discussion is required with the applicant's code consultant and the CBO regarding the Lot 4 fire requirements, placement of standpipes, and fire access requirements.

- a. a loop will be required from the Pacific Boulevard tie-ins to the location of the Lot 3 proposed interconnected services to ensure that the Lot 3 water service is interconnected;
 - b. based on historical water consumption information of other marinas in the City, it is anticipated that the water consumption of the Lot 4 marina will be sufficient to maintain water quality despite the extended length of the dead ended service. However, water demand information for the Marina is required to ensure water quality should an extended water service to the marina be provided; and
 - c. further review of the alignment will be required through detailed design to confirm its location relative to curbs, trees, other surface features, or underground infrastructure;
- iii. should the water schematic change through design development and City water infrastructure is required within the lots above the parkade structure, entry into volumetric SRWs will be required and design requirements for placing a main above structure, such as adequate depth of cover and clearance from the parkade structure, must be met;
 - iv. as the development plan does not contemplate any City owned mains on the site, the developer's engineer shall work with the City's waterworks engineer to ensure that there is adequate private fire hydrants on site, and provide the City with an understanding of the required fire flow demands and required pressures and flows at the tie-in locations of the City water main.

A.2.26 submission of an updated hydrogeological study report is required for approval by a City Engineer prior to DP issuance. The report shall achieve the following objectives:

- i. per the Hydrogeological Study dated January 16, 2019, include the results of the proposed investigation:
 - a. remote groundwater monitoring of the site utilizing wells installed by Golder as a part of the Pacific Place Remediation Project;
 - b. Hydraulic conductivity testing to determine the soil properties;
 - c. seepage analysis to estimate the groundwater inflow during and post construction; and
 - d. Groundwater Management Plan depicting how groundwater will be managed onsite during and post construction.
 - ii. confirm the total parcel size in hectares;
 - a. confirm the number of existing wells on site, as well as the number that may be planned;
 - b. confirm the number of levels of below-grade parking;
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- c. confirm and provide excavation depth, foundation depth, and static water level(s) depth/elevation in both metres below ground surface as well as geodetic elevations;
 - iii. include one clear map of the site showing the property boundary, surrounding sites, proposed building footprint(s), existing and proposed wells/test pits/boreholes, locations of groundwater extraction/diversion, and any other relevant information;
 - iv. provide one cross-section schematic(s) showing: location(s) and depth(s) of any test pits, boreholes, or wells including screen intervals; interpreted site stratigraphy; topography;
 - v. static water level(s) (perched aquifers or otherwise); base of excavation(s); foundation(s); and any proposed groundwater management solutions;
 - vi. discuss any expected seasonal variation of the water level depth(s), including perched groundwater, and whether the high water level could impact the development;
 - vii. further discuss the implications for sea level rise to impact this development, as well as the flood mitigation measures mentioned in the hydrogeological study;
 - viii. include a plan for managing any encountered groundwater (e.g. perched or other aquifers) that is acceptable to the General Manager of Engineering Services, and that demonstrates that the two conditions in the Groundwater Management Bulletin will be met. Include details about short- and long-term groundwater management methods, as well as a statement to confirm that there will be no permanent (>2 years) groundwater discharge to the City's sewer system;
 - ix. provide a quantitative estimate (in litres per minute) of the permanent (post-construction) dewatering/drainage rate. Note that the Groundwater Management Bulletin defines groundwater as all water occurring below the surface of the ground within voids within a soil or rock matrix, and includes perched aquifers. Note also that terms such as "negligible" are not acceptable;
 - x. discuss any potential impacts from the development to nearby property or infrastructure;
 - xi. further evaluate the environmental impacts related to groundwater extraction, including commenting on the potential for any contaminants to migrate as a result of the excavation, dewatering, or other construction activities;
 - xii. provide a monitoring and reporting plan for any discharges of water to the City's collection system. This plan should cover the entire dewatering/drainage period;
 - xiii. include a plan for monitoring and reporting of discharges of water to the City collection system in the hydrogeological study, and acknowledge that the daily average water flow rate measurements (or as requested by the City) will be submitted monthly to utilities.servicing@vancouver.ca;
 - xiv. a hold will be placed on above-grade Building Permit, to be lifted once the City confirms the applicant has submitted flow monitoring data to the City;
 - xv. if after submitting a final hydrogeological study, the applicant or their consultant becomes aware of any changes that may be material to the City's review of the study (e.g. the excavation will be deeper, or a higher-than-anticipated dewatering/drainage rate is observed), then the applicant should immediately notify the City of these changes by emailing: utilities.servicing@vancouver.ca;
 - xvi. construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Use Approval and Licence. Applications for provincial Use
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Approvals and Licences 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 Use Approval holder must be able to produce their approval on site so that it may be shown to a Provincial government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter to the City confirming acknowledgement of the condition. For more information: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>.

A.2.27 provision of an updated, site-wide, Rainwater Management Plan (RWMP) to the satisfaction of the General Manager of Engineering prior to DP issuance for each subsequent Development Permit application which includes the following:

Note to Applicant: While calculations for meeting the rainwater management requirements will be accepted on a site-wide basis they need to be confirmed on a parcel by parcel basis as DPs are submitted.

- i. clarification on the proposed rainwater re-use for runoff directed to the detention tank and not captured in landscaping. Consider re-use within the Ice Rink as this will contribute to minimizing potable water use in this facility;

Note to Applicant: An operating permit is required for any Rainwater Harvest & Reuse systems. Refer to The City of Vancouver Plumbing By-law 2019 as it specifies a number of requirements for Alternate Water Source Systems, which includes rainwater harvesting and re-use.

- ii. a catchment summary table detailing how the 24 mm retention requirement is being met on this site. Include catchment areas, rainfall volumes and available storage capacity if applicable;
- iii. a preliminary Site Servicing and Grading Plan which shows the locations of all proposed rainwater management practices or devices with service connections to the municipal network and surface grading and drainage patterns to demonstrate that rainwater capture within the Silva Cells is feasible;

Note to Applicant: If the final capacity of the Silva Cells is insufficient to capture and filter the required volume of water, connection to the Rainwater Harvest & Re-use system will be required.

- iv. coordination with landscaping on the design of the rainfall capture from the private balconies where hardscape runoff from higher balconies is directed to landscaping at lower levels. Ensure that any overflow from this system would tie into the site-wide harvest & re-use system of non-potable water;

Note to Applicant: This capture method is referred to as Tier 1 'Harvesting & Re-use' in the application but is considered Tier 2 Landscape capture as it is more comparable to a method of grading than a Harvest & Re-use system.

- v. a soil volume site plan to support the use of absorbent landscaping for rainfall capture;
 - vi. preliminary drawings (if available) for any proposed system or device being employed which could include tank & orifice specifications and inflow locations, flow dissipation, safe overflows, and sub-drains if needed;
 - vii. a Construction Staging Plan (if applicable) which will ensure areas of proposed rainwater management practices are protected as necessary before, during, and after construction;
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- viii. clarification on how the Pre-development Peak flow release rate will be controlled;
 - ix. proprietary information for any proposed water quality treatment device, demonstrating that it meets either the Washington State Department of Ecology's Technology Assessment Protocol (TAPE) or ISO 14034 ETV certification. If the device is being used as a primary treatment tool for high pollutant surfaces, then it must have the 'basic treatment' certification for 80% TSS removal, otherwise lower performing devices can be used for pre-treatment or as part of a treatment train. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard; and
 - x. Confirmation that the applicant will be responsible for all maintenance and on-going operations of all Rainwater Management practices proposed within the Rainwater Management Plan.
- A.2.28 provision of a finalized RWMP will be required prior to issuance of the Stage 2 Building Permit for each parcel, including the following:
- i. provide a servicing plan which includes all routing of rainwater into the proposed systems and out to the municipal system;
 - ii. provide final detailed drawings of all proposed rainwater management systems including but not limited to, dimensions, inverts, stage-storage-discharge characteristics, design criteria and all assumptions;
 - iii. provide an updated site map detailing the different surface types and how rainwater will be directed or retained in each area. Include the following:
 - a. all routing of rainwater throughout the site;
 - b. buildings, patios and walkway locations;
 - c. underground parking extents;
 - d. location of any proposed BMPS, detention tank, water quality treatment and flow control system with connections to the sewer system;
 - e. area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method; and
 - f. summary table of the catchment areas.
 - iv. provide an Operation & Maintenance (O&M) Manual for all rainwater systems (i.e. green infrastructure), submitted to the satisfaction of the Integrated Water Management Branch and will be included as a schedule in the covenant detailed below. The O&M Manual shall be tailored specifically for the GI practices proposed on-site and submitted as a standalone document. The applicant is welcome to contact IWM Branch to discuss specific details. The O&M Manual shall include, but not be limited to the following components:
 - a. Phasing Considerations (i.e. early stage requirements immediately following construction, and on-going requirements once the site is established);
 - b. a table or schedule that describes the level of effort and frequency of tasks required to maintain optimal performance for each individual component of the system;
 - c. fact sheets (or similar reference material), for proposed plantings;
 - d. contact information for any proprietary systems to be located on-site (for example oil/grit separators); and
 - e. checklists to assist non-technical persons in assessing operation and maintenance performance and requirements.

Note to Applicant: Integrated Water Management recognizes that the following conditions could not be met prior to the DP stage and are therefore required prior

to BP Stage 2 issuance. When this information becomes available, provide a final submission of the RWMP, ensuring that the following are included. Email the final submission directly to rainwater@vancouver.ca.

- A.2.29 provision of all utility services to be underground from the closest existing suitable service point for this “conditional” development;

Note to Applicant: All required BC Hydro infrastructure (e.g., pad mounted transformer, vista switch and control kiosks) shall be located on the development property. City requires written confirmation from BC Hydro that all required electrical plant is provided for on the development property.

- A.2.30 submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan. All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant shall acquire written acceptance from the third party utilities prior to submitting to the city. The review of third party utility service drawings will not be initiated until the Key Plan is completed;

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

- A.2.31 the proposed approach to site heating and cooling, developed in collaboration with the City, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services;

- A.2.32 provision for an adequate and appropriate dedicated Neighbourhood Energy Room to be utilized by the NEU for peaking/backup heat production and waste heat recovery (estimated at 9,000 sq. ft at 16 ft height) shall be provided prior to the issuance of development permit, to the satisfaction of the General Manager of Engineering Services. The dedicated room is to be made available at the earliest phase of the Development, and is to include necessary accommodations for NEU heat producing equipment (e.g. boilers and/or heat pumps) including accommodating necessary ventilation and flues;

Note to Applicant: The applicant is encouraged to work closely with City staff in the early design stages on these requirements.

- A.2.33 provision that all buildings in the development shall connect to a City-owned low carbon NEU, should one be available for connection as determined by the General Manager of Engineering Services prior to development permit issuance, and shall adhere to the following requirements:

- i. the heating and hot water system of all buildings in the development shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements; design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The applicant shall refer to the Energy Utility System By-law (9552) and Neighbourhood Energy Utility Building Connection Guideline (2016) for specific design requirements, which includes provisions related to the location of the mechanical room(s), centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements. The applicant is encouraged to work closely with Staff to ensure adequate provisions for NEU compatibility are provided for in the mechanical design. As a pre-condition to building permit, the City will conduct a peer design review of the building’s connection to the NEU to ensure that the Neighbourhood Energy connectivity requirements have been satisfied.

- ii. building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services; and
 - iii. provide for 21m² of dedicated space on the P1 level of each building within the development to be utilized for an energy transfer station connecting the building(s) to the City-owned low-carbon NEU, as outlined in the Neighbourhood Energy Connectivity Standards – Design Guidelines, to the satisfaction of the General Manager of Engineering Services.
- A.2.34 detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services;

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

- A.3.1 **In the event soil disturbance or subsurface work occurs for the project, a qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.**
 - A.3.2 **Submit an erosion sediment control plan to Environmental Protection for review and comment at building permit stage.**
 - A.3.3 **In the event, contamination of any environmental media are encountered, a Notice of Commencement of Independent Remediation must be submitted to the Ministry of Environment and a copy to the City of Vancouver.**
 - A.3.4 **Upon completion of remediation, a Notification of Completion of Independent Remediation must be submitted to the Ministry of Environment and a copy to the City of Vancouver.**
 - A.3.5 **Dewatering activities during remediation may require a Waste Discharge Permit.**
 - A.3.6 **Submit a copy of the completion of remediation report signed by an Approved Professional stating the lands have been remediated to the applicable land use prior to building permit issuance.**
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APPENDIX B

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 16, 2020**. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the “prior-to” response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **September 16 2020**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the By-law or regulations can be issued.
- B.1.4 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.1.7 Detailed drawings of the Child Care Facility to be submitted to and reviewed by CCFL for compliance with the CCF Act and Child Care Regulation.

Note to Applicant: The application must meet the requirements of the CCF Act and Adult Care Regulations prior to approval at Building Permit stage.

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
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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.**
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