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CITY OF VANCOUVER  
DEVELOPMENT, BUILDINGS & LICENSING

DEVELOPMENT PERMIT STAFF COMMITTEE  
MEETING  
January 27, 2021

FOR THE DEVELOPMENT PERMIT BOARD  
February 22, 2021

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650 West 41<sup>st</sup> Avenue (Complete Application)  
DP-2020-00759 – CD-1 (1)

CS/JS/LEB/DL

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#### DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

**Present:**

J. Greer (Chair), Development Services  
J. Olinek, Urban Design & Dev. Planning  
D. Shearer, Parks Board  
M. Wardell, Engineering Services

**Also Present:**

C. Stanford, Urban Design & Dev. Planning  
D. Lee, Development Services  
J. Smallwood, Development Services  
J. McAuley, Parks Board  
L. Beaulieu, Landscape

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**APPLICANT:**

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

**PROPERTY OWNER:**

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

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#### EXECUTIVE SUMMARY

- **Proposal:** To develop a new 4-storey Retail portion of the future Mall including the Food Hall, a Restaurant, the “Living Room”, and associated ancillary spaces; all over three levels of underground parking, and a portion of the future 9-acre Park (Meadow Garden).

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

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

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

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

Additionally, as we continue to move through the iterative design process for this project, it is acknowledged that an amendment will be required where changes that impact previously-approved development permit applications have been made due to evolving considerations and directions for the site.

See **Appendix A** Standard Conditions

**Appendix B** Standard Notes and Conditions of Development Permit

**Appendix C** Plans and Elevations

**Appendix D** Applicant’s Design Rationale

**Appendix E** Oakridge Design Guidelines

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

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

**Appendix G** Sub-Areas Plan

**Appendix H** Building Number Reference Plan

**Appendix I** Preliminary Development Permit – Approved Prior-To Letter

● **Issues:**

1. Design development of architectural expression; and
2. Design development of the public realm.

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

**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. **DP-2020-00759** submitted, the plans and information forming a part thereof, thereby permitting the development of a new 4-storey Retail portion of the future Mall including the Food Hall, a Restaurant, the “Living Room”, and associated ancillary spaces; all over three levels of underground parking, and a portion of the future 9-acre Park (Meadow Garden), subject to the following conditions:

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

- 1.1 design development to maintain and further refine the high quality of architectural expression, visual variety, material treatment and the buildings rich rendition of elements with particular consideration of the below:
- i. provide all large scale architectural details fully reflecting the articulation of the proposal to sufficiently clarify the high quality of detailing implied as necessary to accomplish and execute the proposed design aesthetic in its final iteration;
  - ii. refine the expression of the façade glazing further by exploring incorporation of organic radii or other solutions deemed more sympathetic to the sinuous organic typologies in the building form;
  - iii. enhance how the building transitions to and interfaces with the ground plane;
  - iv. maintain or improve the use of the authentic, high quality, durable materials as shown or implied in the drawings as necessary in the images of the proposal; and
  - v. explore further strategies to improve green building performance identifying any significant thermal bridges and their resolution on design drawings and consider further strategies for passive techniques to improve green building performance.

**Note to Applicant:** The above requirements are to be understood in the context that a natural progression and enhancement of this proposal whose broad principles are satisfactory still require positive design development consistent with best practice principles to advance to the next stage of a more detailed design.

- 1.2 design development of the extensive skylights by providing all details and strategies required to ensure safety of use in what may be perceived as within the public realm domain or reasonably foreseen as physically accessible to members of the public;

**Note to Applicant:** Consider in your design solutions previous case studies where spaces accessible to pedestrians have resulted in injury or unintended consequence or use. Structural glass, landscaping, signage, deterrent surfaces, high quality barrier design or other high quality solutions have been employed to mitigate risk in such circumstances without impairing conceptual aesthetic intentions. See also Standard Park Board conditions **A.1.34** and **A.1.25**.

- 1.3 design development to explore further enhancements to wayfinding in the interconnected volumes, community spaces and public realm with provision of all details and design solutions necessary to enhance the public experience;

**Note to Applicant:** Consider the use of lighting (natural or artificial), signage and key features to facilitate parks user ability to move from point to point in a clear and comprehensible manner.

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

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

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

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

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

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

- i. the development offers tremendous opportunities for efficiencies related to the necessary infrastructure for rainwater management and other water (grey and black) reuse systems. An integrative and development-wide approach to rainwater management and the use of alternative water sources to minimize potable water use must be incorporated into the RMP;*
- ii. runoff from all roadways, paths and other hard surfaces within the limits of the overall site is to be included in the volumes retained and treated;*
- iii. runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained and treated on site (landscapes over*

*native subsoils with appropriately sized topsoil meets the 24 mm retention requirement);*

- iv. *the RMP must prioritize methods of retention according to the three tiers as follows:*
  - a. *1st tier priority green infrastructure practices – Rainwater Harvesting for Reuse, Green Roofs, and Infiltration;*
  - b. *2nd tier priority green infrastructure practices – Retention within non-infiltrating landscapes, including absorbent landscape on slab; and*
  - c. *3rd tier priority green infrastructure practices – Detention storage with treatment and slow release.*

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

- v. *surfaces designed for motor vehicle use and other high pollutant generating surfaces require an additional 24 mm of treatment beyond the first 24 mm retained (for a total of 48 mm treated);*
- vi. *provision of the following to ensure all proprietary devices confirm water quality volume (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like roadways) that leaves the site must be treated to a standard of 80% TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard;*
  - a. *product information for all treatment practices; and*
  - b. *certification by TAPE - The Technology Assessment Protocol – Ecology Program, Washington State Department of Ecology’s process for evaluating and approving emerging rainwater treatment BMPs.*

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

- vii. *the principle that distinct site areas that have large infiltration and/or storage capacity in some way compensate for those areas of the site that are impervious is not acceptable, without the runoff from the impervious areas being directed towards these absorbent areas;*
- viii. *where areas of growing medium do not have runoff directed on to them (from above) from adjacent impervious surfaces they shall be assumed to be receiving/treating/storing only the rainfall that falls directly on to them;*
- ix. *IRMP targets to be achieved on site i.e. without using off-site street Right of Way;*
- x. *pre-development site plan showing orthophoto and existing drainage areas and appurtenances;*
- xi. *a proposed site plan that delineates drainage areas, including the area measurements for pervious/impervious areas, and identifies appropriately sized green infrastructure practices for each of those areas;*

- xii. *geotechnical study that evaluates the potential and risks for onsite rainwater infiltration with consideration of the following:*
  - a. *infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate;*
  - b. *soil stratigraphy;*
  - c. *depth to bedrock and seasonally high groundwater; and*
  - d. *assessment of infiltration risks such as slope stability and soil contamination.*
- xiii. *hydrologic and hydraulic analysis prepared by a qualified professional in the area of rainwater management showing how the site will meet the requirements of the Policy;*
- xiv. *if lower tier green infrastructure options are chosen, then justifications must be included in the RMP report;*
- xv. *details on how the targets set out above will be achieved through the development phases and once all development phases are complete;*

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

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

**Note to Applicant:** *The building/public realm should be designed to show leadership in the City's commitment to Green Building systems including an integrative approach to rainwater management to minimize potable water use and encourage the use of alternative water sources in areas such as toilet flushing and irrigation. Consideration should be given to a joyful expression of capture and movement of rainwater across the site. Legal arrangements may be required to ensure on-going operations of certain rainwater storage, rainwater management and green infrastructure systems. Prior to issuance of the first Development Permit, and each successive Development Permit, completion of any such arrangements will be required on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.*

- 1.7 design development to ensure resilient soil depth and long term viability in the extensive landscaped roof areas and plantings that comprise a central feature of the design of the proposal;

**Note to Applicant:** See also Standard Landscape conditions [A.1.20](#), [A.1.21](#), and [A.1.22](#), and Standard Park Board conditions [A.1.30](#) and [A.1.48](#).

- 1.8 design development to further refine the at-grade interface with provision of all details necessary to confirm a lively public realm and with particular consideration of the below:
- i. enhance the design of commercial entrances to be more clearly delineated exploring architectural features, fenestration patterns or other design solutions that reinforce the public realm and strengthen the connection between indoor and outdoor spaces;
  - ii. provide further additional means in the design features of the building interface and projections to better address inclement weather and ensure pedestrian comfort;
  - iii. consider the number and type of entries at grade, entry locations, canopy depths and canopy soffit design, building use, the amount of glazing at pedestrian level; and the public realm design;
  - iv. refine the overall outdoor surface treatment ensuring it is high quality, visually interesting and cohesive throughout;
  - v. explore use of colours, materials, texture and patterns as tactile identifiers for the sensory deprived and for enhancing the public experience;
  - vi. explore a strategy including street furniture, bollards, benches, pedestrian-scale lighting, bike racks, guard rails, decorative grilles, planters etc. and any other mechanisms that contribute to a more vibrant public realm interface; and
  - vii. explore street frontage expression and the building interface to improve activation, materiality and the celebration of the civic quality of the fronting space.
- 1.9 [Repeat PDP Condition 1.1] *prior to issuance of the first Development Permit and each subsequent Development Permit, provision of the following to the satisfaction of the Director of Planning, General Manager of the Vancouver Board of Parks and Recreation, General Manager of Engineering Services, General Manager of Real Estate and Facilities Management, and General Manager of Arts, Culture and Community Services:*
- i. *reconciliation of all technical statistics, including confirmation of existing floor area, related exclusions, setbacks, height, parking and loading, to ensure clarity with respect to the development capacity permitted under the CD-1 and anticipated compliance for individual phases;*
  - ii. *provision and confirmation of park boundary extents and total park area calculation for approval by General Manager of the Vancouver Board of Parks and Recreation;*
  - iii. *an Operations Management Plan illustrating how public access to and through the shopping centre, the High Street and the park is managed and reconciled through the hours of the day;*
  - iv. *a phased “Construction Management Plan” outlining the following:*
    - a. *methods for the retention of existing landscapes and trees during construction; and*

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

- b. *timing/phasing/location of all construction activities in proximity of the Child Daycare Facility with consideration to the Childcare Facilities Construction Protocol.*

**Note to Applicant:** *The intention of this is to reduce any potential negative impacts from construction activities to the Child Daycare Facility. A crane-swing plan should be provided as part of this requirement.*

- v. *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 of work of the Park. This set of drawings will be required to be maintained and updated as required until completion.*

- vi. *a provision that the Oakridge Design Guidelines be adopted by Council;*

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

**Note to Applicant:** *This should include, but not be limited to hard and soft landscaping elements, sidewalk design, new street trees, retained trees, street furniture, paving, open space programming and design, lighting, utilities and pedestrian weather protection, signage/way-finding, and weather protection. In the event changes to the Public Realm Plan occur or are proposed, staff may request plan updates, as necessary, to be subject to review. For reference, see the Cambie Corridor Public Realm Plan, found here: <http://vancouver.ca/images/web/cambie-corridor/cambie-corridor-public-realm-plan.pdf>. Applicant should collaborate with Park Board staff to determine appropriate signage/wayfinding in and throughout the Park. Under the Parks Control By-law, the Park Board controls the regulation of advertising or signs in the park.*

- viii. *a Public Art Plan detailing and refining the public art aims;*

- ix. *a construction access and traffic management plan;*

- x. *a circulation and wayfinding plan;*

- xi. *signage concept plan;*

- xii. *a lighting plan for the park; and*



**Note to Applicant:** Consider CPTED principles and avoid any lighting that can cause glare to residents.

xiii. a CPTED plan.

- 1.10 [Repeat PDP Condition 1.9] *design development to maintain the general building forms, and architectural expression as illustrated and to maintain the high quality materials and level of detailing implied and necessary to accomplish and construct the proposed design aesthetic;*

**Note to Applicant:** *This includes the general sculptural qualities of form, the expression and tectonic language of the glazed veil, masks, reveals, skin/skeleton and modularity, resolution of curved glass with minimal use of facets, and photovoltaic panels integrated into roof elements. Confirmation shall be provided as a separate drawing sheet in the PDP application package for towers to not exceed average floorplate dimensions or podium datum line heights.*

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

**Note to Applicant:** *The park design must be approved by the Park Board following the Park Board-led public engagement process. If approved, further detailed design and the development of a Park Operations and Maintenance Agreement including, but not limited to, park maintenance, repair and replacement requirements as well as an understanding of the Park Board's role in inspections, operational control including event permitting and enforcement of park bylaws must be completed to the satisfaction of the General Manager of the Park Board.*

- 1.12 [Repeat PDP Condition 1.11] *design development to maintain privacy for residential units located adjacent to public spaces, such as park spaces or public steps;*

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

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

• Technical Analysis:

DPB - Technical Analysis (DP-5)										
	650 W 41st Ave					DP-2020-00759				
	Permitted/Required					Proposed - Food Hall				
<sup>1</sup> Site Size						Irregular (Existing site)				
<sup>1</sup> Site Area	114,499.70 m <sup>2</sup>					114,499.70 m <sup>2</sup>				
Use (s)	Retail/Office/Dwelling					Retail/Restaurant				
<sup>2</sup> FSR	3.71 (site)					0.18				
<sup>2</sup> Floor Area	Total Floor Area		424,793.9	m <sup>2</sup>		Total Floor Area		20,977.0	m <sup>2</sup>	
	Max. Dwelling Use (site)		256,541.0	m <sup>2</sup>		Total Dwelling Use Area		-	m <sup>2</sup>	
	Max. Non-Dwelling Uses		168,059.0	m <sup>2</sup>		Total Non-Dwelling Use Area		20,977.0	m <sup>2</sup>	
						Retail		11,016.7	m <sup>2</sup>	
					Restaurant		9,660.7	m <sup>2</sup>		
					Existing Parkade Overage		299.6	m <sup>2</sup>		
<sup>2</sup> Floor Area Exclusions	Interior Public Space to Canada Line		3,000.0	m <sup>2</sup>		Public Right of Way		1,348.6	m <sup>2</sup>	
	Existing Parkade:		8,781.0	m <sup>2</sup>		Mechanical		1,304.5	m <sup>2</sup>	
						Existing Parkade		9,080.6	m <sup>2</sup>	
					Total "Park" Exclusion		163.7	m <sup>2</sup>		
<sup>3</sup> Height			Max. Geodetic				Geodetic Elev.			
	Food Hall - Sub-Area 15		112.9	m		Food Hall - Top of Roof Slab		112.2	m	
	Max. Projection		120.5	m		Top of Parapet		114.6	m	
<sup>4</sup> Parking	Dwelling		Min.	0	Dwelling - Standard		0			
			Max.	0	Dwelling Car Share		0			
	Dwelling Disability			0	Disability		0			
	Max. Small Car		25.0%	0	Small Car		0.0%	0		
	Total Dwelling Parking			0	Total Dwelling Parking			0		
	Commercial Parking 1/65m <sup>2</sup>			318	Standard			193		
	Non-Residential Disability			9	Non-Dwelling Car Share			0		
	Max. Small Car		40.0%	127	Total Disability			12		
	Total Non-Dwelling Parking			318	Total Small Car		15.7%	50		
	TOTAL REQUIRED			318	COMBINED TOTAL PROPOSED			264		
<sup>4</sup> Additional Parking via Existing Parkade					Standard		291			
					Disability		0			
					Small Car		30.6%	89		
				Total Existing Parkade			380			
COMBINED TOTAL REQUIRED			318	COMBINED TOTAL PROPOSED			644			
<sup>5</sup> Loading	Class	A	B	C	Total	Class	A	B	C	Total
	Retail	0	6	2	8	Retail	0	0	0	0
	Restaurant	0	5	0	5	Restaurant	0	0	0	0
	Total	0	11	2	13	Total	0	0	0	0
<sup>6</sup> Bicycle	Class	A		B		Class	A		B	
	Retail	22				Retail	27		3	
	Restaurant	19				Restaurant	23		3	
	Total	41		6		Total	50		6	

**<sup>1</sup>Note on Site Size and Site Area:** The proposed Food Hall, Restaurant, “Living Room” and associated ancillary spaces are located near the northeast corner of the site immediately southwest of the “Terraces” building.

**<sup>2</sup>Note on FSR and Floor Area:** The total floor area includes floor area associated with the existing parkade, which exceeds the permitted exclusion as per Section 6.9(f) of the CD-1 By-law.

**<sup>3</sup>Note on Height:** The proposal falls within Sub-Area 15 and complies with maximum height requirements.

**<sup>4</sup>Note on Parking:** Parking has been based off of Schedule C of the Parking By-law and is located both in a new parkade below grade and an existing above grade parkade. Parking has been satisfied with a surplus of parking spaces which are being provided to meet requirements of other development permits within the site. Clarification as to what permits the additional parking spaces are to be associated with has been requested through Standard Development Review Branch condition **A.1.14**.

**<sup>5</sup>Note on Loading:** Eleven Class B and two Class C loading spaces are required as per Section 5.2.5 of the Parking By-law and no loading spaces have been proposed. Confirmation of compliance with loading requirements has been requested through Standard Development Review Branch condition **A.1.15**.

**<sup>6</sup>Note on Bicycle:** Bicycle requirements have been met and shall be provided in accordance with Section 6.2.5.1 of the Parking By-law.

• **Legal Description:**

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

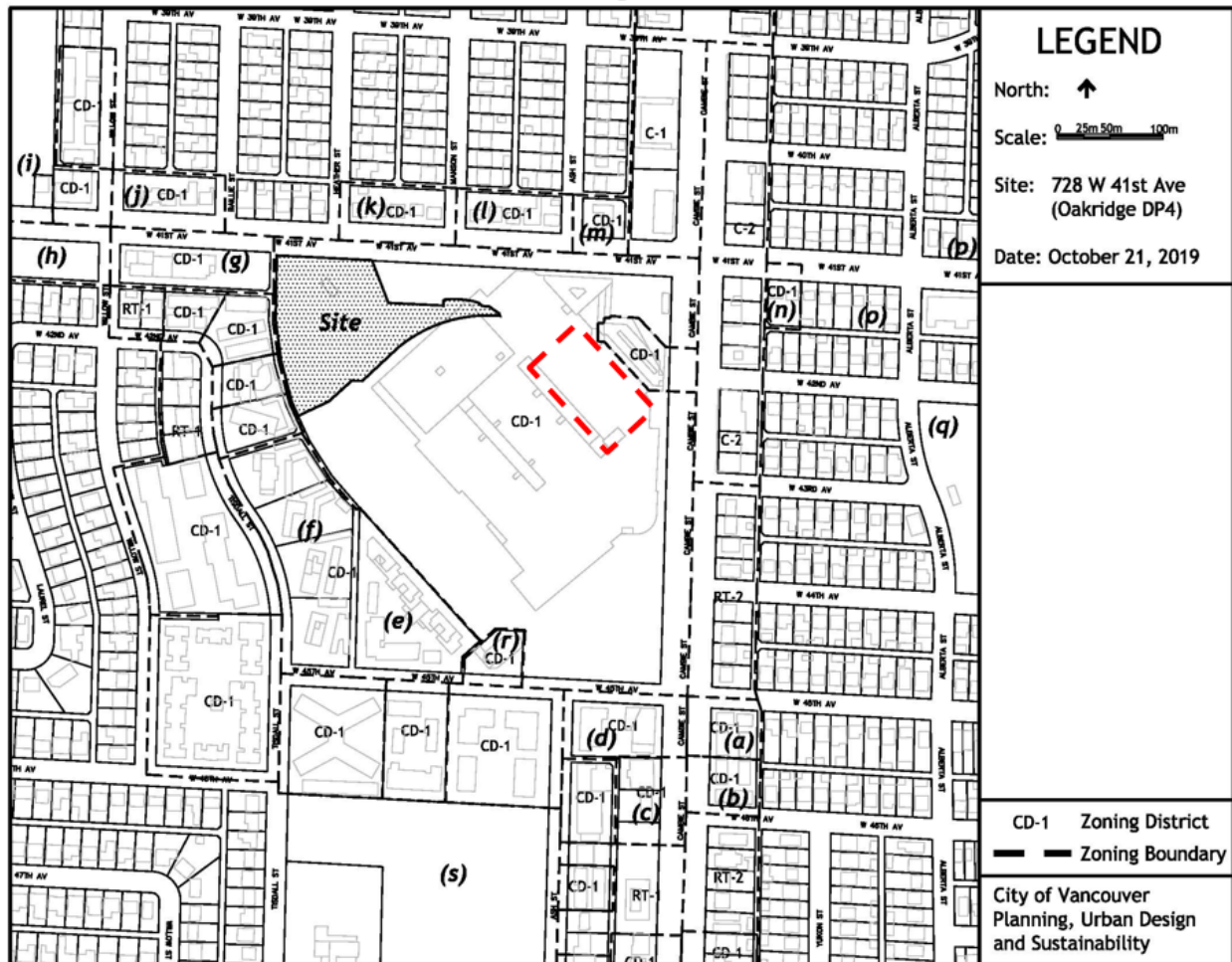
• **History of Application:**

20-10-08 Complete DP submitted  
20-12-09 Urban Design Panel  
21-01-27 Development Permit Staff Committee

- **Site:** The overall site is located at the southwest corner of the intersection of Cambie Street and West 41<sup>st</sup> Avenue, bounded by West 41<sup>st</sup> Avenue to the north, Cambie Street to the east, West 45<sup>th</sup> Avenue to the south, and a diagonal New Street to the west connecting West 41<sup>st</sup> Avenue with West 45<sup>th</sup> Avenue. This development permit application includes a 4-storey commercial (Food Hall) building over three levels of underground parking and a portion of the future 9-acre park (Meadow Garden). It comprises a portion of a larger site wide, multi-phase, multi-building development at the Oakridge Mall site located in the central portion of that site.

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

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



• **Background:**

Council approved a rezoning application for the Oakridge Centre site at a Public Hearing on March 14, 2014. In February 2018, the proponent submitted a re-envisioned proposal for the site with a form of development that differed from that of the approved rezoning (one less tower, revised position and shaping of towers, the location of access points, new locations for social housing, rental housing and the Civic Centre, revised Park Concept Plan and Public Realm Plan). The revised form of development was formally recognized and approved through a Preliminary Development Permit (referred to as a PDP) process. The full detailed history and background of the rezoning and PDP processes are provided in the staff report for the Preliminary Development Permit– 650 West 41<sup>st</sup> Avenue. Following the PDP approval, a number of development permits have since been submitted as part of phase 1 of the development. The first development permit application DP-2018-00633, comprising Buildings 3 & 4 was reviewed by the panel and approved by the DP Board on October 29, 2018. The second development permit application DP-2018-01149, comprising Buildings 6, 7, & 8 was reviewed by the panel and approved by the DP Board on May 13, 2019. The third DP application DP-2019-00534 comprising Building 1 & 2, as well as the new street, public plaza, Civic Park, and the grand stair (one of the main entries into the upper level park) was approved by the DP board on November 25, 2019. The fourth development permit application DP-2019-00667, on the Oakridge site was approved by the DP board on December 09, 2019 and consisted of the northeast corner of the site, including a portion of the Transit Plaza, the existing Northeast Office, the existing Terraces Building, the Main Mall Entry and a small portion of the interior mall.

This report reviews the fifth development permit application on the Oakridge site following the PDP approval. The scope of this DP application DP-2020-00759 consists of four-storeys of retail (Food Hall) over three levels of underground parking, with a portion of the future 9-acre Park (Meadow Garden) scheduled for DPB review on February 22, 2021. *The Urban Design Panel reviewed and supported this development permit application with recommendations on December 09, 2020.*

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

- CD-1 (1) By-law (Oakridge);
- Oakridge Design Guidelines;
- Conditions of the Preliminary Development Permit;
- Urban Agriculture Guidelines for the Private Realm;
- Cambie Corridor Plan (2011); and
- Cambie Corridor Phase 3 Public Realm Plan.

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

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

**Use and Density:** The proposed commercial use of retail and restaurant conforms to the provisions of the CD-1 By-law.

**Height:** The proposed height is within the provisions of and conforming to the CD-1 By-law.

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

**Preliminary Development Permit Conditions:** The following summary presents staff's assessment to the relevant PDP design development conditions that apply to this buildings in the scope of this

application, established with the approval of the Preliminary Development Permit. The full text of the PDP design conditions are included as part of the appendices to this report.

**Staff Assessment of a Response to PDP Recommended Condition 1.1:**

PDP Recommended condition 1.1 required the submission of a number of plans and documents that describe various systems that apply to the overall development. Satisfaction of this is required prior to issuance of the development permit.

Recommended condition 1.9 reiterates the requirement for any of these plans or documents that haven't been submitted and/or requires coordination, on the requirements with specific information requested by staff.

**Staff Assessment of a Response to PDP Recommended Condition 1.2:**

PDP Recommended condition 1.2 required the submission of a groundwater management strategy.

Recommended condition 1.4 reiterates the requirement for a final groundwater management strategy be provided prior to issuance of the development permit.

**Staff Assessment of a Response to PDP Recommended Condition 1.9:**

PDP Recommended condition 1.9 sought to ensure the proposed building design was maintained moving forward. This condition is generally satisfied.

Recommended condition 1.1 follows through on this condition by requiring consistent materials and detailing at the prior-to stage of the development permit process.

**Staff Assessment of a Response to PDP Recommended Condition 1.10:**

PDP Recommended condition 1.10 requires Park Board approval for the park design including all park pavilions and sculptures. Staff continue to meet regularly with the applicant to further develop the design of both the park and any proposed structures within it.

Recommended condition 1.11 reiterates the requirement. The portion of the park comprised within this application is minor and the condition is included here as a bridging condition for reference and completeness of scope.

**Staff Assessment of a Response to PDP Recommended Condition 1.11:**

PDP Recommended condition 1.11 sought to maintain privacy for residential units located adjacent to public spaces, such as park spaces or public steps;

Recommended condition 1.8 reiterates the requirement to enhance the awareness of appropriate commercial use and lighting strategies.

***Urban Agriculture Guidelines for the Private Realm:***

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

***Cambie Corridor Plan (2011):***

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

The development proposed in this application satisfies the intent of the Cambie Corridor Plan by providing commercial uses that support more services and contribute to overall vibrancy, and a built form that reflects the importance of this location taking advantage of its proximity to nearby amenities, public open spaces and services.

See also Recommended conditions 1.3 and 1.8 which reinforce the Staff assessment for an enhanced public realm experience.

***Cambie Corridor Phase 3 Public Realm Plan:***

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

The proposal in this application features public realm specifications, surface treatments, patterns and finishes that comply with the strategy as described in the Plan. Recommended conditions 1.3 and 1.8 seeks the provision of a Public Realm that further demonstrates a seamless and high quality environment for all users; consistent with direction provided in the Cambie Corridor Public Realm Plan and the Public Art Plan.

**• Conclusion:**

This application is the fifth development permit application submitted for the Oakridge Centre redevelopment, following the PDP. The proposal as a whole represents a high quality civic development consistent with the expectations established at the PDP stage and makes a positive contribution to the emerging Oakridge/Municipal Town Centre area.

Staff seek to maintain and enhance the aspiration of this high quality proposal through design development of details, critical points of transition and refinement of material treatment. Staff seek further design development to improve the interface between the at-grade access to park spaces and the interconnected volumes. The access to the future park will offer a healthy environment for future building users and residents in the area. Staff recognize the challenge of integrating the varied connected volumes as a single realm with cohesive design and seek reasonable coordination to improve the above while addressing CPTED considerations and enhancing design refinements.



## URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on December 9, 2020, and provided the following comments:

### **EVALUATION: Support with Recommendations**

#### **Introduction:**

Development planner Carl Stanford noted that this proposal seeks to develop four storeys of commercial use, including retail / restaurants, over three storeys of underground parking all covered with a fully landscaped rooftop. The proposal includes a community learning garden amenity, with associated interior support spaces, and a public park space.

This development permit is a portion of a larger site wide development and is the fifth of ten (or more) development permits for phase one of a multi phase, multi-building large development at the Oakridge Mall site. It (DP-5) forms the central portion of the proposed Oakridge scheme with a Food Hall / Civic Centre and Meadow Garden comprising that development.

#### **Site & Context:**

The site is located at the crossing of West 41<sup>st</sup> Avenue / Cambie Street and is situated in the Oakridge neighbourhood, which is predominantly comprised of single-family residences. There are however, significant commercial and office buildings surrounding the site along Cambie Street and West 41<sup>st</sup> Avenue and the surrounding neighbourhood zoning has recently been updated in the Cambie Corridor Plan, which increases the density at this major transit node. A number of strata multi-residential units are located on both the west and south perimeters. The site is 11.4 ha (28.3 acres) and currently has approximately 57,500 m<sup>2</sup> (619,000 ft<sup>2</sup>) of retail, service, and office use. The existing structure is surrounded by uncovered parking. The main entrance to Oakridge Centre shares the northeast corner with the Canada Line Station which connects the downtown core to the airport. It is flanked by two towers that accommodate office and residential units.

In order for the mall to maintain operations during construction, the Oakridge project is proposed to be built in two phases. Phase 1 will consist of the northwest and southeast edges of the site and Phase 2 will consist of the centre and southwest portion of the site. Following PDP approval, four development permit applications have been submitted with the current application being the fifth submission within the first phase of the Oakridge development:

There are approximately 15 to 18 storeys projected as future build context surrounding the Oakridge site. The project seeks to re-establish links to the surrounding areas with programming comprising mixed use, affordable / rental housing, and office space. There is a planned reinvigoration of the transit plaza to announce the main entrance to the proposal. The proposed high street is intended to be a re-birth of the open air mall of the 1960s. The park is intended to be a draped park.

#### **Applicable Policy:**

The Governing policy for the site includes the CD-1 (1) By-law (Oakridge), Oakridge Design Guidelines, Conditions of the Preliminary Development Permit, Cambie Corridor Plan (2011), and Cambie Corridor Phase 3 Public Realm Plan. The City of Vancouver has also prepared Oakridge Design Guidelines for the streetscape treatments of West 41<sup>st</sup> Avenue and Cambie Street (& Choy Yuen Crescent). These guidelines include the delineation of pedestrian / bicycle circulation, paving materials treatments, the location of street trees and general guidance on public realm.

Oakridge is designated as a Municipal Town Centre in the Metro Vancouver Regional Growth Strategy and a unique site in the Cambie Corridor Plan. It is the only one located within Vancouver outside of downtown core. Municipal Town Centres are intended to be among the region's primary focal points in terms of concentration of residential density, job space, civic/cultural facilities, and transit service. The project is broadly in lines with the requirements of all the above with no major issues related to height, density or guideline variance subject of course to a more detailed review during the development permit process.

### **Rezoning & PDP Process Summary:**

Oakridge went through the rezoning process in 2014, and after further design development, changes to the overall form of development were reviewed by the Urban Design Panel, and approved by the DPB through the preliminary development permit (PDP) process in 2018. The current design represents a natural evolution of the design approved by Council in 2014 resulting in stronger urban connections and more vibrant active public spaces. The improved proposal went through a comprehensive public consultation process consisting of two open houses, two UDPs, and intensive review with City staff. The rooftop park was also reviewed and approved by the Park Board. It is now in the development permit stage of the process:

- The first development permit application DP-2018-00633, comprising Buildings 3 & 4 was reviewed by the panel and approved by the DP Board on October 29, 2018.
- The second development permit application DP-2018-01149, comprising Buildings 6, 7, & 8 was reviewed by the panel and approved by the DP Board on May 13, 2019.
- The third DP application DP-2019-00534 comprising Building 1 & 2, as well as the new street, public plaza, Civic Park, and the grand stair (one of the main entries into the upper level park) was approved by the DP board on November 25, 2019.
- The fourth development permit application DP-2019-00667, on the Oakridge site was approved by the DP board on December 09, 2019 and consisted of the northeast corner of the site, including a portion of the Transit Plaza, the existing Northeast Office, the Main Mall Entry and a small portion of the interior mall.
- The scope of this fifth DP application DP-2020-00759 consists of four-storeys of retail (Food Hall) over three levels of underground parking, with a portion of the future 9-acre Park (Meadow Garden). It is currently scheduled for DPB review on February 22, 2021.

Pedestrian circulation at grade into the site aligns with existing lanes and local pedestrian traffic patterns. A galleria will provide after-hours public access through the mall. This will create direct pedestrian links to the High Street and the surrounding community from the Canada Line station. This galleria will connect with other mall access points to form the main circulation loop for the ground floor of the mall. Access points to the park above provide multiple circulation options including elevator access. Site entrances at the five plazas are extended towards the project centre creating exterior retail streets that transition into the mall interior. Locations within the mall provide vertical access to the park and connect to the meandering paths through the Park. Secondary residential lobbies connect to the park pathway system to provide residents with direct access to the park, 1-km Running Loop and community gardens.

Oakridge features a nine-acre city park that is primarily located above the mall. This multilevel public park blankets the site, covering the roof of the mall and spilling down to grade surrounding the site. The park will provide spaces for contemplation, sport, play, performance, and urban agriculture and will be activated by the surrounding civic, retail, office, food, and residential uses surrounding it. The park will connect to the rest of the site with a pedestrian pathway network and will feature the characteristics of Pacific Northwest landscape. The Meadow and Community Gardens that cover the terraced topography establish a more contemplative natural setting in contrast to the more urban and active areas of the Commons. The two parts of the Gardens are sown with a complementary mix of planting that will change in character with each season. The rooms and support spaces for the Community Gardens are embedded into the contoured landscape to provide the necessary infrastructure while maintaining the natural setting.

Coming back to the building, the scope of this development permit encompasses the public and communal heart of Oakridge. It contains the “Living Room” space (a primary intersection and interior gathering space), the ‘Kitchen’ space (a multi-level Food Hall), and the “Garden” space (the Community Learning Garden & the Wildflower Meadows). The large interior communal spaces emerge below the draped landscape of the roof and connect to the exterior communal park spaces, with an operable glass facade. Skylights and clerestory glazing bring light into the interior and provide views out to the landscape. As stated, the interior spaces of the building are concealed beneath an organic terraced topography and this continuous landscape folds up and over the volumes of the spaces below in a unified expression of contoured hills and planted ridges.

The main public access from the Transit Plaza through the mall intersects with the internal “Living Room” public plaza, which in turns links to the “Kitchen” Food hall and Restaurant, the Commons public park, and the Meadow and Community Gardens on the roof. Considered through the metaphor of the home, the Living Room, Kitchen and Gardens are the places where people will come together, connect and interact through events, music and food. The primary pedestrian access into the site will be from the Transit Plaza, where visitors arriving from the Canada Line Station and bus routes along West 41<sup>st</sup> Avenue and Cambie Street will enter through the Main Mall Entry and into the Living Room mixing chamber. The internal path through the mall along this route is designated as a right-of-way that will be publicly accessible during the hours that transit is in operation.

The Living Room serves as one of the primary “Mixing Chambers”, a vertical circulation node topped by skylights that bring light into the interior. This continuous volume connects the mall level to the Food Hall and rooftop Park above and to the two public parking levels and Transit concourse below. It is the primary vertical circulation hub in the building. Terraced audience seating and second floor balconies encircle the space for viewing performances and events. A pop-up retail space below the main stage area will allow for temporary shops or community rental. The Kitchen is located on Levels 2 and 3 of the mall, overlooking the Living Room below opens out to the Commons which is the most active urban zone of the Park. The west façade will open up to the adjacent park with large overhead garage doors that can be fully opened in warm weather with seating and tables alongside the edge of the Park. The Restaurant on Level 3 overlooks the Food Hall below and will also have an operable façade that opens up to a continuous balcony with views over the Commons.

The rooftop Park covering the site consists of a variety of spaces interconnected by a hierarchy of paths and the Running Loop. The park access from the Transit Plaza leads along the Main Mall Entry through an exterior stairway concourse and up a pair of elevators to the Park on Level 3. Arriving at the key intersection of the Running Loop, these paths to the Civic Park, the Upper Green, and the Meadows Walkway, leads up to the rooftop lookout. On the south side, the Community Garden patio is at the intersection of the Cambie Street staircase, the Running Loop and the pathway connecting to the Restaurant balcony. A Tea House at the top of the roof appears as a lantern within the garden space and acts as a site-wide beacon. The Tea House features a unique expression for the garden terraces, where layers of Miscanthus tall-grass step dramatically down into the Tea House garden space. Stepping stones and zig-zag bridges pass through the tall-grass and over the raked gravel linking the Tea House to a wooden deck. This provides a connection to the Wildflower Meadows beyond. The Tea House is intended to appear as a lantern within the garden space and act as a site-wide beacon.

Skylights have been located to provide natural light into the mall and to mark the primary mixing chamber vertical circulation nodes. Two large steel and glass skylights over the space will bring natural light into the main floor area of the Living Room on Level 1 as well as down to the drop-off lobbies on P1 and P2 through floor openings around the escalators. Long linear skylights over the length of the Food Hall on Level 2 will light both the double-height space and the mall run below through a series of large openings in the floor. In terms of shadowing the surrounding PDP approved future context does shadow the commons / park somewhat but the building itself within the scope of this DP has negligible shadowing impact.

The palette of exterior materials consists primarily of a terracing landscaped roof and glazed facades, and skylights that connect the interior spaces to the Park and bring light into the building. Precast concrete clad eyebrows and fascias define the edges of the floorplates and landscaping allowing a seamless transition into the concrete paving and planting, further blurring the traditional division between building and landscape. The façade along the western edge of the civic centre/ food hall building is intended to maximize the visual connection between diners and the active public park spaces. The Food Hall, Restaurant and Tea House façades have overhead doors and operable glass walls that open up to the exterior facing the Commons. The dining area floor finishes and tables will extend outdoors, animating the surrounding park spaces. Slab projections and the Restaurant balcony deck provide fixed weather protection along the edge of the Commons.

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

1. Please discuss whether the proposal satisfactorily addresses the execution of its internal spaces as a civic centre of high quality design excellence, in particular in its execution of the “Living Room” area and the transition of volumes:
  - consider the quality of the spaces, the depth of the plan, and access to light throughout;
  - consider the success of the relationship between the transition from internal spaces to external space at grade; and
  - consider the clarity of wayfinding in the interconnected volumes appropriate to a community centre leading to a public realm.
  
2. As the heart of the public realm of the park, does the proposal satisfy in its external design the flexibility and accessibility appropriate to a critical public centre with particular consideration of:
  - the balance of creating an effective pedestrian circulation hub with usable public community areas;
  - the adaptability / flexibility etc. of landscape spaces with the requirements of a high quality public realm usable for all ages and mobility;
  - the micro-climate generated at the centre of the park, the nature of this landscaping in response and the approach to inclement weather (extreme heat, rain, wind, cold etc.); and
  - the balance of integrating sky lighting interior space while providing usable park spaces.

To summarize we are looking for commentary on the success of the internal volumes created, the external spaces relationship and the civic interface between the two.

**Applicant’s Introductory Comments:**

The applicant noted the staff team had covered all of the necessary form of development information in a satisfactory fashion and therefore recommended they proceed to present on the landscaping elements of the proposal. The proposed Meadow Garden was highly supported by the community during the rezoning consultation process. The green roof is a complex design with landscaping consisting of different vegetated roofs types. A winding path will run through the garden for an engaging experience whether you are walking or running. There is a buffer forest with a berry garden towards the end.

The applicant noted it was important to them to provide an experience that incorporated nature and elements of urban agriculture. The ‘garden’ aspect of the proposal was critical in order to generate a sense of community and social engagement. It was a good opportunity for people in the area to work together and good for community building. The meadows have pollinator plants to create symbiotic relationships with the biosphere. The community gardens shown in the proposal will be a shared space that has a local farm approach and feel.

The landscaping topography has a series of terraces, which facilitate arrangements for gardening. There was considerable thought given into the expression of the terraces and how to morph from meadows into gardens and the transition of spaces. An open terrace is also provided in the landscaping, which is an outdoor area for utility, working with tools, and benches to work off. This area has washrooms and classroom meeting spaces to encourage activities and shared learning opportunities.

*The staff and applicant team then took questions from the panel.*

**Panel’s Consensus on Key Aspects Needing Improvement:**

Having reviewed the project, it was moved by **MR. FRANCL** and seconded by **MR. DAVIES** that it was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project with the following recommendations to be reviewed by City Staff:

- Design development for increasing soil depth of landscaping for better design resilience with consideration of introducing radius to the corner glazing of the façade.

**Related Commentary:**

There was general support by the panel.

- The panel highly supported the project and noted the beauty of the diverse park spaces created.
- The panel commended the applicant team for their engagement with the public and the City of Vancouver. The panel noted that considering the constraints of the project, it is very well-handled.
- The panel commended the effort by the applicant to create longer sightlines throughout the site and encouraged additional work might be explored to make wayfinding more intuitive.
- The panel noted that given the wonderful organic morphology, it would be complemented by introducing radii or softening edges into the more rectilinear elements of the proposal. This could allow more fluidity along the restaurant food court edge.
- The panel suggested further consideration of the adaptability of potential future uses.
- Some panel members felt more of a destination was required at the top of the terraced landscaping.
- The panel agreed that the proposal should provide more soil volume to allow for resilience and climate change as it appeared they were at a minimum depth. Some panel members suggestion consideration of beehives and bat boxes in the landscaping element of the proposal.
- The panel members agreed that overall the issues had been well resolved with only minor areas of normal design development required for a project of exceptionally high quality design excellence.

**Applicant’s Response:**

*The applicant team thanked the panel for their comments.*

**EVALUATION: Support with Recommendations**

## ENGINEERING SERVICES

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

One of the rezoning conditions required the provision of a groundwater management strategy to describe the site's existing and proposed groundwater uses and to confirm that any groundwater extraction before, during or post construction would not adversely impact the surrounding neighbourhood or infrastructure. The applicant has provided proposed extraction rates and examined the impacts, and is currently exploring various options for groundwater use. However, as a final strategy has not yet been delivered, a "No Further Permit" Section 219 Covenant has been registered on the title of the site.

The site's Rainwater Management Plan largely consists of green roofs and detention tanks. Given the size and scale of this development, significant opportunity exists for reuse of rainwater, as well as grey and black water. Recommended condition 1.6 and Standard Landscape conditions A.1.23 and A.1.24 seek an integrated approach to rainwater management and coordination with the groundwater management strategy.

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

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

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

## PUBLIC REALM PLAN

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

Recommended conditions 1.3 and 1.8 seek the provision of a Public Realm that refines a seamless and high quality environment for all users; consistent with direction provided in the Cambie Corridor Public Realm Plan and the Public Art Plan.

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

## LANDSCAPE

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

## **PARK BOARD**

This application is noted to be thorough and demonstrates a high level of design quality for the Meadow Garden Park Character Zone that it includes. Further design development is needed to ensure no potential life safety risks are present in the design given the vertical configuration of the Meadow Garden and Tea House. Furthermore, the significant slopes should be reviewed to ensure stability should plants die off or not alone be adequate to stabilize the growing medium.

The design of the community learning garden should be revised to introduce accessible plots for wheelchair users or those who may have difficulty working at ground-level. The Community Garden Centre appears well integrated into the Meadow Garden area, and should be further refined through the ongoing Park Design Workshops to ensure it meets intended design, operational and programmatic requirements.

Staff are concerned to see the park office reintroduced to the park area calculations despite it being deleted as a condition of prior DP submissions and the PDP. This error is to be corrected and calculations for future submissions must not include the park office.

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

## **ENVIRONMENTAL PROTECTION BRANCH**

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

## **BUILDING REVIEW BRANCH**

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

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

## NOTIFICATION

One site sign was confirmed installed on November 3, 2020 in the Transit Plaza at the corner of Cambie Street and West 41<sup>st</sup> Avenue.

On November 5, 2020, 2,432 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the City's website. The postcard and the development application materials were posted online at [shapeyourcity.ca/development](http://shapeyourcity.ca/development). At the time of this report, 10 responses have been received from our postcard/site sign/website notification.

One virtual open house session was held between the dates of December 7 – 13, 2020. In total, 278 page visits were logged and a total of 10 responses were received regarding the development permit application. Of the 10 responses received, 4 were in Support, 3 were in Opposition, and 3 were intended for a separate application.

Comments from the notification are summarized below:

### Survivability of Landscaping over Structure:

- Concerns raised over the significant planting of landscape elements over structure rather than solid earth.

#### Staff Response:

- Staff acknowledge these concerns and have provided conditions requiring further design development and detailing for review. See also Recommended condition 1.7, Standard Landscape conditions A.1.20, A.1.21 and A.1.22, and Standard Park Board conditions A.1.30 and A.1.48.

### Universal Accessibility:

- Suggestion to improve universal access to all elements of the design.

#### Staff Response:

- This suggestion was noted. See also Standard Urban Design condition A.1.4 and Standard Park Board condition A.1.26.

### Architecture and Design:

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

#### Staff Response:

- No response required.

### Park as a Public Amenity:

- Excitement expressed at the addition to the future Park for public enjoyment.

#### Staff Response:

- No response required.



**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

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

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

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



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J. Greer  
Chair, Development Permit Staff Committee



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C. Stanford  
Development Planner



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J. Smallwood  
Project Coordinator

Project Facilitator: D. Lee

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

### A.1 Standard Conditions

#### Urban Design Conditions

- A.1.1 identification on the plans and elevations of any built elements contributing to the building's sustainability performance and further strategies to improve green building performance with identification of significant thermal bridges and their resolution on design drawings;

**Note to Applicant:** Additional strategies could include but not be limited to utilizing solar shading devices, passive mechanisms and green roof technologies.

- A.1.2 confirmation of integration of all rooftop mechanical equipment, including elevator override service volumes, photovoltaic panels, window washing infrastructure, cell tower antennae elements or any other service equipment within the proposed mechanical enclosure and to ensure service equipment does not protrude into the public view;

**Note to Applicant:** The roof should remain uncluttered, as proposed, with all equipment being housed in the appurtenances. Where possible, enclosures should be of non-opaque materials and contribute to the overall architecture of the building.

- A.1.3 provision of all acoustical measures based on consultant recommendations to be incorporated into the design and construction of the proposal that ensure adequate effective acoustical separation between any residential and non-residential portions of the site affected, and that all mechanical equipment (ventilators, generators, compactors and exhaust systems) minimize noise impacts on the neighbourhood in compliance with Noise By-law No. 6555;

- A.1.4 design development to provide universally accessible connections wherever possible for pedestrians and people using wheelchairs, to all common open space areas throughout the site;

**Note to Applicant:** See also Standard Park Board condition [A.1.26](#).

- A.1.5 design development to incorporate continuous weather protection at grade that is integrated with the building design, demountable and effectively provides pedestrian comfort;

- A.1.6 [Repeat PDP Condition A.1.18] *identification on the architectural and landscape drawings of any built and landscape features intended to create a bird friendly design;*

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

- A.1.7 ensure all SRW, setbacks, stepbacks, form of development considerations, information, documents and general requirements governing the subject site are provided, adequately dimensioned, consistently reflected in the proposal, and identified in all drawings;

- A.1.8 design development to provide a conceptual lighting strategy facilitating seasonal activity, ensuring appropriate lighting levels, optimizing CPTED performance, and minimizing glare for

nearby residents;

A.1.9 design development to respond to CPTED principles, having particular regards for:

- i. defensibility and reducing opportunities for loitering;
- ii. theft in the underground parking;
- iii. residential break and enter;
- iv. mail theft; and
- v. mitigation of alcoves and vandalism prevention, such as graffiti.

**Note to Applicant:** Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to identify features on the drawings.

A.1.10 provision of additional enlarged details of the following conditions:

- i. balcony and guardrails;
- ii. gutter and weather protection details at building edges; and
- iii. items pertinent to the discharge of previous conditions.

A.1.11 [Repeat PDP Condition A.1.6] *design development to locate, integrate, and fully screen any emergency generator, [New] exhaust or intake ventilation/grilles, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm and park, to the satisfaction of the Director of Planning, General Manager of Engineering Services, and the General Manager of the Vancouver Board of Parks and Recreation;*

[New] **Note to Applicant:** Mechanical exhaust from restaurant/café spaces should be located in areas that would cause the least impact to pedestrians and/or park users. Mechanical termination slots in the curtain wall should be located to minimize the impact to the public realm as well as overall architectural expression. See also Standard Development Review Branch condition A.1.17.

A.1.12 [Repeat PDP Condition A.1.8] *identification on the architectural and landscape drawings of any built features intended to create a bird friendly design;*

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

### Development Review Branch Conditions

A.1.13 confirmation of total proposed floor area to include any area of the existing parkade which exceeds the permitted excluded area as per Section 6.9(f) of the CD-1 By-law;

**Note to Applicant:** Maximum 8,781 m<sup>2</sup> of the existing parkade may be excluded. The FSR Overlays indicate that a total of 9,080.62 m<sup>2</sup> is being excluded. Any overage beyond the permitted amount is to be included in the computation of floor area. See also Standard Development Review Branch condition A.1.16.

A.1.14 confirmation of compliance with Schedule C of and Section 4 – *Off-Street Parking Space Regulations* of the Parking By-law through the following;

- i. illustration/identification of the spaces, including parking space type (small car/standard) within the existing parkade which are to be allocated to meet the requirements of DP-5; and

**Note to Applicant:** The Project Data sheet indicates that the remaining parking spaces required to satisfy parking requirements of this development permit, which have not been provided in the new parking area will be located in the existing parkade. However, these spaces have not been identified. Consider providing parking plans with shaded/boxed/coloured areas that identify the areas allocated to DP-5 and a parking table of parking space type and count associated with this development permit. Note that approximately 318 parking spaces are required for DP-5 (based on 20,977 m<sup>2</sup> of Retail and Restaurant use) as Schedule C of the By-law and 264 spaces (including nine disability spaces double counted) have been provided. Therefore, approximately 54 spaces are required within the existing parking to meet parking requirements.

- ii. identification of the existing/future permits, uses and parking space types that the remainder parking spaces are to be associated with.

A.1.15 confirmation of compliance with Section 5 – *Off-Street Loading Space Regulations* of the Parking By-law;

**Note to Applicant:** Approximately 11 Class B and 2 Class C loading spaces are required for this development permit as per the Parking By-law. Should the required loading for this development permit be proposed in a future or existing development permit, then the permit(s) in which loading is/was included, and the number/type of spaces shall be identified. Further conditions may result upon receipt of information. See also Standard Engineering Services condition [A.2.1](#).

A.1.16 provision of an updated drawing package which includes:

- i. provision of an updated Project Data Sheet to include:
  - a. total floor areas that are coordinated with the FSR Overlays and accurate floor area figures. See also Standard Development Review Branch condition [A.1.13](#).
  - b. accurate parking and bicycle figures to be in accordance with proposed floor areas; and

**Note to Applicant:** Current parking figures appear to be based off a total area which includes excluded figures.

- ii. identification of which permit(s) and parking space types that the additional parking spaces located in the existing parkade are to be associated with.
- iii. provision of updated FSR Overlays to identify and include the existing parkade overage in the computation of floor area. See also Standard Development Review Branch condition [A.1.13](#).
- iii. provision of updated parking plans which:
  - a. identify parking spaces allocated to the Restaurant use; and

**Note to Applicant:** Parking spaces have been identified as “RT” for Retail, “OG” for General Office, etc. However, no parking spaces have been identified for the proposed Restaurant use.

- b. removes the note “*The quantity of retail stalls shown is based on the retail stall relaxation approved by the City of Vancouver on October 23, 2019*”.

**Note to Applicant:** Approved parking numbers have not been based on a relaxation, but an approved Transportation Demand Management Agreement. Notation is not required to be identified on the drawings.

- iv. provision of updated Elevation and Section drawings to include elevations of all roof structures, top-of-parapets, slabs, roof, etc.

**Note to Applicant:** There are a number of elevation points that have not been identified on the drawings.

- A.1.17 illustration of compliance with the *Floor Area Exclusions for Kitchen Exhaust Ducts and Shafts (New Buildings)* Bulletin;

**Note to Applicant:** No exhaust routes have been identified on the plans. See also Standard Urban Design condition **A.1.11**.

- A.1.18 provision of the following notations to be included on the submitted plans:

- i. “*A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces*”;
- ii. “*All building dimensions, setbacks and yards are to the outside of cladding*”;
- iii. “*The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures and end of trip facilities regarding required design standards shall be in accordance with the relevant provisions of Section 6 of the Parking By-law*”;
- iv. “*Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555*”;
- v. “*The acoustical measures will be incorporated into the final design and construction, based on the consultant’s recommendations*”; and
- vi. “*Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building*”.

### Landscape Conditions

- A.1.19 provision of a detailed plan which identifies and confirms all maintenance obligations and ownership boundaries for the private realm and public open spaces which do not form a integral part of the 9-acre Park parcel;

**Note to Applicant:** The plan should include demarcating lines and notations to graphically represent the information requested. Portions of the private realm and/or public open spaces

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outside of the Park Boundary are not subject to the proposed “Food Hall and Meadow Garden” maintenance plan and may require a separate maintenance plan/agreement.

- A.1.20 [Repeat PDP Condition A.1.16] *design development to the overall structural design of all applicable existing and proposed buildings (limited to proposed landscaping on buildings or “green roofs”) to ensure adequate soil volumes and planting depths for trees, intensive and extensive green roof treatment;*

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

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

*The soil volume targets should be considered at a minimum of 16 cubic meters per tree with 1m depth and 2m radially (measured from the trunk). Private and semi-private terraces should offer planter sizes and soil volumes that can support long term tree health and canopy cover. Soil cells, structural or enhanced native soils and contiguous planting troughs should be explored. Fully integrated planters should be provided, rather than add-on movable planters. Avoid the necessity to mound soils to obtain minimum soil depths. Further comments may be outstanding at the development permit stage. [New] See also Recommended condition 1.7, Standard Landscape conditions A.1.21 and A.1.22, and Standard Park Board conditions A.1.30 and A.1.48.*

- A.1.21 provision of large scale detailed architectural/landscape sections to illustrate the relationship of the green roof system at the building edges and/or overhangs;

**Note to Applicant:** For example, at the location of the green roof near the tea house and the easterly terraces. See also Recommended condition 1.7, Standard Landscape conditions A.1.20 and A.1.22, and Standard Park Board conditions A.1.30 and A.1.48.

- A.1.22 provision of detailed large scale sections [typical] to clarify the grades, materials and methods for soil/plant retention in those areas that are steeply sloped;

**Note to Applicant:** Soils and plants will need to be made stable at or near to the angle of repose. For example, refer to the base of the planted terracing at the base of tea garden pathway, section 6, sheet L5.0 and also to section 2, sheet L5.1. See also Recommended condition 1.7, Standard Landscape conditions A.1.20 and A.1.21, and Standard Park Board conditions A.1.30 and A.1.48.

- A.1.23 [Repeat PDP Condition A.1.20] *provision of plans, plan details, and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes, and detention systems, as follows:*

- i. detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;*
- ii. a separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones;*

- iii. *an overlay plan that shows amount and ratio of vegetative cover (green roof); and*
- iv. *permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.*

**Note to Applicant:** This is applicable to private property but will need to be coordinated with rainwater management plans for the overall site and with City-owned park spaces. The strategy and plan is to be updated at time of each successive development permit phase to ensure the targets and requirements are on track.

- A.1.24 further coordination with Planning and Engineering staff with regard to the integrated rainwater management plan (RMP) to ensure the project is on track to meeting policy intent and targets;

**Note to Applicant:** Best management practices and green infrastructure should be clearly labelled and indicated on the architectural and landscape plans. Further comments may be outstanding.

### Park Board Conditions

- A.1.25 design development to add guardrails to prevent falls from all areas exceeding allowable VBBL fall heights;

**Note to Applicant:** It appears possible that visitors could walk up the planted slopes of the Meadow Garden terraces and be exposed to a significant fall from the Tea House area. Additionally, an unprotected 1m drop is indicated on the north face of the stair seat wall. All fall heights exceeding VBBL allowable maximums are to be protected by guardrails, regardless of whether a paved route to the drop is provided, whether one must traverse a planted area or unintended path of travel, or whether one first must climb over a vertical surface (other than a code-compliant guardrail / barrier) to encounter the drop. See also Recommended condition 1.2.

- A.1.26 design development to community learning garden plots to provide plots with planter heights / depths that are accessible for wheel chair users and those with difficulty working at ground-level;

**Note to Applicant:** A fair mix of accessible plots is to be provided as required to ensure inclusivity, however, the remaining plots may be at ground level to maintain the overall design expression of the Meadow Garden area. See also Standard Urban Design condition A.1.4.

- A.1.27 design development of the interior of the Community Garden Centre through the ongoing Park Design Workshop process;

**Note to Applicant:** Items to address through the Park Design workshops include, but are not limited to exterior façade expression, interior materials, fixtures and infrastructure, washroom configuration, accessibility and universality, and the general ability of the space to support gardening, learning and other intended programming.

- A.1.28 design development to provide a small 'lookout' to the path near the skylight so users can look out over the terraced meadow planting, or take pictures as discussed with staff during the Park Workshop process;

**Note to Applicant:** This is expected to be a highly visually striking area, and providing opportunity for pause would enhance the experience. Consider locating at the curve in path to the project-northeast of the skylight where 108.13 grade is indicated on sheet L2.0.

- A.1.29 design development to delete the inclusion of the park office area from the park area calculations on sheet L1.0;

**Note to Applicant:** Park office area has been added back to the park area calculations. This area was deleted from the calculations as a condition of prior DP applications and the PDP, and should not be included in future applications as part of the required 9-acre park area. Applicant to confirm remaining park area is no less than 9 acres.

- A.1.30 confirmation of how steep slopes in the Meadow Garden terraces will be stabilized;

**Note to Applicant:** Slopes in the Meadow Garden and Tea Garden area shown on sheets L5.0 and L5.1 appear to exceed 3:1, and in the case of Detail 2/L5.1 are shown to be extremely steep and nearly vertical. No flex MSE, geo-grid or other membranes are indicated on the drawings. Applicant is to confirm if plants alone are adequate to stabilize these slopes and if slopes will remain stable should plants die back. Applicant is to propose methods to reinforce and stabilize these slopes as needed. See also Recommended condition 1.7 and Standard Landscape conditions A.1.20, A.1.21, and A.1.22, and Standard Park Board condition A.1.48.

- A.1.31 [Repeat PDP Condition 1.10] *provision of Park Board approval must be obtained for the park design including all park pavilions and structures;*

**Note to Applicant:** *The park design must be approved by the Park Board following the Park Board-led public engagement process. If approved, further detailed design and the development of a Park Operations and Maintenance Agreement including, but not limited to, park maintenance, repair and replacement requirements as well as an understanding of the Park Board's role in inspections, operational control including event permitting and enforcement of park bylaws must be completed to the satisfaction of the General Manager of the Park Board.*

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

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

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

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

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

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- A.1.34 [Repeat PDP Condition A.1.34] *design development of skylight size, configuration, location and interface with the park design to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation;*

[New] **Note to Applicant:** Staff understand skylight configuration shown in DP-5 has been reviewed with Park Board Staff as part of the bi-weekly park workshop process. Staff are to be updated on changes to the skylight's design as further design development takes place to ensure configuration remains to the satisfaction of the Park Board General Manager. See also Recommended condition 1.2.

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

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

- A.1.36 [Repeat PDP Condition A.1.37] *design development to improve universal accessibility within the park to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation;*

- A.1.37 [Repeat PDP Condition A.1.38] *provision of public washrooms in locations distributed around the site with consideration of park amenities including, but not limited to, playgrounds and play areas and for use during events, to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation;*

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

- A.1.38 [Repeat PDP Condition A.1.39] *design development to confirm entry points from commercial, retail, and residential development leading into park space to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation;*

- A.1.39 Repeat PDP Condition A.1.40] *design development of Park Board operated community learning garden to the satisfaction of the General Manager of Park Board;*

**Note to Applicant:** *The park community learning gardens are subject to the Park Board Urban Agriculture Policy and are separate from the food asset requirements specified in the Rezoning Policy for Sustainable Large Developments which is subject to the specifications of the City's Urban Agriculture Design Guidelines for the Private Realm. The community learning garden is not a proxy for the proponent's own requirement for providing local food assets as part of the private development.*

[New] **Note to Applicant:** Refinement of the community learning gardens through the ongoing park design workshops with staff to ensure the above PDP condition is met.

- A.1.40 [Repeat PDP Condition A.1.41] *joint completion of a Park Operations and Maintenance Agreement required between the applicant and Park Board to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation to demonstrate consideration and approach for daily operations and maintenance;*

**Note to Applicant:** *Agreement to include, but not be limited to, park maintenance, repair, replacement and renewal requirements to be satisfied by the applicant, as well as an understanding of the Park Board's role in inspections, operational control including event permitting and enforcement of park by-laws.*

- A.1.41 [Repeat PDP Condition A.1.42] *provision of a maintenance manual for each of the 6 park areas to be provided by the applicant as part of all development permit submissions, to the satisfaction of General Manager of the Vancouver Board of Parks and Recreation;*

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

*Manuals to include direction on maintenance of all park elements including but not limited to, structures, hardscape and horticultural elements. Manuals are to include, but not be limited to, daily, seasonal, annual and other time bound requirements.*

[New] Staff note a manual has been received for the Meadow Garden as part of DP-5. For the purposes of satisfying this existing PDP condition as part of DP-5, applicant is to confirm their understanding that review and refinement of maintenance manuals with staff is to take place beyond the issuance of the DP.

- A.1.42 [Repeat PDP Condition A.1.43] *design development to demonstrate that the net park area is not reduced by any park maintenance or operations features including, but not limited to maintenance yard(s) of any size, storage of equipment and/or materials, space for park attendants, and back-of-house functions, etc. and that the park is easy to access by small utility vehicle(s), i.e. gator;*

- A.1.43 [Repeat PDP Condition A.1.47] *provision of Park Board approval for the siting of any public art proposed within the park;*

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

- A.1.44 [Repeat PDP Condition A.1.48] *design development and provision of a Landscape Plan and Public Realm Plan that align with the concepts and directions of the park design and the park landscape plan;*

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

[New] Overall Park planting character plan and park materials plan is to be provided for Park Board staff review through the workshop process as design development continues. Park boundary is to be clearly indicated on these and all other landscape drawings.

- A.1.45 [Repeat PDP Condition A.1.49] *design development to provide active edges and appropriate transitions from all adjacent buildings to the park, to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation and the Director of Planning;*

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

- A.1.46 [Repeat PDP Condition A.1.52] *design development to minimize additional impact on the park from building shadow;*

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

- A.1.47 [Repeat PDP Condition A.1.53] *identification of any building overhang encroachments on park space as they are subject to approval by the General Manager of the Vancouver Board of Parks and Recreation;*

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

- A.1.48 [Repeat PDP Condition A.1.54] *design development to ensure best practices are met to ensure the health of trees and other plantings;*

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

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

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

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

A park-wide planting approach must be developed in tandem with Park Board staff. The planting approach and palette will need to consider an ecosystem-based approach while recognizing the on-structure setting. The broader plan must consider ecological succession in this setting. Park Board staff cannot review the planting plan for this application until a broader plan has been developed and approved, and the park boundary is clearly indicated on all landscape drawings. See also Recommended condition 1.7, Standard Landscape conditions A.1.20, A.1.21, and A.1.22, and Standard Park Board condition A.1.30.

- A.1.49 [Repeat PDP Condition A.1.55] *design development to explore potential sustainable reuse of trees removed on site in potential building design elements where possible;*

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

## **A.2 Standard Engineering Conditions**

- A.2.1 confirmation that all parking, loading, bicycle, and passenger loading spaces are provided and maintained in accordance with the requirements of the Vancouver Parking By-Law by performing the following:

- i. update projects stats table to show the number of required and proposed end of trip facilities as per By-law;

- ii. update drawings to show and note 50 Class A bicycle and 6 Class B bicycle parking spaces as shown in the project stats on drawing PP1M-AH00-002; and

**Note to Applicant:** The stair-free access route to be shown if these spaces are to be traditional Class A bicycle parking.

- iii. update project stats to reflect the residential parking proposed for this DP.

**Note to Applicant:** See also Standard Development Review Branch condition **A.1.15**.

- A.2.2 provision of funding towards long-term TDM monitoring funding in the amount of \$2 per square metre of commercial gross floor area;
- A.2.3 provision of City building grades and interpolated building grades adjacent the vehicular entry on Cambie Street;
- A.2.4 confirmation that all BC Hydro equipment, which include, but are not limited to System Vistas, Vista switchgear, pad mounted transformers and kiosks (including telecommunications kiosks) are to be located on private property with no reliance on public property for placement of these features;

**Note to Applicant:** The applicant shall provide written confirmation from BC Hydro that all electrical plant requirements are provided for on-site.

- A.2.5 [Repeat PDP Condition 2.10] *provision of approval in writing from the GVTA for proposed improvements within or over the SRW area, such as removal of the above-ground station house and erection of the large, glass canopy and its supporting structure;*

**Note to Applicant:** *For reference, SRW BA209095 (Plan BCP25863; see BA546134), in favour of the GVTA, is for Transit facilities.*

- A.2.6 [Repeat PDP Condition 2.17] *provision of a revised Zero Waste Design and Operations Plan that addresses waste diversion in all solid waste generating activities within the complex;*

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

- A.2.7 [Repeat PDP Condition 2.18] *design development for all new buildings to meet the requirements of the Green Buildings Policy for Rezonings (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings;*

**Note to Applicant:** *The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For phased developments, it is expected that the individual development permits will meet the requirements of the Green Buildings Policy for Rezonings in effect at the time of development permit application. For more detail on the above requirements and what must be submitted at each stage, refer to the most*

*recent bulletin Green Buildings Policy for Rezoning – Process and Requirements (amended April 28, 2017 or later. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.*

- A.2.8 [Repeat PDP Condition 2.19] *provision of publicly accessible drinking water to the satisfaction of the General Manager of Engineering Services;*

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

- A.2.9 [Repeat PDP Condition 2.20] *provision of adequate water service to meet the fire flow demands of the project;*

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

- A.2.10 [Repeat PDP Condition 2.21] *provision of adequate sewer (storm and sanitary) service to meet the demands of the project;*

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

- A.2.11 [Repeat PDP Condition 2.22] *provision of the following statement on the landscape plan; “This plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details”;*

- A.2.12 [Repeat PDP Condition 2.24] *provision of crossing design to the satisfaction of the General Manager of Engineering Services;*

**Note to Applicant:** *Please review the City’s Street Restoration Manual and show typical commercial crossing design on the plans and indicate if any existing street furniture, poles street trees or underground utility is impacted by the crossing design and location.*

- A.2.13 [Repeat PDP Condition 2.25] *provision of confirmation that visitors to the park will be permitted to park in the commercial/retail portion of the parkade;*

- A.2.14 [Repeat PDP Condition 2.30] *provision of the redesign and reconstruction of Cambie Street from West 41<sup>st</sup> Avenue to West 45<sup>th</sup> Avenue, West 41<sup>st</sup> Avenue from Cambie Street to the New Street, and West 45<sup>th</sup> Avenue from Cambie Street to Tisdall Street including but not limited to, sidewalks, curb, vehicle lanes, separated bicycle lane(s), transit stops, signage, street and pedestrian-scale lighting, parking lane(s), treed boulevards, center medians, street furniture (bike racks, benches, litter containers, etc.), concrete bus pads, road painting and increased crosswalk widths including any property dedications and/or statutory right-of-way arrangements;*
- A.2.15 [Repeat PDP Condition 2.35] *provision of a bidirectional cycling facility around the perimeter of the site on the near side of the perimeter streets;*
- A.2.16 [Repeat PDP Condition 2.36] *provision of improvements to the Cambie Heritage Boulevard and along the west side of Cambie Street, adjacent to the site as per Section 3, pages 51-54 of the Council approved Cambie Corridor Plan;*
- A.2.17 [Repeat PDP Condition 2.38] *design and construction of new traffic signals and related infrastructure at the following locations, including operational analysis:*
- i. West 41<sup>st</sup> Avenue and Manson Street;*
  - ii. Cambie Street and West 42<sup>nd</sup>/43<sup>rd</sup> Avenue entrance;*
  - iii. Cambie Street and West 43<sup>rd</sup> Avenue;*
  - iv. Cambie Street and West 44<sup>th</sup> Avenue;*
  - v. West 41<sup>st</sup> Avenue and New Street; and*
  - vi. New Street and Civic Centre parkade access.*
- A.2.18 [Repeat PDP Condition 2.39] *design development to the driveway to the existing strata building on Cambie Street as it is in close proximity to the proposed signalized intersection and access at Cambie Street and West 42<sup>nd</sup>/43<sup>rd</sup> Avenue;*
- Note to Applicant:** *Vehicles may have difficulties exiting the driveway if there are vehicles queued at the traffic signal. Consider relocating the driveway further north or to be via the mall access.*
- A.2.19 [Repeat PDP Condition 2.49] *all costs associated with the removal and subsequent re-installation of street furniture during construction and upon completion of construction shall be the responsibility of the developer;*
- A.2.20 [Repeat PDP Condition 2.50] *clarification and confirmation that the following shall be protected in place or removed and reinstalled at new location(s), if necessary:*
- i. existing bus shelters;*
- Note to Applicant:** *All bus stops shall include bus shelters. Coordinate with Street Activities where new shelters are required.*
- ii. existing trash receptacles on street Right of Way(s);*
  - iii. existing bike racks on street Right of Way(s); and*
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iv. existing information maps and way-finding signs on street Right of Way(s).

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

A.2.21 [Repeat PDP Condition 2.52] confirmation that no permanent irrigation system shall be installed in the street Right of Way;

A.2.22 [Repeat PDP Condition 2.53] confirmation that all plant material within the same continuous planting area which is located on street Right-of-Way within 10m, measured from the corner of an intersection, pedestrian crossing, entrance to a driveway, or other conflict areas where sightlines need to be maintained for safety reasons, shall not exceed a mature height of 0.6m as measured from the sidewalk; and

A.2.23 [Repeat PDP Condition 2.55] confirmation that plants shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane.

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

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

A.3.1 Requires a Certificate of Compliance or Final Negative Determination from the Ministry of Environment prior to issuance of the occupancy permit.

A.3.2 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.3.3 Provision of a Waste Discharge Permit may be required for dewatering activities on the site.

## B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **(July 26, 2021)**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.

## B.2 Conditions of Development Permit:

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

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

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

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

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

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

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

- B.2.8 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road Right of Way.
- B.2.9 The owner or representative is advised to contact Engineering to acquire the project’s permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- B.2.10 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**