
3530 SAWMILL CRESCENT (COMPLETE APPLICATION)
DP-2016-00265 - CD-1

NS/JMB/MS/LEB/LM

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
C. Joseph, Engineering Services
D. Naundorf, Housing Policy and Projects
K. Amon, Park Board

Also Present:

N. Standeven, Urban Design & Development Planning
J. Bosnjak, Development Services
M. So, Development Services
R. Choy, Engineering Services

APPLICANT:

Park Lane River District Developments Ltd.
910 - 1055 Dunsmuir St.
Vancouver, BC V7X 1L3

PROPERTY OWNER:

EFL Developments Ltd.
910 - 1055 Dunsmuir St.
Po Box 49287 Stn Bental Centre
Vancouver, BC V7X 1L3

EXECUTIVE SUMMARY

- **Proposal:** To develop this site with a 25 storey multiple dwelling building containing a total of 297 dwelling units and 17 live work units over two (2) levels of underground parking with vehicular access from Sawmill Crescent.

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

● **Issues:**

1. Interface with lane mew
2. Northeast residential entry area
3. Northwest end units
4. Tower balconies
5. Rainwater management

- **Urban Design Panel:** Support
-

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2016-00265 submitted, the plans and information forming a part thereof, thereby permitting the development of a 25 storey multiple dwelling building containing 297 dwelling units and 17 living units over 2 levels of underground parking having vehicular access from Sawmill Crescent, subject to Council's approval of the Form of Development and the following conditions:

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

1.1 Design development to improve the interface with the lane mews;

- i. Increase the perceived width of the southern portion of the lane mews by shifting the three south facing townhouse units approximately 5.9 ft. (1.8 m) the east. This will result in a commensurate reduction in the width of the mid-block courtyard's feature entry stair to the east of these dwelling units and may result in the reduction of one or more parking spaces on Level 1;
- ii. Provide substantial landscape planting in the above mentioned location to provide a buffer between the lane mews and the west face of the townhouses;
- iii. Minimize potentially negative impacts of the vehicular entrance to the parking ramp and the loading area through enclosure, screening, high quality finishes, sensitive lighting, and landscaping. These measures should be clearly indicated on the drawings;
- iv. Increase the extent of the site plan to show the eastern edge of the approved development on Parcel 18.1. Identify on the drawing any landscape elements provided as part of the Parcel 18.1 development;

1.2 design development to the northeast entry area and elevator lobby to make it more notable as seen from both the Sawmill Crescent and the common courtyard;

1.3 design development to integrate rainwater management functions into landscape features within the courtyard;

Note to Applicant: Consider connecting site and roof drainage systems to the foreshore planting (wetland and swale) area of the courtyard so that this element can further contribute to the site's rainwater management. Rainwater management options must consider regulations that may impact connecting roof drainage to open water swale within the site. Refer to Standard Landscape Condition A.1.24.

1.4 design development to the northwest end units (labeled Type A1 and Type GG) on Level 1 and Level 2 to improve the interface with the lane mews and to strengthen the relationship between interior and exterior; and

Note to Applicant: Revise the northwest units adjacent to the lane mews and the Public Bike Share (PBS) station to take advantage of their unique exposure. Considered openings should be added to these units to bring in natural light and provide 'eyes on the street'.

1.5 design development to improve access to private outdoor space.

Note to Applicant: Consider enlarging the tower's south facing balconies to enhance livability, take advantage of location and views, and provide additional solar shading to the units below.

- 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.

• Development Analysis:

TOWN SQUARE PRECINCT - SUB-AREAS 1, 2 & 3			
	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size	-	-	Parcel 18.2 irregular
Site Area	-	-	Parcel 18.2 0.710 ha → 76,477 ft. ²
Floor Area ¹	<p>All Uses Combined 1,931,938 ft.² All Dwelling Uses Combined 1,513,341 ft.² All Office Uses Combined 155,452 ft.²</p> <p>*Cultural & Recreational, Institutional, Office, Retail and Service Uses; 163,428 ft.²</p> <p>**Cultural & Recreational, Institutional, Live-Work, Manufacturing, Office, Retail and Service Uses; 255,385 ft.²</p> <p><i>*Allocated for Sub-Area 1</i> <i>**Allocated for Sub-Area 2</i></p> <p>Affordable Housing 223,566 ft.²</p> <p>Parcel 15 Retail 56,650 ft.² Residential 236,612 ft.² Subtotal 293,262 ft.²</p> <p>Parcel 16.1 Retail 22,604 ft.² Residential 60,838 ft.² Subtotal 83,442 ft.²</p> <p>Parcel 17 Retail 62,646 ft.² Residential 258,183 ft.² Subtotal 320,829 ft.²</p> <p>Parcel 18 (18.1 and 18.2) Retail Store 21,528 ft.² Live-Work 27,577 ft.² Residential 348,611 ft.² Subtotal 397,716 ft.²</p> <p><i>Allocated Total</i> Parcel 15 293,262 ft.² Parcel 16.1 83,442 ft.² Parcel 17 320,829 ft.² Parcel 18 397,716 ft.² Total 1,095,249 ft.²</p>	-	<p>Proposed 18 Total 401,953 ft.² Maximum 18 Total 397,716 ft.² Overage 4,237 ft.²</p> <p>Overall Precinct Overage 3,129 ft.²</p> <p>Parcel 15 Retail Store 60,212 ft.² Residential 236,872 ft.² Subtotal 297,084 ft.²</p> <p>Parcel 16.1 Retail Store 18,550 ft.² Residential 61,072 ft.² Subtotal 79,622 ft.²</p> <p>Parcel 17 Grocery Store 46,339 ft.² Retail Store 13,279 ft.² Residential 260,098 ft.² Subtotal 319,716 ft.²</p> <p>Parcel 18.1 Retail Store 23,691 ft.² Residential 65,110 ft.² Subtotal 88,801 ft.²</p> <p>Parcel 18.2 Live-Work 25,275 ft.² Residential 287,877 ft.² Subtotal 313,152 ft.²</p> <p>Parcel 18 (Total 18.1 + 18.2) Retail Store 23,691 ft.² Live-Work 25,275 ft.² Residential 352,987 ft.² Subtotal 401,953 ft.²</p> <p><i>Proposed Total</i> Parcel 15 297,084 ft.² Parcel 16.1 79,622 ft.² Parcel 17 319,716 ft.² Parcel 18 401,953 ft.² Total 1,098,378 ft.²</p>
	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Balcony ²	<p>Open 8% x 312,711 ft.² = 25,017 ft.² Open 12% x 312,711 ft.² = 37,525 ft.²</p>	-	Open 26,187 ft. ² (8.4%)
Height ³	25 storeys/264.5 ft.	-	25-Storey tower over a podium & two-storey Townhouse units;

Parking ⁴	<i>Dwelling Uses</i> Visitor 354 63 Live-Work Visitor 40 9 Small Car (25%) 84	<i>Dwelling Uses</i> Visitor 301 31 Live-Work Visitor 35 3 Disability 11	<i>Dwelling Uses & Live-Work</i> Standard 253 Small Car 89 Disability 2 Car Share 2 Total 346 <i>Visitor</i> Standard 15 Small Car 9 Disability 10 Total 34
Bicycle Parking ⁵	 Vertical (30%) 118	Class A Class B Live-Work 21 0 Residential 371 6 Total 392 6 Lockers (20%) 78	Class A Class B Total 340 TBC Vertical - TBC Lockers - TBC
Loading	-	Class A Class B Class C Resid. 0 2 0	Class A Class B Class C Residential 0 2 0
Amenity	Precinct Total 75,347 ft. ²	-	Parcel 15 3,663 ft. ² Parcel 16.1 672 ft. ² Parcel 17 20,039 ft. ² Parcel 18.1 645 ft. ² Parcel 18.2 5,351 ft.² Total 30,370 ft. ²
Unenclosed Outdoor Areas ⁶	Precinct Total 9,359 ft. ² Parcel 18.2 1% x 312,711 ft. ² = 3,127 ft. ²	-	Parcel 15 1,604 ft. ² Parcel 16.1 531 ft. ² Parcel 17 1,742 ft. ² Parcel 18.1 619 ft. ² Parcel 18.2 3,568 ft.² Total 8,064 ft. ²
Unit Type	-	- Min. 35% to be 2 bedroom or more (110 Units);	Residential Live-Work One Bed 135 0 Two Bed 111 15 Three Bed 49 2 Four Bed 2 0 Total 297 17 2 Bed or More: 179

Notes:

¹**Note on Floor Area:** Floor space in the Town Square CD-1 Guidelines is considered as an overall number for the area. The allocation of the floor space is generally consistent with the illustrated form of development in the Guidelines.

²**Note on Balcony:** Additional exclusion between 8% and 12% is at the discretion of the DP Board. Staff believes the proposed additional exclusion satisfies the criteria.

³**Note on Height:** Standard Condition A.1.3 seeks confirmation of the proposed height when established City building grades become available.

⁴**Note on Parking:** Standard Condition seeks A.1.7 and A.1.8 seeks compliance with Section 4.8 - Disability parking spaces and 4.1.8 - Small Car Spaces.

⁵**Note on Bicycle Parking:** Standard Condition seeks A.1.9 and A.1.10 compliance with Section 6 of the Parking bylaw.

⁶**Note on Unenclosed Outdoor Areas:** Overage floor area for Parcel 18.2 was added to the Live-Work floor area.

• **Legal Description**

Lot: 31
District Lot: 331
Plan: EPP31354

• **History of Application:**

16 07 11 Complete DE submitted
16 09 07 Urban Design Panel
16 10 05 Development Permit Staff Committee

Note: This is the current legal description and is subject to change after subdivision to create the development. See Standard Condition A.2.1.

• **Site:** The subject site is known as Parcel 18.2 within the Area 1 'Town Square Precinct' of East Fraser Lands (EFL), now commonly known as the 'River District'. The River District is located in the SE corner of Vancouver between Kerr St. and Boundary Road, Marine Way and the Fraser River. North of the River District and Marine Way, the topography slopes upward to several existing townhouse developments, Champlain Heights, and Everett Crowley Park. There are over 130 acres of land, and one mile of riverfront associated with the River District. Ultimately there will be over 25 acres of park, over 7 million sq. ft. of residential development, 250,000 sq. ft. of retail, a community centre, and several childcare centres. There are three residential neighbourhoods, shaped by two green corridors that extend back from the continuous public shoreline and Riverfront Park. Parcel 18.2 is located to the west of the future Avalon Park Corridor which will provide a visual and physical extension of green from the river to the uplands of Champlain Heights.

Parcel 18.2 and the Town Square Precinct are located in Area One, or the central neighbourhood which is the higher density mixed use neighbourhood that will be the heart of the River District. Development Permits for four significant adjacent developments (Parcels 15, 16.1, 17, and 18.1) were approved by the Development Permit Board in January 2015. All four of these developments are currently under construction. Parcel 20/21, located to the east of these 'Town Square Precinct' projects, was also recently reviewed by the Development Permit Board in August 2016.

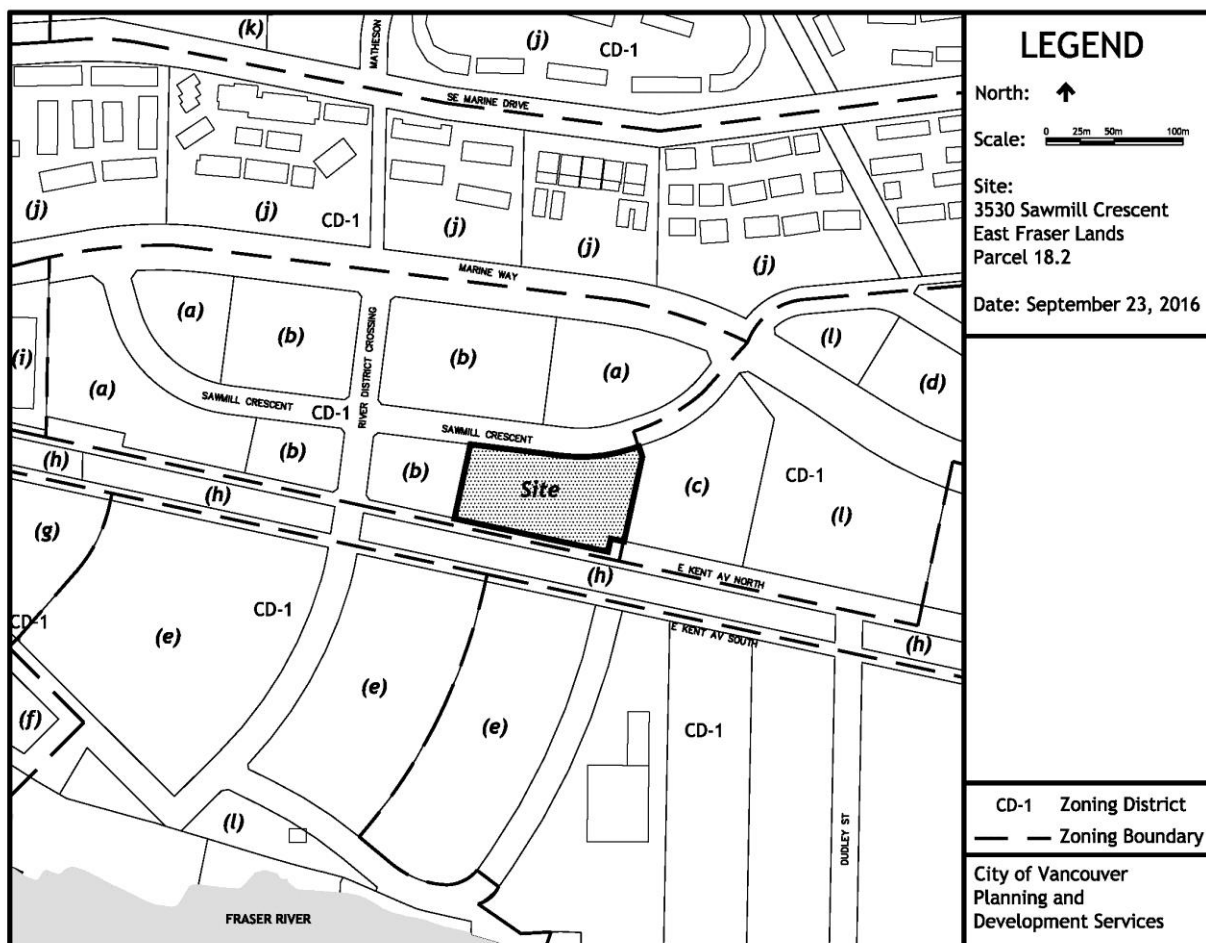
Parcel 18.2 will be the site of one of the tallest towers in the River District and will anchor views from within and to the community. At the eastern edge of the site the streetwall portion of the development begins a transition in scale from the greater height and higher density form of development in the Town Square Precinct projects to Avalon Park and the Park Precinct. The ODP Design Guidelines describes the urban design role of this parcel as follows:

"High exposure arriving from the east on Crescent calls for a dignified streetwall of strong urban character, good visual connection from Marine along High Street to NW corner of this block - location for a commercial 'magnet' - and the 25 storey tower."

Together with Parcel 20/21 the site acts as a gateway for entries to the River District off of Marine Way along Sawmill Crescent to the north, and from the eastern approach to the site from Kent Avenue North. The site is bound by Sawmill Crescent to the north, Rivergrass Drive to the east, East Kent Avenue North Greenway to the south and a mews and Parcel 18.1 to the west.

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

- (a) Future mixed-use developments in the Town Square precinct
- (b) Previously approved mixed-use developments in the Town Square precinct
- (c) 8570 Rivergrass Avenue (currently under review)
- (d) Previously approved residential developments in the Park precinct
- (e) Future mixed-use development in the Waterfront precinct
- (f) Future residential development in Area 2 South
- (g) Future school and park site
- (h) CP Rail line
- (i) Existing self-storage facility
- (j) Existing town house developments
- (k) Everett Crowley Park
- (l) Future Park Space



- **Background:**

Area One was rezoned in 2008, and was intended to be the first phase of development. However, the economic conditions of 2008 did not support the construction of the higher density mixed use developments envisioned for this area. Subsequently, Area Two or the western neighbourhood was rezoned in 2010 to enable lower density, and in particular, wood-frame developments to proceed. To date, most of the development in the River District has been in the Area Two western residential neighbourhood. With several Area One projects currently under construction and others moving through the approvals process, the context is changing.

In 2014, Wesgroup / Park Lane initiated development of the Area One mixed use central neighbourhood with the four projects and associated public realm which formed the Town Square. During the same time, Wesgroup / Park Lane proposed the development on Parcel 43 (3699 Marine Way). These five developments have since been approved and are currently under construction.

Although the Official Development Plan had envisioned the next phase of development to occur south of the Town Square leading to the Fraser River, Wesgroup / Park Lane requested the development east of the Town Square. The intent is to build out the area connecting the Town Square to Parcel 43 thereby bringing a diversity of construction into the area. As well, it is anticipated that further planning and design south of the Town Square adjacent to the Fraser River is needed to respond to current issues.

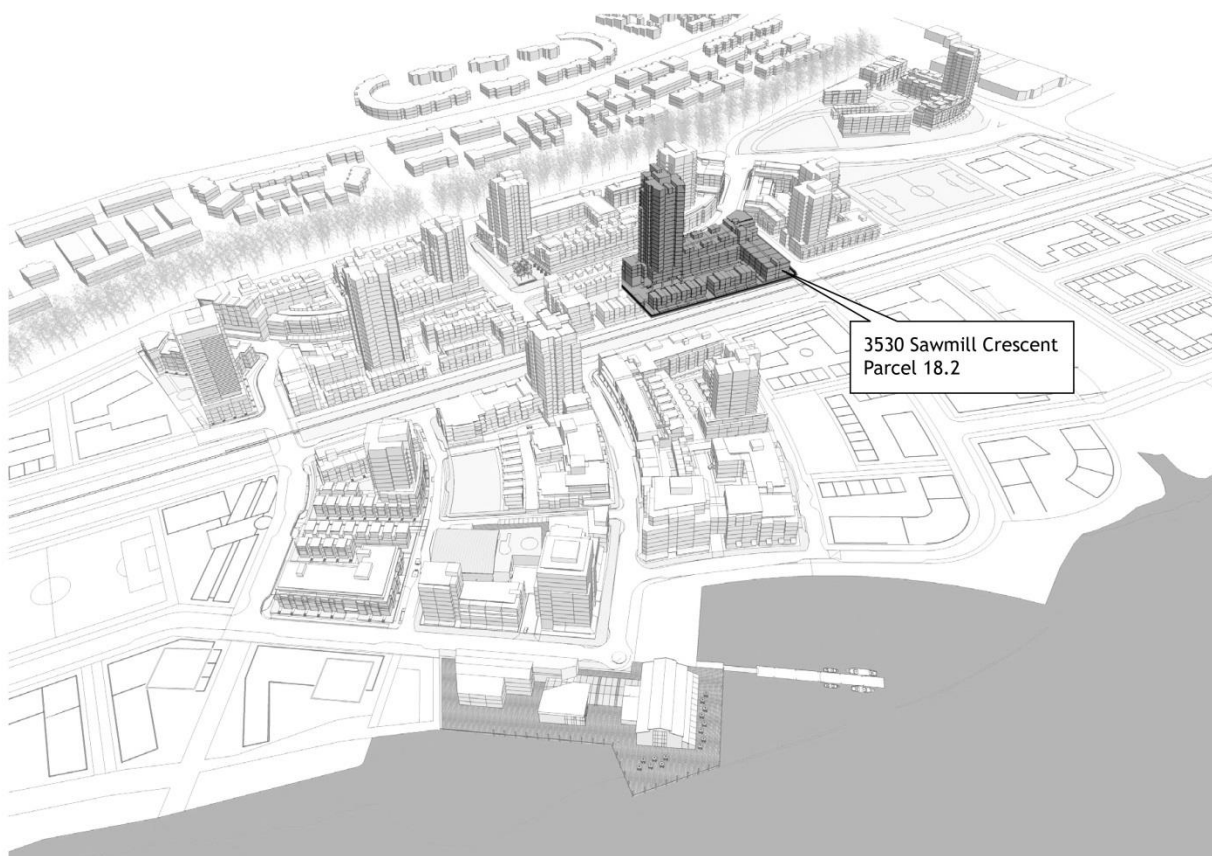


Figure 1: Illustrative Massing Area One

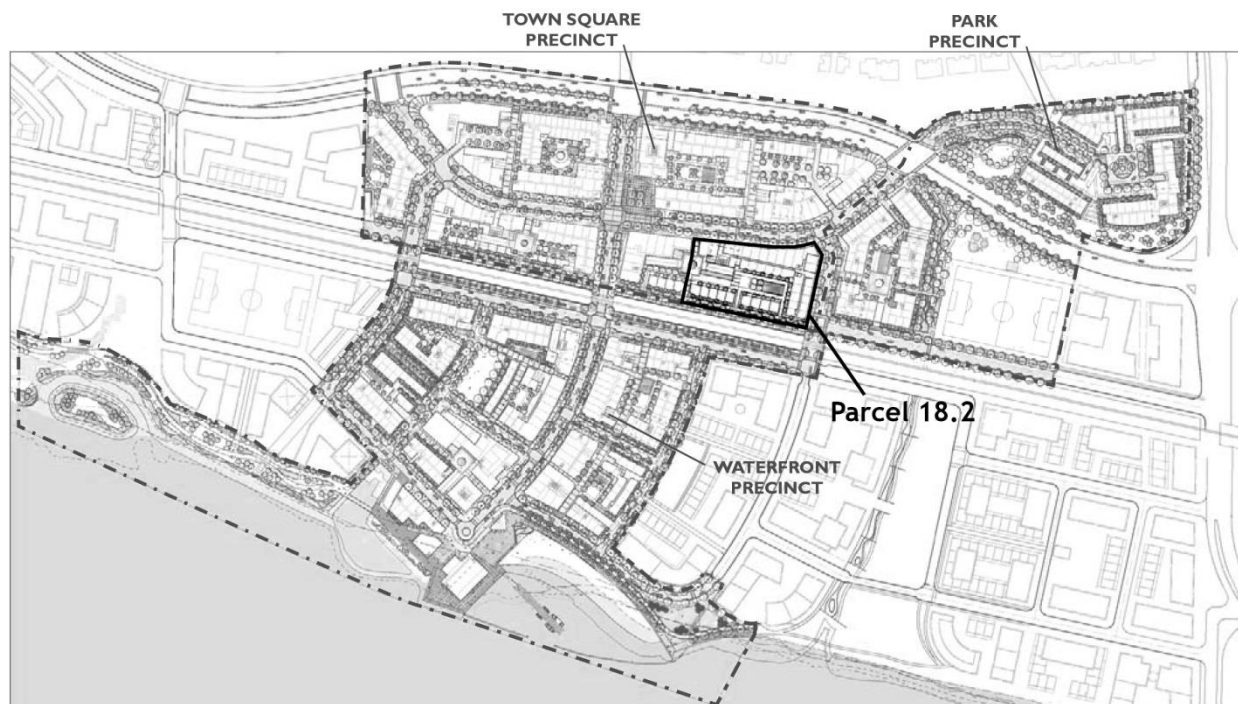


Figure 2: Illustrative Public Realm Plan Area One

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

1. **CD-1 (566) East Fraser Lands Area One, Town Square Precinct**

Uses: Multiple Dwelling and Live-Work are permitted uses in the CD-1 Zone.

Conditions of Use: The design and layout of at least 35% of the dwelling units must be suitable for family housing, include two or more bedrooms, and comply with Council's 'High Density Housing for Families with Children Guidelines'. At least 317 dwelling units, within the CD-1, other than live-work units, must consist of affordable housing dwelling units.

Density: The overall floor space for all uses, combined, must not exceed 1,931,938 sq. ft. (179,483 m²). Amenity areas including day care facilities, recreation facilities, and meeting rooms must be excluded from computation of floor area to a maximum of 75,347.0 sq. ft. (7,000 m²).

Building Heights: The building height for Parcel 18.2 is not to exceed 25 storeys and 264.5 ft. (80.62 m).

2. East Fraser Lands CD-1 Guidelines for Area One

Comprehensive Guidelines were approved as part of the rezoning of Area One. They include public realm plans, site-wide sustainability strategies including rainwater management, shoreline biology, songbird strategy, public art plan, heritage statement of significance, illustrative built form and design characteristics for each development parcel, and architectural and landscape Guidelines.

The Guidelines are organized in three main sections: Section A - Public Realm Plan, Section B - Built Form and Parcelization, and Section C - Character and Expression. The following summarizes relevant aspects of the Guidelines that apply to this site.

Section A: Public Realm Plan

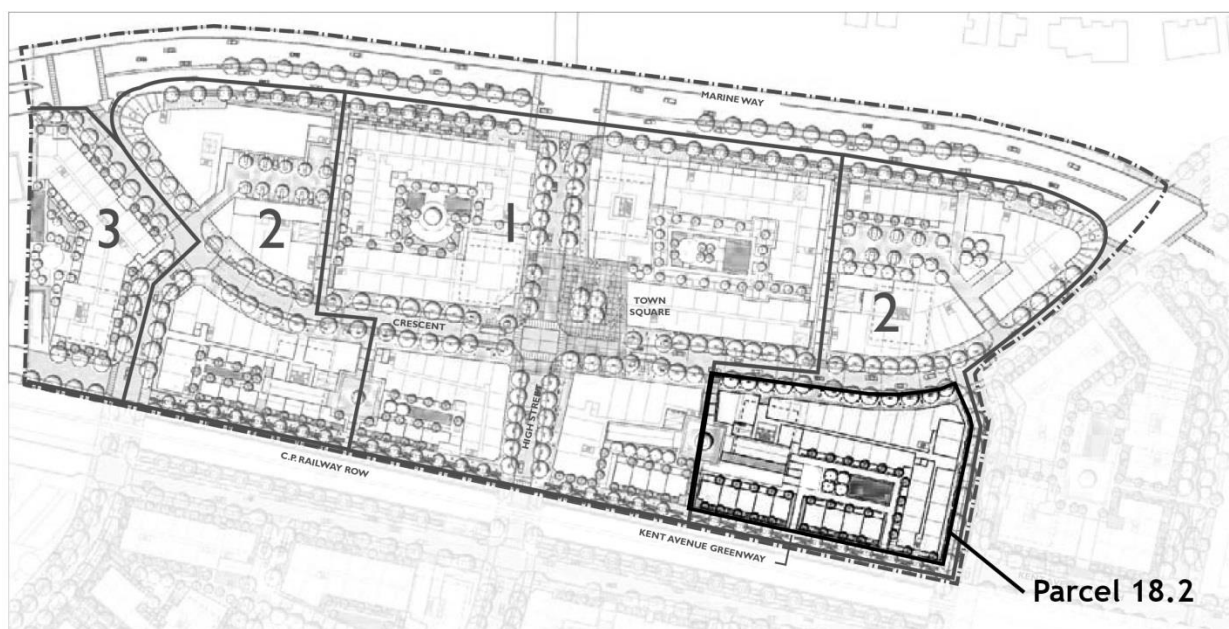


Figure 3: Illustrative Town Square Precinct Concept from Design Guidelines

The Public Realm Plan Section 4.1 describes and illustrates a preliminary concept plan for the Town Square. The Town Square is one of the main open spaces proposed at East Fraser Lands, occupying an important location at the intersection of High Street (now River District Crossing) and the Crescent (now Sawmill Crescent). Preliminary concepts included a unified paver surface extending across the town square, the two streets, and sidewalks on the adjacent parcels. The square was to be designed to support large scale trees, with small water features and public art to be considered. The edges of the square were to allow room for restaurants and cafes to spill out.

Section B: Built Form and Parcelization

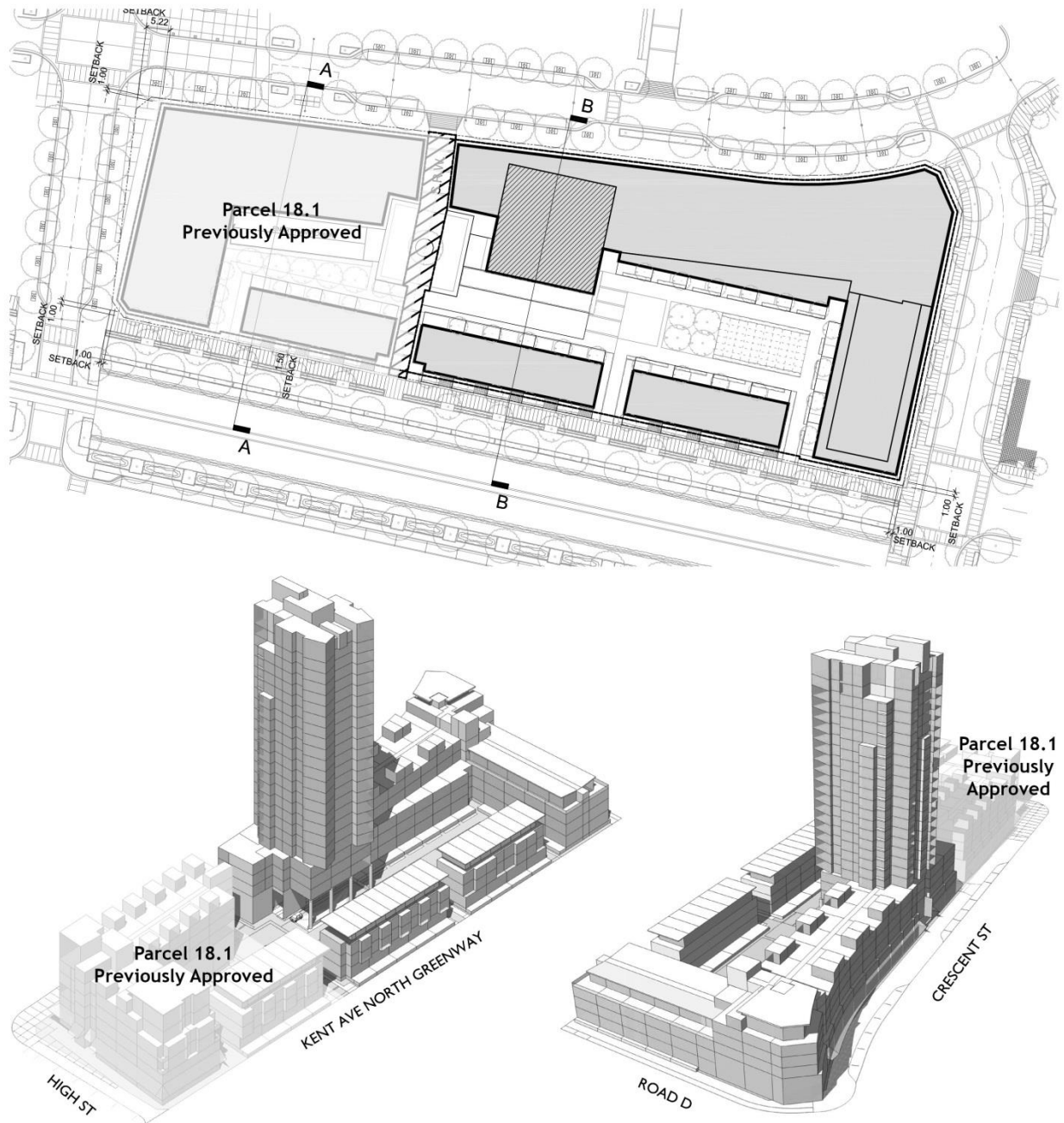


Figure 4: Illustrative Form of Development Parcel 18.2

The Guidelines contained an illustrative form of development for each parcel that demonstrates form and density. The Guideline states that the 3D illustrative form is intended as a guide and modification will result from further design development during the development permit process. The Guidelines' allocation of floor space for Parcel 18.1/18.2 is 348,611 sq. ft. (32,387 m²) of residential.

Site Specific Guidelines: Urban Design Role and Characteristics

In addition, the Guidelines describe the Urban Design Role and Characteristics of each parcel, with Parcel 18.1/18.2 as follows:

Parcel 18.1/18.2 Urban Design Role:

- high exposure arriving from the east on Crescent calls for a dignified streetwall of strong urban character, good visual connection from Marine along High Street to NW corner of this block - location for a commercial 'magnet' - and the 25 storey tower.

Parcel 18.1/18.2 Characteristics:

- tower anchors view north from woonerf in South High Street precinct;
- south frontage give strong definition to Kent Avenue corridor: townhouse forms extend neighbourhood character of Parcel 16 - Setback of - provide a comfortable separation from adjacent pedestrian traffic as well as opportunities for planting and seating;
- mid-block court similar to Parcel 16, flanked by semi-private garden spaces - possible location for garden plots supporting urban agriculture; a variety of pedestrian routes through the block offer good permeability and the opportunity for passersby to enjoy these green spaces; fire access addressed as a paved linear terrace, integrated with the overall mid-block landscape design;
- High Street frontage is angled to open view from Town Square to High Street and vice versa; this area is dedicated R.O.W.
- Frontage at Crescent and Road 'D' is more urban in character with 1m setback from the property line; a modest planting area and steps up to a recessed entry offer additional separation from the street on Road 'D';
- Prominent form of 'magnet' retail space a SW corner provides a strong visual connection from High Street south of CPR R.O.W.;
- the 3D illustrative built form is intended as a guide, and modification will result from further design development during the development permit process. See the rezoning report for design development conditions; and
- Commercial / Live-Work uses include: Live-Work, Residential, Manufacturing, Cultural, Recreational, Institutional and Service uses. Refer to relevant CD-1 by-law for details and conditions.

Section C- Character and Expression

This section of the Guidelines sets the direction for the architecture and landscape of the development parcels in EFL.

Section 1.0 Historical Character sets the historical context of EFL. The historic aspects of the White Pine Mill, industrial installations and structures, and elements of the working river provide references for developing memorable architectural character for EFL. The Guidelines direct that building design draw from these references and reflect them with a fresh contemporary west coast expression.

Section 2.0 references the green building approach and compliance strategy for Area One, which includes targeting performance equivalent to LEED gold or Built Green Gold depending on building construction type.

Section 3.0 - Architecture begins with principles for Architectural Design, and that provides Guidelines for the various building typologies in Area One. Mixed Use buildings such as Parcel 16.1 emphasize creation of a comfortable scale for a walkable shopping environment including maximizing pedestrian interest in shop front scale, design and diversity, including creative storefront merchandising and design in the larger anchor stores such as the grocery store. The multi-family residential components of the buildings emphasize ground-orientation where appropriate, articulation of building frontages to mitigate scale and provide visual interest, and setbacks at upper floors to mitigate the scale of the streetwall. Interesting roof shapes are encouraged to enrich the overall texture and visual amenity of the development. Useable green roofs are anticipated to provide an attractive environment for outdoor common space with opportunities for significant planting and urban agriculture. Reference is made to the simple, strong sculpting and clean expression of elements associated with northwest modernist design, and to the use of deep overhangs, extensive balconies, wall planes and selected areas of glazing to balance sustainable design and access to daylight and views.

Guidance is provided regarding a palette of materials and elements that capture industrial, contemporary west coast, and riverine character and expression.

The following are the 10 Principles for Architectural Design:

1. A unique architecture that captures the history of the site;
2. A contemporary architecture with a high degree of livability and acknowledgment of place;
3. A legible sustainable architecture that addresses the social as well as the environmental aspects of building design;
4. An expressive and permeable architecture that enhances the legibility of the urban structure and facilitates connectivity of retail, residential and community facilities;
5. A distinctive character for each of the three precincts in Area 1;
6. An architecture that enhances the pedestrian experience and supports the walkability of the community;
7. Landscape treatments that give individual parcels their own identity while integrating them with the framework of the public realm;
8. An approach to lighting design that creates nighttime legibility to reinforce the distinctive character of precincts, public spaces and parcels and places priority on pedestrian comfort; and
9. Integration of site-wide ecological initiatives.

With respect to landscape design, emphasis is placed on the public/private interface of residential frontages along the wide variety of street types in Area One, including direction regarding privacy and neighbourliness, usable outdoor space, changes in grade and visual connections. Further guidelines address the usability, visual enjoyment, and contribution to sustainability goals of common garden courts and roof gardens.

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

Uses: The proposed multiple dwelling use, live-work use and amenity space are consistent with the CD-1 By-law.

Conditions of Use: The proposal also complies with the requirements for family oriented units with 2 four bed, 51 three bed and 126 two bed units for a total of 57% of the units. Amenities and children's play areas proposed are generally consistent with the 'High Density Housing for Families with Children Guidelines', however; further design development to the amenity areas is recommended.

Density: The CD-1 By-law specifies a maximum floor space area for all combined uses for all development in Area 1 Town Square Precinct. The CD-1 By-law does not regulate the number of dwelling units. The Guidelines provide an illustrative form of development and associated floor space, recognizing that allocation of floor space will likely vary somewhat at the time of development permit.

The number of dwelling units and the floor space proposed is generally appropriate to the parcels and consistent with the intent of the Guidelines. Staff support the floor space proposed.

Building Heights: The building heights and number of storeys comply with the CD-1 By-law. The proposed six storey streetwall massing varies somewhat from the building heights anticipated in the illustrative form of development and is supported by Staff as outlined in the Built Form and Architectural Expression section below.

Public Realm: The site is located on Sawmill Crescent between River District Crossing and Rivergrass Drive. The site continues the east west streetwall building forms that follow the arcing curve of Sawmill Crescent. At the intersection of Sawmill Crescent and Rivergrass Drive the streetwall shifts south away from the road. This defines a public open space called Relic Square. This modestly scaled but important public space marks the transition between the Park Precinct and the Town Square Precinct, helps relieve the long frontages along Sawmill Crescent and visually connects the street with the mid-block courtyard's landscape. The Urban Design Panel was highly supportive of this connection but noted that the northeast entry could be more notable as seen from Sawmill Crescent and the mid-block courtyard. Further design development to this area is described in Recommended Condition 1.2. To the south the East Kent Avenue Greenway presents an inviting east to west pedestrian connection and buffers the site from the CP Rail Line.

The Guidelines recommend a large, mid-block garden court flanked by semi-private garden spaces, places for urban agriculture and a variety of pedestrian routes through the block to offer good permeability and the opportunity for passerby to enjoy these green spaces. The proposed development responds to the Guidelines by proposing a common open space courtyard in the middle of the block that is framed by dwelling units. The courtyard is elevated above the parking levels which separates vehicle loading from the useable outdoor space and is accessible from Sawmill Crescent, Rivergrass Drive and the East Kent Avenue Greenway. Two children's outdoor play areas and foreshore plantings are located along the western and southern edges of the courtyard. Indoor and outdoor amenity spaces also front onto the courtyard and their use will further activate the public realm here. The Urban Design Panel was generally supportive of the proposed courtyard landscape and noted that the applicant should confirm that the foreshore planting area will have sufficient access to water. Recommended Condition 1.3 and Standard Condition A.1.24 request the integration of this landscape feature with the site's rainwater management strategy.

While the proposed public realm design is generally well articulated, some members of the Urban Design Panel were concerned about the interface with the shared lane mews between Parcel 18.1 and Parcel 18.2. Recommended Condition 1.1 seeks further design development to this area to provide landscape plantings and to allow the end units to take advantage of their unique exposure

Sustainability: The LEED™ Checklist submitted with the application meets the requirements for LEED™ Gold equivalency. Standard Conditions A.1.15 relates to the compliance strategy, documentation, modeling and testing requirements regarding LEED™ Gold equivalency.

Built Form and Architectural Expression: The Guidelines designate Sawmill Crescent and the Town Square precinct as the heart of the community and it is expected to have a more urban character with modest setbacks. The urban character is emphasized with a six storey streetwall that is aligned to reinforce the arcing curve of Sawmill Crescent. The above grade streetwall massing is divided into three horizontal layers. The lower storeys are faceted and contain two-storey live-work units fronting onto Sawmill Crescent and Rivergrass Drive. Private outdoor space, an alternating pattern of metal panel and glazed openings, wood entry doors as well as simple metal canopies define the at-grade private entrances to these dwelling units. The middle three storeys of the massing are quieter. Here rectangular volumes are clad in light coloured brick and articulated with recessed loggia balconies and simple but expressive metal portal frames around punched openings. The upper layer of the massing has been carved to provide a substantial shoulder above the fifth storey. There is an indoor amenity above the sixth storey at the northeast corner of the site which presents as a freestanding pavilion with an interesting shape. The amenity pavilion will animate the streetwall podium's roof scape and provides access to urban agriculture plots. Also at the northeast corner of the site the podium's juncture is marked with a single loaded corridor on Level 4 through Level 6 which helps bring natural into the relatively long internal corridor.

Townhouses frame the south edge of the courtyard and create an active streetscape and strong rhythm that relates to the pedestrian scale. This portion of the development shares a similar expression with the streetwall podium massing described above. Notable differences include a lower three storey massing, through units that front onto the East Kent Avenue Greenway and the mid-block courtyard and the use of darker coloured brick and brightly coloured metal panel accents. The lower massing here allows the mid-block courtyard greater solar access.

A 25 storey tower is located toward the northwest corner of the site adjacent Sawmill Crescent and the shared lane mews between Parcel 18.1 and Parcel 18.2. The proposed design of the tower generally reflects the Guidelines and takes the form of a stepped half lozenge plan. This emphasizes the slimness of the tower and allows for increased southern exposure and views to the river.

The simple orthogonal geometries of the tower are contrasted on the western and eastern facades by angled balconies that are connected vertically with aluminum sun shades and privacy screens. Together the balconies and vertical fins create a syncopated rhythm that responds to the site's solar orientation and creates a pattern that will be legible throughout the River District. The Urban Design Panel was supportive of this approach and thought it resulted in an innovative architectural approach that successfully responded to the Guidelines. However, some members of the Urban Design Panel felt that the south facing balconies could be larger to strengthen the overall composition of the façade and to enhance the livability of these private outdoor spaces. Additional design development to the south facing balconies is proposed in Recommended Condition 1.5.

The tower overbuild is setback slightly from Sawmill Crescent and overhangs the courtyard to the south. At the upper most level, the tower is crowned with a reduced penthouse. The penthouse contains private living spaces and the elevator overrun in a single volume and is consistent with the CD-1 By-law. Tower floor plates proposed are 6,996.8 sq. ft. (650 m²). Staff supports the proposed floor plates with rationale as described in the Response to Urban Design Rezoning Conditions of Approval section of this report. The proposed tower is outside of public view cone from Everett Crowley Park. The building materials and treatments are generally consistent with the intent of the EFL Guidelines. Extensive use of brick, metal panel and board formed concrete landscape walls recall the site's industrial past. The use of high quality materials such as bricks is fundamental given the quiet expression of the lower streetwall and townhouse massing. The Applicant is encouraged to provide thoughtful detailing here and throughout the project.

Rezoning condition 1: Design development to reduce tower floorplates above the 9th storey to a maximum of 605 m², including all interior floorspace but excluding exterior balconies,

Applicant Response: Tower floorplates are consistent with the 650 m² which has been supported by staff based on green building design standards, exceptional architectural design and appropriate urban design.

Staff Assessment:

The proposed development on Parcel 18.2 features a wide range of high performance sustainable design strategies. These include a high quality envelope with a reduced window to wall ratio utilizing high performance glazing, solar shading strategy implementing the strategic placement of balconies and vertical shading/privacy fins on the building faces vulnerable to solar heat gain. Supplementing these measures is an efficient mechanical system designed, to integrate with the River District Energy community energy system which provides the building's heating and domestic hot water. The result is an exceptional green building design, featuring a strong response to energy performance standards.

The proposed tower assumes a stepped half lozenge form oriented on a north/south axis. This allows for improved views toward the river and reduces the possible monolithic appearance of the bi-laterally symmetrical floor plan. The mass of the tower is further articulated with projecting balconies and on the east and west elevations with vertical aluminum sun and privacy screens. Together the balconies and vertical fins give the tower façade a syncopated rhythm.

The location of the tower is consistent with the Guidelines. Most of the shadowing will fall on Sawmill Crescent and there will be limited shadowing on the courtyard space to the south. Above the 25th storey the tower is crowned with a reduced upper level penthouse which allows mechanical equipment to be wrapped with private outdoor space.

Overall the result is a highly visible and dynamic form with a clear expression of podium, tower and building crown. Staff is satisfied that this condition has been met.

Rezoning condition 2: Design development to clarify the extent and location of residential, livework, office, institutional and other allowable non-residential uses in the area described as 'Commercial/Live-work'.

Applicant Response: Consistent with the EFL Design Guidelines, Sawmill Crescent is fronted with live-work townhouses.

Staff Assessment:

Live-work dwelling units are contained within the lower two storeys of the six storey streetwall massing that wraps Sawmill Crescent and Rivergrass Drive frontages. These dwelling units are located within the faceted ground plane at the bottom of the masonry-clad podium. Staff believes that this condition has been met.

Rezoning condition 3: Design development to live-work frontages on crescent street and Marine Way to make them function well as residential units.

Applicant Response: Live-work townhouses provide an outlook onto Sawmill Crescent with access to the common podium courtyard outdoor space. All live-work units are two-storey with workspace at grade and living space on the upper level.

Staff Assessment:

Staff believes the proposed live-work frontages on Sawmill Crescent and Rivergrass Drive meet the intent of the condition.

Rezoning condition 9: Design development to ensure residential street frontages are primarily comprised of two-storey townhouse units with:

- a) active uses such as living rooms and kitchens, on the main level frontage, not bedrooms;*
- b) a main level raised above grade to create a sense of privacy and a comfortable relationship of dwelling to street; and*
- c) useable private outdoor space adjacent to the street or other private outdoor space directly accessible from the more active living spaces of the unit (ie roof decks, balconies off living areas, circulation spaces and courtyards).*

Applicant Response: The Kent Avenue Greenway are activated with townhouse units with active uses such as living rooms and kitchens on the main level. The main level is raised above grade to provide additional privacy. Private outdoor space is provided for adjacent to the street.

Staff Assessment:

Staff believes the residential street frontages have been designed to activate and engage Sawmill Crescent and Rivergrass Drive and provide an appropriate interface with the mid-block courtyard.

Rezoning condition 12: Design development to increase residential setbacks along Marine Way, and townhouse setbacks on Kent Avenue North, to 2.5m to ensure appropriate relationship of dwelling to street, useable private outdoor space, planting area, trees, and room for steps.

Applicant Response: The setback from Kent Ave Greenway is 9'10" to allow for usable private outdoor space, planting and steps to slightly separate the uses.

Staff Assessment:

A setback of 9.83 ft. (3.0 m) is provided at the ground floor. However, the upper storeys of the south facing townhouses project over the resultant patios and reduce the setback to 3.75 ft. (1.14 m).

The cantilever notwithstanding, Staff support the proposed form of development as it will result in an overhang that will frame the street facing entrances, provides covered private outdoor space and shades the south facing openings located on the ground floor. Staff is satisfied that this condition has been met.

• **Conclusion:**

Staff considers the application to be of a high standard. The proposed form of development results in a development proposal that will provide high density living in compliance with the CD-1 policy and is consistent with the objectives of the East Fraserlands Guidelines. Staff recommends approval of this development application subject to the conditions noted in this report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on September 7, 2016, and provided the following comments:

EVALUATION: SUPPORT (8-0)

- **Introduction:** Nicholas Standeven, Development Planner, introduced 3530 Sawmill Crescent, formerly EFL Parcel 18.2, as a complete development application. The proposed development consists of a multiple dwelling containing 314 dwelling units with two and a half levels of underground parking having vehicular access from a shared lane mews.

Parcel 18.2 is part of the East Fraser Lands (EFL) which is located south of Marine way between Kerr Street and Boundary Road. This is a large development area, with over 130 acres of land and 1.6 km of riverfront associated with the development. The site area is 7,105 m² (76,477 sf). While the topography is relatively flat it does slope approximately 5' from the high point at the north to the low point on the south.

The site is irregularly shaped and is bounded by Sawmill Crescent to the north, and the Kent Avenue Greenway, the CP Rail Right of Way and Kent Avenue to the south. To the east is Parcel 20-21 which was recently seen at the UDP, and to the west is Parcel 18.1 which is currently under construction.

Vehicle access is from the shared lane mews to the west between Parcel 18.1 and 18.2. Staff support the proposed level of parking at base surface due to the geotechnical constraints of the site. The remainder of the parking is located below base surface.

The site is currently zoned CD-1 (566). The EFL Phase I design guidelines suggest a mid-block courtyard, a 4-5 storey podium streetwall along Sawmill Crescent, and a 'High exposure' tower with a maximum height of 25 storeys.

The proposed development consists of 314 dwelling units in total, with 57% of the units to be 2BR or larger. Three storey townhouses arranged in a bar to the south of the site and 17 Live-work loft-style dwelling units on the bottom two floors of the podium. There is a proposed FSR of 4.07 (311,460 sq ft.) which is in accordance with the guidelines recommended density of 311,454 square feet.

The podium's juncture is marked with a single loaded corridor which helps bring natural light into the relatively long corridor. The tower overbuild is setback slightly from Sawmill Crescent at the northwest, and crowned with a reduced upper level penthouse. The tower overhangs the courtyard and the mass is articulated with balconies with vertical aluminum sun and privacy screens to the east and west.

There is an indoor exercise room and co-related outdoor amenity space on Level 1 that connects to the courtyard, and a Level 2 indoor amenity space at podium juncture also facing out towards the courtyard. An additional indoor amenity space is located on Level 7 on the podium roof, along with areas for urban agriculture and other outdoor amenities. Extensive and intensive vegetated roofs are located throughout the project and landscape terraces define the public realm interface on all sides

Advice from the Panel on this application is sought on the following:

1. The treatment of the western edge along the lane mews.

- **Applicant's Introductory Comments:** The applicant team started by noting that they have increased the pedestrian permeability of the site. It is now possible to walk from the corner of the intersection up through the site, which allows for more landscaping and broad seating areas.

The original intentions for the site have been respected. Mechanical elements have been concealed, and virtually every surface on the site has been landscaped. A great deal of planting and gardening is available on the roof decks.

There are projecting elements which act both as screens for the balconies and sun shields for the building. Materials include darker brick on the bottom with lighter brick on top; the townhouses are all done in darker brick. The use of brick allows for an enhanced building envelope with a lot of durability.

At the SW corner there is a children's play area with a big slide. At the upper level of the podium there are community gardens and a hot tub area to create a space to socialize and build community. The townhouses and live/work spaces also have terraces which step down onto the public pathways to connect them into the public realm.

Significant soil volumes are being proposed to retain as much water as possible and the area off the commons is geared towards attracting birds with nesting houses dotted around the podium. The plaza has a nice urban feeling, with trees off-slab and seating elements added liberally. A public bike-share program exists in a covered area.

The applicant team then took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Adding another entry near the NE elevator core would be beneficial;
 - Improve livability on the A-12 bedroom unit by increasing access to light;
 - Larger balconies on the south façade of the tower;
 - The play structures could be further developed;
 - Make sure sufficient water gets to the bioswale.
- **Related Commentary:** The panel started by noting that this is a unique project but still fits in well with other buildings in this area. Overall this is a handsome project, and a good job has been done with integrating the spaces.

Celebrate the elevator lobby at the northeast corner as a secondary entrance; currently this is too big a project to only have one entrance. There is one A-12 unit in the northwest corner which needs to have a look taken at its windows as it may currently be too dark and unlivable. One panel member thought that the balconies at the tower, particularly on the southern exposure, could be strengthened.

The landscaping is very successful and complete, but more greenery could be added to the western edge. The panel was split on whether more landscaping could be added to the lane mews as some panel members like the unapologetically utilitarian feel of it. While others thought that the lane mews needs a bit of attention to detail and landscape to bring it alive.

The applicant should ensure that enough water gets into the bioswale since it may be a lot drier than anticipated. One panel member noted that every face has a different response to solar exposure and that is fine.

The overhang for the bike-share is a clever move, but the overhang could be raised to better express the floating of the mass above.

The play area needs more development as there is an opportunity to move beyond the usual. Additional play equipment could help with this.

- **Applicant's Response:** The applicant team thanked the panel. The comments are well taken and they will be responded to appropriately

ENGINEERING SERVICES

This application is part of the Town Square Precinct in East Fraserlands Area 1. The first four Town Square Development Permits were reviewed by Development Permit Board in early 2015; these developments are responsible for producing the majority of the new infrastructure works required to service the Town Square Precinct and Park Precinct. Additionally, the Development Permit for 8570 Rivergrass Dr. is responsible for completing Sawmill Crescent east of Rivergrass Drive, and performing upgrades to Marine Way and East Kent Ave North to connect the Town Square Area to Boundary Road. This application is responsible for those works not yet completed above, and its street frontage improvements. See Standard Condition A.2.5 to secure these obligations.

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

LANDSCAPE

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

HOUSING POLICY & PROJECTS

AMENITY ROOMS AND PLAY AREAS

The proposed development includes a total of 179 units with two or more bedrooms (57% of total units - comprised of 126 2-bedroom and 51 3-bedroom units and 2 4-bedroom units) which may be suitable for families with children. The 'High Density Housing for Families with Children Guidelines' are therefore applicable to the plans for this development.

Consistent with the guidelines, level 2 includes a 968 sq. ft. (89.9 m²) multi-purpose "family / entertainment" amenity room with kitchenette and washroom. Design development is needed to add a storage closet to the amenity room to improve the room's multi-functionality (See Standard Condition A.1.25). Further design development is needed to add a baby change table to the washroom and to ensure the washroom is universally accessible. (See Standard Condition A.1.26) Plans for Level 2 also include a common fitness room with washrooms and a meeting room. Also consistent with the Guidelines a common outdoor amenity area is provided on level 2 near the indoor common amenity area. It includes a large lawn as well as a children's play area with "log boom" balancing logs on soft surfacing, all which provide a range of opportunities for creative and motor skills developing play. Plans for Level 7 propose indoor and outdoor common amenity areas. The level 7 common indoor amenity room is planned with kitchenette and accessible washrooms. Design development is needed to add a baby change table to the washrooms (see Standard Condition A.1.27). Plans for the outdoor common amenity area include an outdoor dining table and BBQ, as well as an area with a fire pit and secured/fenced hot tub.

URBAN AGRICULTURE

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 "Urban Agriculture Guidelines for the Private Realm" encourage edible landscaping and shared gardening opportunities in private developments, and seek the necessary supporting infrastructure. Consistent with these Guidelines, plans include planters which provide opportunities for urban agriculture on the L7 podium rooftop, and include supporting infrastructure necessary to support urban agricultural activity by residents such as an indoor gardening area with sinks and tool storage, a potting bench, and irrigation stub out. Design development is needed to include a compost bin for yard waste (see Standard Condition A.1.28).

ENVIRONMENTAL PROTECTION BRANCH

The Environmental Protection Branch indicates that the Final Determination, dated September 4, 2007, for the lands located at 3520 - 3680 Marine Way was received. The lands identified are not a contaminated site. The information provided indicates that the site does not contain concentrations of substances that exceed Contaminated Sites Regulation prescribed standards for residential land and urban park land soil use and freshwater aquatic like water use.

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

BUILDING REVIEW BRANCH

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

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

NOTIFICATION

Two site signs were placed and their installation verified on August 17, 2016. On the same day, 1607 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website.


There were no responses to the notification.

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.



J. Greer
Chair, Development Permit Staff Committee

N. Standeven
Development Planner

J. Bosnjak
Project Coordinator

Project Facilitator: M. So

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

- A.1.1 The proposed form of development can and does become approved by City Council;
- A.1.2 an up-to-date copy of the City building grades plan is to be submitted;
- A.1.3 modifications to the height calculations and design grades as shown on drawings to coincide with the City building grades when they become available;

Note to Applicant: Provide any elevations with regards to top of guardrail, parapet, etc. as well. Height calculation will be confirmed once official building grades have been submitted.

- A.1.4 confirmation and updating the floor space ratio (FSR) numbers;

Note to Applicant: An updated detailed FSR overlay indicating:

- a. floor area numbers of the unenclosed outdoor areas at grade level under building overhangs as per Section 5.11[d] of the CD-1 By-law;
- b. floor area of the double height spaces in the live-work units as per Section 5.12[e] of the CD-1 By-law;
- c. confirmation that the parking/mechanical/bicycle lockers on level 1 are at / or below base surface otherwise will be counted in floor area; and
- d. inclusion of stair and mechanical room at PH/Roof level in overall floor area.

Please contact the Project Coordinator for more information.

- A.1.5 compliance with the Bulk Storage and In-Suite Storage - Multiple Family Residential Developments Bulletin;

Note to Applicant: One storage room or locker is required for each residential unit. Each en-suite storage room is to meet the minimum size (length/width and square footage) as well as having a man door.

- A.1.6 confirmation that Section 6 - Horizontal Angle of Daylight, of CD-1 (566) By-law, has been met;

Note to Applicant: Show all habitable rooms meet this regulation. Bedrooms in live-work units, level 2 type A1NW corner requires a window, level 3 bedroom type Q1 and P1 facing courtyard south.

- A.1.7 compliance with Sections 4.8.1 and 4.8.4 Disability Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: 11 disability spaces are required for this proposal. These spaces should be located in the residential/live-work parking area and not the visitor parking spaces.

- A.1.8 compliance with Section 4.1.8 - Number of Small Car Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: A maximum of 84 small car spaces is permitted for this proposal.

- A.1.9 compliance with Section 6 - Class A and B Bicycle Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: A total of 340 Class A and 6 Class B bicycle spaces are required for this proposal.

- A.1.10 provision of details of bicycle rooms, in accordance with Section 6 of the Parking By-law, which demonstrates the following:

- i. a minimum of 20 percent of the bicycle spaces to be secured via lockers;
- ii. a maximum of 30 percent of the bicycle spaces to be vertical spaces;
- iii. a provision of one electrical receptacle per two bicycle spaces for the charging of electric bicycles;
- iv. notation on the plans that, "Construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law";

- A.1.11 submission of one set of updated, color-coded, sealed and signed FSR drawings with detailed statistics that reconciles with the proposed project;

- A.1.12 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

- A.1.13 deletion of all proposed signage or notation on plans stating: "All signage are shown for reference only and are not approved under this Development Permit.";

Note to Applicant: Signage is regulated by the Sign By-law and requires separate approvals. The owner[s] assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits. The Sign By-law Coordinator should be contacted at 604.871.6714 for further information.

- A.1.14 submission of an acoustical consultant's report which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

Note to Applicant: Add notation on plans stating: "Adequate and effective acoustic separation shall be provided between the commercial and residential portions of the building."

- A.1.15 confirmation that the application is on track to meeting LEED™ Gold equivalency;

Note to Applicant: Provide a compliance strategy and timeline that outlines the documentation process required to achieve LEED™ Gold equivalency. This should include an updated LEED™ checklist and a sustainable design strategy outlining how the proposed points will be achieved and a letter of confirmation from an accredited professional confirming that the building has been designed to meet these goals. The checklist and strategy should be incorporated into the drawing set.

- A.1.16 design consideration to identify 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. For more information, see the guidelines at:

<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

Standard Landscape Conditions

- A.1.17 design development to the grades, retaining walls, walkways and structural elements, such as underground parking, designed to provide maximum plant growing depth (exceed BCLNA Landscape Standard);

Note to Applicant: Public and private trees should be planted at grade and not placed in above grade planters to achieve soil depth, wherever possible. Variations in the slab may be required in combination with appropriate growing medium. In the horizontal plane, soils should be contiguous, wherever possible. To accommodate a second row of street trees near property lines, the underground parking to angle downward at the corner (3.3 ft. [1 m] across and 3.94 ft. [1.2 m] downward) to allow trees to be planted at grade and maximize growing conditions.

- A.1.18 provision of permanent high efficiency irrigation to be provided for all planted areas and individual hose bibs for all patios sized at 100 sq. ft. (9.3 m²) or greater;

Note to Applicant: This can be done by providing a partial irrigation plan with notations to indicate hose bib and irrigation connection locations.

- A.1.19 design development to locate site utilities and vents onto private property and integrated discreetly into the building, avoiding highly visible landscaped and common areas;

- A.1.20 provision of large scale architectural and landscape sections [typical] through planted areas, including the slab-patio-planter relationship, the residential interface, common areas and upper levels;

Note to Applicant: Landscape sections will need to be made for accurate with soil depth dimensions and inside dimensions of all planters. The architectural plans to large scale dimensioned cross sections, including the planter materials, tree stem, canopy and root ball.

- A.1.21 provision of large scale, detailed elevations for proposed vertical landscape structures;

Note to Applicant: This includes, but is not limited, to the playground, metal feature wall, retaining walls, outdoor furniture, urban agriculture potting table / storage, compost bin, trellis, privacy fences, railings, gates and bike racks.

- A.1.22 demonstration of design principles and planting plans that enhance habitat as per the East Fraserlands Songbird Strategy;

Note to Applicant: this can be done through further refinement of the planting and landscape plans, where necessary, and by providing a written rationale. Consider water features that are bird friendly and plants and trees that can offer food and shelter.

- A.1.23 provision of new street trees adjacent to the development site;

Note to Applicant: Refer to the CD-1 Guidelines (2008) for Area One, East Fraser Lands which includes the Street Tree Master Plan (pg. 91). Street trees to be shown on the development permit plans and confirmed prior to the issuance of the building permit. Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- A.1.24 consideration of rainwater management functions in landscape features on site. The project should target compliance with one of the LEED storm water management credits for quality or quantity control.

Note to Applicant: The City recently passed an Integrated Rainwater Management Plan which is targeting treating 90% of annual rainfall. The EFL Rainwater Management Plan was created prior to this Citywide IRMP, and did not include a clearly defined target - it only referenced treating the “first flush”. The purpose of this condition is to meet the intent of the EFL Rainwater Management Plan while acknowledging the recent City wide improvements. See Recommended Condition 1.3.

Housing Policy & Projects

- A.1.25 design development to the multi-purpose amenity room to add a storage closet;
- A.1.26 design development to the proposed L2 amenity room washrooms to confirm universal accessibility and to add a baby change table;
- A.1.27 design development to the proposed L7 amenity room washrooms to add a baby change table; and
- A.1.28 design development to the urban agriculture on level 7 to include a compost bin for yard waste.

A.2 Standard Engineering Conditions

- A.2.1 Arrangements shall be made to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for the subdivision of Lot 31, DL 331, Plan EPP31354 to create the development site and to dedicate as road the area on right of way Plan EPP37540;

Note to Applicant: The preliminary approval letter for the subdivision was issued on October 30, 2015.

- A.2.2 registration of the Public Access Agreement, a draft copy of which is attached to the No-Development Covenant (CA3663567-69), for a Public Access Path along the west property line within the “Lane”. Upon completion of the work a topographical survey and a Statutory Right of Way plan (which may be volumetric) in registrable form must be provided prior to issuance of an occupancy permit;

Note to Applicant: The Public Access Pathway agreement should be modified to accommodate a portion of the P1 foundation wall within the SRW area.

- A.2.3 release of SRW BB3663412-17 (temporary agreement for utilities) from the title of Lot 31, prior to issuance of permits for the proposed structures located within the SRW;
- A.2.4 registration of the Town Square Services Agreement, a draft copy of which is attached to the No-development Covenant (CA3663567-69), for all on-site and off-site works and services necessary or incidental to the servicing of the site;
- A.2.5 provision of letter of credit to secure the Owner’s works as listed in the Services Agreement (CA3663323-CA3663328);
-

Note to Applicant: This parcel triggers portions of the Owner's Works listed in Schedule D-2 of the EFL Area 1 Town Square Services Agreement, which include, but are not limited to, the following:

- a. Adjacent Road Works for Development Parcel 19.1, Development Parcel 19.2 and Development Parcel 18.2;
- b. Storm Outfall [already secured];
- c. Boundary Pump Station and Sanitary Connection [already secured];
- d. Kent Ave North Greenway [already secured];
- e. Temporary Bike and Pedestrian Path;
- f. Temporary Vehicular Route; and
- g. Traffic Signal and Left Turn Bay on Marine Way at Crescent Street East [already secured]

A.2.6 removal of existing utilities and release of the Statutory Right of Way under the Kent Ave N Utilities Agreement (CA3663412-17) is required prior to the issuance of a building permit.

A.2.7 provision of detailed design and specifications for the Public Access Path as shown in Schedule G of the draft Public Access Agreement attached to the No Development Covenant (CA3663567-CA3663569);

A.2.8 provision of a Statutory Right of Way for public access for Relic Square to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services;

Note to Applicant: The Owner shall deliver to the City a topographical survey of the plaza area and a reference plan in registrable form defining the boundaries of the plaza area prior to occupancy.

A.2.9 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for provision of a shared access agreement between the site and the adjacent property, Parcel 18.1, to secure vehicular and pedestrian access over the proposed common driveway and pathway straddling the west property line;

A.2.10 provision of vehicular and pedestrian access to the underground parking of the adjacent property, Parcel 18.1, during construction

Note to Applicant: Protect the existing common driveway and pathway during construction and repair damages to as new condition.

A.2.11 provision of letter of credit to secure the Owner's works as listed in the Park Precinct Park Agreement (CA3663480-CA3663488);

A.2.12 provision of a separate application to the General Manager of Engineering Services for street trees and/or sidewalk improvements is required. Improvements include all Street frontages and those portions of Street shown in Schedule D1 of the EFL Area 1 Town Square Services Agreement (CA3663323-328). Please submit a copy of the civil, electrical and landscape plans directly to Engineering for review;

Note to Applicant: If non-standard materials are proposed, they are subject to review and approval by the General Manager of Engineering Services and may require additional provisions for long-term maintenance to the satisfaction of the Director of Legal Services. Please note the following requirements:

- a. Add note to landscape plans “Installation of parking regulatory signage on Sawmill Crescent and Road D adjacent the site to the satisfaction of the General Manager of Engineering Services”;
- b. Provision of a minimum 1.5 ft. (0.46 m) landing on private property between the concrete sidewalk/walkway on public property and the first stair riser on private property;
- c. Provision of a plant list on L5.0 that corresponds with the Planting Plans on L3.1 and L3.2; and
- d. Provision of a 1 ft. (0.3 m) grass mowing strip between the concrete sidewalk/walkway and any adjacent planting.

A.2.13 clarification the BC Hydro infrastructure (PMT Stations) shown on drawing 103. Refer to the Road D Utility Coordination Plan (drawing AC62-1ATS-058 of the Area 1A - Town Square drawing set);

A.2.14 provision of shared access design which corresponds to the previously approved Development Permit Application for 8580 River District Crossing;

Note to Applicant: A standard City crossing should be shown. Shared access and elevations must respond to the adjacent property's design because it was approved previously. Refer to the approved crossing and development permit drawings for 8580 River District Crossing.

A.2.15 provision of a letter from the River District neighbourhood energy provider confirming the following:

- i. Location and size of the energy transfer station room is accepted by the River District neighbourhood energy provider;
- ii. Building mechanical design is accepted by the River District neighbourhood energy provider and designed in accordance with the EFL DEU Agreement; and
- iii. River District neighbourhood energy provider utility connection review to ensure there are no utility corridor conflicts;

A.2.16 provision of a Public Bike Share (PBS) station to the satisfaction of the General Manager of Engineering Services:

- i. The size 52.5 ft. x 13.1 ft. (16 m x 4 m) and general location of the public bike share space as shown on Drawing No. 103 at the northwest corner of the site, east of the lane and south of Sawmill Cr is satisfactory however the space as shown underneath the building overhang with 4.8m vertical height clearance does not fulfill the requirement for sun exposure- No vertical obstructions to maximize sun exposure as station operates on solar power;
- ii. Two of the three building columns east of the lane are located within the PBS space at the western and north edge of the space. Note that a hard surface clear of all obstructions is to be provided. All building columns are to be placed outside of the PBS footprint area 52.5 ft. x 13.1 ft. (16 m x 4 m);
- iii. applicant to provide spot elevations at the four corners of the PBS space to ensure that the space meets grade requirements for slope - surface must be leveled with a maximum cross slope of 3% and have a consistent grade (ie. no grade transitions) along the length with a maximum slope of 5%; and
- iv. applicant to fulfill the requirement for power - provision of an electrical service and electrical power is to be available in close proximity to the PBS station.

Note to Applicant: Public Bike Share agreement CA4735857-68) obligates the owner to construct a bike share station prior to the earlier issuance of an occupancy permit or the Bike

Share Trigger Date. And in accordance with the agreement a topographical survey, reference plan in a registrable form, and modification of the agreement are required.

A.2.17 enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of [1] Shared Vehicle(s) and the provision and maintenance of [2] Shared Vehicle Parking Space(s) for use exclusively by such Shared Vehicle(s), on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:

- i. provide one Shared Vehicle(s) to the development for a minimum period of [3 years];
- ii. enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle(s);
- iii. provide and maintain the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles;
- iv. make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);
- v. provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle; and
- vi. registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions; and
- vii. provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy.

Note to Applicant: Shared vehicle spaces are required to be a minimum width of 9.5 ft. (2.9 m).

A.2.18 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services for the following items:

- i. Number and dimension all stalls and dimension all column encroachments.

Note to Applicant: Stalls adjacent to walls require additional width.

- ii. Dimension the width of the overhead gates.

Note to Applicant: A minimum 20 ft. (6.1 m) width is required for maneuvering for the adjacent stalls.

- iii. Provision of a raised loading dock, ramps or loading elevator to provide stair free loading access from the Class B loading spaces to the elevator cores.

- iv. Provision of design elevations on both sides of the access road, both sides of the maneuvering aisle at all breakpoints, both sides of the loading bay, additional elevations within the parking area and at all entrances.

Note to Applicant: The slope and crossfall within the parking and loading areas must not exceed 5%. Using the design elevations shown on drawings 101, 102, and 103,

numerous maneuvering aisle slopes range from 5.2% to 6%. The slope within the Class B loading space between elevations 14 ft. (4.3 m) and 13 ft. (4 m) calculates to 5.5%.

- v. Provision of improved plans showing the details and width of the access road on drawing A103.

Note to Applicant: This is required to confirm that the required maneuvering for the loading and parking spaces is being provided to the property line.

- vi. Provision of additional hatched markings for the corner cuts on drawings A102 and A103.

Note to Applicant: Extend the hatch markings to the adjacent parking stalls as the undesignated space could be misinterpreted to be a parking stall.

- vii. Provision of disability stalls to the satisfaction of the General Manager of Engineering Services and Director of Planning.

Note to Applicant: All disability stalls are designated as visitor parking stalls in the visitor parking area and is not supported. Disability stalls shall be redistributed to be located in close proximity to the elevator cores within the residential parking area. Provide notation on drawings confirming that 7.5 ft. (2.3 m) of vertical clearance is being provided for disability access and maneuvering.

- viii. Provision of visitor parking to be located outside of the 2nd overhead gate.

Note to Applicant: 19 visitor stalls are located inside the 2nd overhead gate and are difficult for visitors to access.

- ix. Provision minimum vertical clearance for the loading bays.

Note to Applicant: A section drawing is required showing elevations, and vertical clearances. 12.5 ft. (3.8 m) of vertical clearance is required for Class B loading spaces and maneuvering.

- x. Clarification of the Class B loading and storage room shown on section B on drawing 301;

Note to Applicant: The locations as shown in the cross-section are not consistent with what is illustrated on the floor plans.

- xi. Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: Tech table indicates that 12 Class B spaces are required and 6 spaces are shown on drawing 103. Locate the bike rack in close proximity to the lobby entrance with 'stairs free' access. Ensure that bicycles locked to the rack do not encroach over the property line.

Please contact Dave Kim of the Neighbourhood Parking and Transportation Branch at 604-871-6279 for more information or refer to the Parking and Loading Design Guidelines at the following link: (<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>)

- A.2.19 provision of automatic door openers on the doors providing access to the bicycle room(s) and note on plans;
- A.2.20 building grades and corresponding design elevations are required;
- A.2.21 clarification of garbage pick-up operations; and

Note to Applicant: Confirmation that a waste hauler can access and pick up from the location shown is required. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- A.2.22 the General Manager of Engineering Services will require all utility services to be underground for this “conditional” development. 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. It is presumed with your consultation so far 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. At this time there seems to be no allocation of such plant shown on the detailed Plan. 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.

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

- A.3.1 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work;
 - A.3.2 must comply with all relevant provincial Acts and Regulations (e.g. Environmental Management Act, Contaminated Sites Regulation, Hazardous Waste Regulation) and municipal Bylaws (e.g. Fire Bylaw, Sewer and Watercourse Bylaw); and
 - A.3.3 erosion Sediment Control Plan is required at the Building application stage for Environmental Protection Branch’s review and acceptance.
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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 **May 1, 2017**, 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 Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 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 Amenity areas/common residential storage spaces excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the building;

AND

Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.

- B.2.4 In accordance with Protection of Trees By-law Number 9958, all trees are to be planted prior to issuance of any required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
 - B.2.5 All services, including telephone, television cables and electricity, shall be completely underground.
 - B.2.6 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.
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- B.2.7 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 of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.

Note to Applicant: In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit (amount to be determined by the City) as a guarantee for completion of the work by an agreed upon date.

- B.2.8 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.9 Subject to the Public Art Agreement CA3663507-09: The public art conditions must be met prior to the issuance of permits.
- B.2.10 Subject to the District Energy Utility (DEU) Agreement CA3663432-43. DEU pre-conditions are to be met prior to issuance of the building permit and the occupancy permit.
- B.2.11 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.
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