
4288 YEW STREET (COMPLETE APPLICATION)
DP-2016-00333 - CD-1 (78)

TP/AW/WL/LEB/LM

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
N. Peacocke, Engineering Services
D. Naundorf, Housing Policy and Projects
C. Buckham, Social Policy
D. Shearer, Park Board

Also Present:

T. Potter, Urban Design & Development Planning
J. Bosnjak, Development Services
A. Wroblewski, Development Services
W. LeBreton, Development Services

APPLICANT:

Robin Hall - Dialog Design
406 - 611 Alexander Street
Vancouver, BC V6A 1E1

PROPERTY OWNER:

Arbutus Village Holdings Ltd.
300 - 100 Park Royal Avenue
West Vancouver , BC V7T 1A2

EXECUTIVE SUMMARY

- **Proposal:** "Block B" of the Arbutus mall redevelopment, this proposal is to develop the south east corner of the CD-1 site with a seven storey, mixed use building containing 170 residential rental dwellings, a liquor store, fitness centre, office (financial institution), and retail uses at grade, all over two levels of underground parking that is accessed from Yew Street.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations, and Applicant's Design Rationale

● **Issues:**

1. Retail interface on Lahb Avenue;
2. Pedestrian parking entry; and
3. Architectural expression

- **Urban Design Panel: SUPPORT (6-2)**
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2016-00333 submitted, the plans and information forming a part thereof, thereby permitting the development a seven storey, mixed use building with 170 residential rental dwellings above, and retail at grade, all over two levels of underground parking, to be accessed off of Yew Street, 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 further design development to improve the north elevation as follows:
- a. Make CRU entries more prominent;
 - b. Reduce the scale of the pedestrian parking entry;
 - c. Enhance the architectural expression to improve its visual interest;
 - d. Ensure that CRU spaces maintain pedestrian interest by placing active internal program adjacent to storefront areas.

- 1.2 design development to simplify the building massing at the SW corner of the building.

Note to Applicant: There is a lack of clarity between the townhouse base (black), the three storey base (light grey) and the upper two storey massing. The corner of the building at this area and material transitions are awkward. Further design development is required to better resolve material transitions and massing in this area.

- 1.3 design development to edit the elevations of the Block B building to ensure that it is coordinated in its expression and composition, taking into consideration the following:
- a. demonstrate a response to solar orientation; and
 - b. express a cohesive, and consistent use of materials that is informed by changes in massing.

Note to Applicant: Although the variety is supported in the design of the elevations, further design development is required towards unifying the expression of the North and South Elevations with the East and West elevations.

- 1.4 resolution and clearance of remaining prior-to conditions for DE418990 "Block A" (approved, subject to conditions, by the Development Permit Board on September 8, 2015) particularly relating to layout changes and reconfiguration of loading spaces, and access to bicycle parking;

Note to Applicant: The design of DE418990 has been significantly modified since the removal of the mini-storage warehouse from the original proposal. Comments from staff may require further design development of Block 'A'. (See notes under technical table on page 5 regarding the interrelation of parking, loading, and bicycle parking between blocks A and B.)

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:

Technical Review for: 4255 Arbutus "Block B" DP-2016-00333				
	PERMITTED/REQUIRED		PROPOSED	
Site Size ¹			irregular	
Site Area ¹			28330 m ²	
Use(s)			Retail/Residential/Fitness Centre/Office uses	
Floor area ²	Non-dwelling minimum	11065 m ²	Blocks A & B	9588 m ²
Floor area ²	Block A		24298 m ²	
	Block B		19088 m ²	
Floor area ³	Balcony area 8%	1351.4 m ²	1379 m ²	
	Block A, B, C & D Total		Block A & B Total	43386 m ²
Height ⁴	57.00 m		Top of parapet	57.8 m
			Top main roof	57.0 m
			elevator access to green roof	62.7 m
Parking ⁵ Block A under review	Residential Uses		Residential Uses	
	Market	114	Standard	215
	Non-market, including Seniors housing	33	Small Car	25
			less 75 - Reserved for Block B	75
	Disability	8	Disability	11
	Non-Residential Uses		Non-Residential Uses	
	Grocery	170	All commercial uses - Standard	192
	Restaurant	54	Small Car	21
	Office	23		
	Disability	3	Disability	5
	Residential Uses Total	147	Residential Uses Total	176
	Non-Residential Uses Total	247	Non-Residential Uses Total	218
	Total	394	Total	394
Parking ⁶ Block B	Disability Total	11	Disability Total	16
	Max. Small Car Total (25%)	99	Small Car Total	46
	Residential Uses		Residential Uses	
	Minimum	161	Standard	83
			Small Car	8
			Provided for in Block A	75
	Disability	7	Disability	7
	Non-Residential Uses		Non-Residential Uses	
	Liquor Store	37	All commercial uses - Standard	81
	fitness centre	51	Small car	9
	retail/office	13		
	Disability	2	Disability	3
	Residential Uses Total	161	Residential Uses Total	173
	Non-Residential Uses Total	101	Non-Residential Uses Total	93
	Total	262	Total	266
	Disability Total	9	Disability Total	7
	Max. Small Car Total (25%)	66	Small Car Total	17

Technical Review for: 4255 Arbutus "Block B" DP-2016-00333									
PERMITTED/REQUIRED					PROPOSED				
Loading ⁷ Block A under review	Class	A	B	C		Class	A	B	C
	Residential	0	1	0		Residential	0	1	0
	Non-Residential	1	4	2		Non-Residential	2	5	2
	Total	1	5	2		Total	2	6	2
Loading ⁷ Block B	Class	A	B	C		Class	A	B	C
	Residential	0	1	0		Residential	2	0	0
	Non-Residential	0	3	0		Non-Residential	0	0	0
	Total	0	4	0		Total	2	0	0
Bicycles ⁸ Block A under review	Class	A		B		Class	A		B
		Min H	Max V	Min L*			H	V	L
	Residential	134	81	54	6	Residential	135	63	45
	Non-Residential	6	4	2	6	Non-Residential	0	0	0
	Total	281		12		Total	243		6
Bicycles ⁸ Block B	Class	A		B		Class	A		B
		Min H	Max V	Min L*			H	V	L
	Residential	106	64	43	6	Residential	127	50	45
	Non-Residential	4	2	2	18	Non-Residential	0	0	18
	Total	221		24		Total	222		24
Unit Type Block B	Studio				21%	Studio			37
	One-Bedroom				14%	One-bedroom			24
	Two-Bedroom				44%	Two-bedroom			74
	Three-Bedroom				21%	Three-bedroom			35
	Total					Total			170

* Bicycle parking requires: Minimum 50% horizontal, Maximum 30% vertical and Minimum 20% lockers

1 Note on Site Size and Site Area: The irregular site (Block B) is one of four Blocks (A, B, C, and D) within the Arbutus Village - 4255 Arbutus Street (Arbutus Centre) redevelopment; defined by Arbutus Street to the east, "Lahb Avenue" to the north, and the "Yew Street Extension", and Nanton Avenue to the west and south respectively; as referenced in the Rezoning Report for 4375 Arbutus Street (Arbutus Centre).

2 Note on FSR and Floor Area: Although Maximum Floor Area is specified in the CD-1 Bylaw, the figure provided under the "Permitted/Required" column is an aggregate total for the entirety of Arbutus Village - 4375 Arbutus Street (Arbutus Centre) redevelopment. The total proposed floor space includes both Block "A" (under review) and Block "B". The total proposed Floor area is well under the maximum allowable, as this is the second phase (Block B) of this four sub-area development. The minimum non-residential floor area has been reduced through a text amendment with the removal of the previously proposed mini-storage warehouse. The new minimum requirement is 11,065m², it should be possible to meet the minimum non-dwelling floor area through the redevelopment of Blocks C & D.

3 Note on Balcony Area: Overall balcony areas over the 8% floor area exclusion are permitted, but are calculated in the total project FSR.

4 Note on Height: The maximum permitted height is referenced geodetically to a height of 57.00m. Section 7.3 of the CD-1 by-law specifically allows for the Development Permit Board or the Director of Planning to relax the height for access to green roofs and urban agriculture.

5 Note on Parking: *The CD-1 Bylaw refers to all parking and loading requirements to be in accordance with the Parking Bylaw. The required Parking, Loading and Bicycle parking are provided for in the common underground parking levels and a table for both Block A and Block B are included for reference. Compliance with Parking, Loading and Bicycle parking is being looked at as a whole for Blocks A and B and will be referred to as the “development”.*

There is a surplus of residential parking and a shortfall of commercial parking for the development. Staff recommended that the distribution of residential and commercial parking for the development meet the requirements for each use. Redistribution of commercial and residential parking can be achieved by reconfiguring the security fencing in parking level 2 in Block A. The development has met the minimum parking standard and therefore none of the disability spaces count as two towards satisfying the minimum requirement of the by-law. Standard condition A.1.6 seeks to provide compliance with the parking by-law through reallocation of the commercial and residential distribution of parking.

7 Note on Loading: The combined loading proposed for the development results in a surplus of 3 Class A loading and a shortfall of 3 Class B loading. (See Engineering Comments regarding the loading relaxation on page 13.)

8 Note on Bicycle Parking: There is a shortfall of 37 Class A and 6 Class B bicycle parking spaces for the development. The addition of Class A bicycle rooms in the parking level will decrease the amount of parking spaces, but will allow for disability spaces to count as 2 towards the minimum parking requirement. Bicycle rooms should be labelled as commercial or residential (See standard condition A.1.7).

• **Legal Description**

Lot: 1
 Block:
 District Lot: 526
 Plan: EPP59809

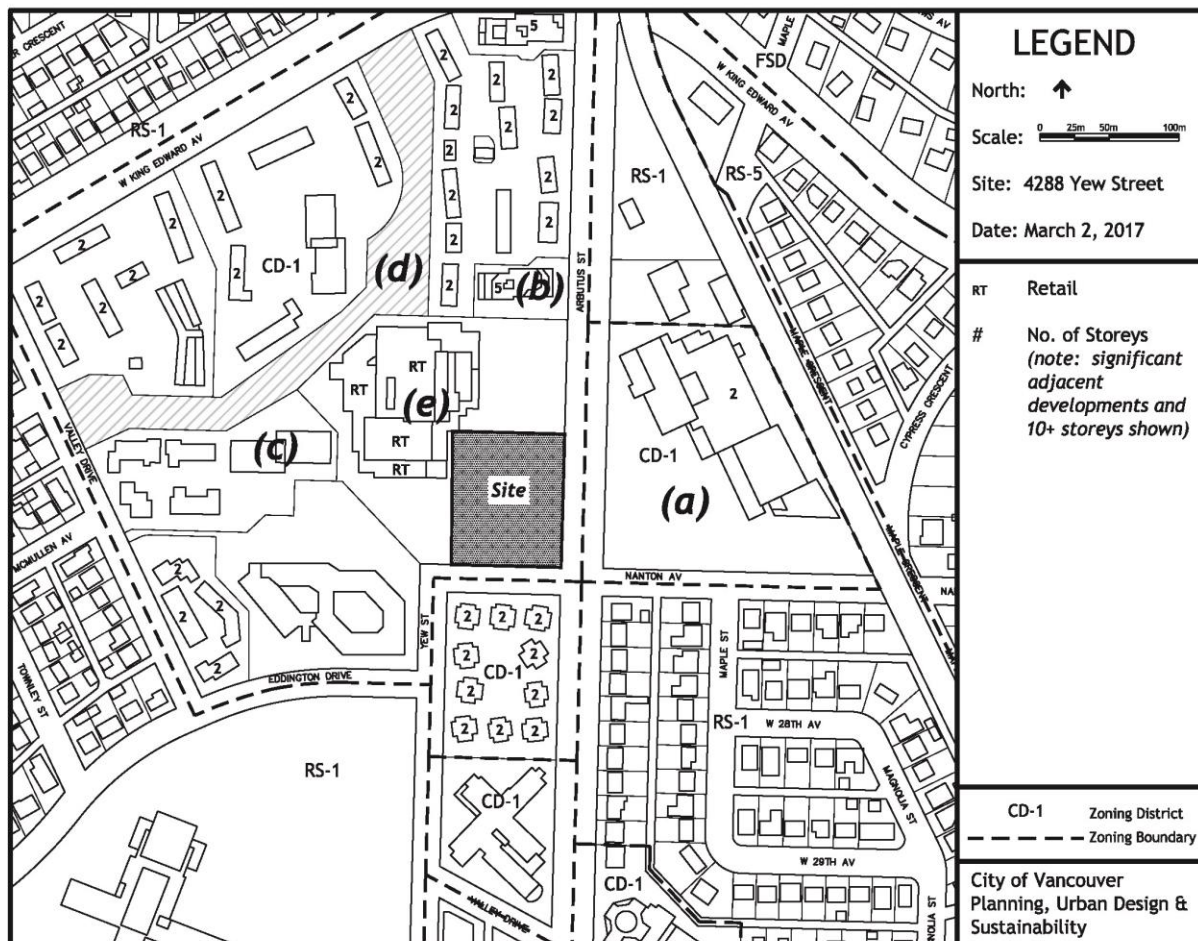
• **History of Application:**

11-23-16 Complete DE submitted
 02-08-17 Urban Design Panel
 03-08-17 Development Permit Staff Committee

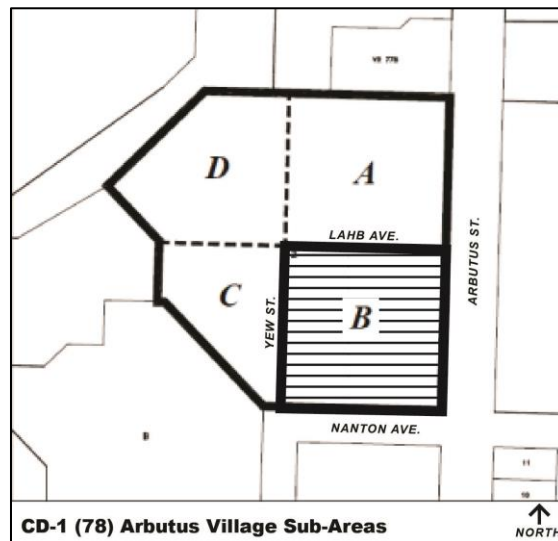
• **Site:** The site for Arbutus Centre is a seven acre parcel of land on Arbutus Street with an existing two-storey mall, Arbutus Village, located at the western edge. The remaining five acres is a surface parking lot. North of the site is a five storey building (the Briar), west of the site is a six storey building (The McMullen), and Arbutus Village Park; south of the site are two storey townhouses, and a senior's care facility; and east of the Site across Arbutus Street is the Arbutus Club. The project site, known as Block B, is part of the first phase, Blocks A & B being constructed at the same time, of a three phase redevelopment of Arbutus Village

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

- (a) the Arbutus Club;
- (b) the Briar, a five-storey residential building;
- (c) the McMullen, a six-storey residential building;
- (d) Arbutus Village Park; and
- (e) Arbutus Village



The subject site for this application (DP-2016-00333) is **Sub-Area B** of CD-1 (78), shown by the hatched area in the image below.



● **Background:**

Arbutus Village was developed in 1972 as part of a comprehensive 30 acre development including residential apartments, townhouses, a special care facility, and Arbutus Village Park. In June of 2008 the planning objectives for the site were updated in *the Arbutus Centre Policy Statement*. The redevelopment for the overall site, sub-areas A,B,C and D, is expected to be delivered in three phases. This application falls within the first phase of redevelopment occurring in the Block B sub-area.

At rezoning, a Neighbourhood House and Adult Day Care Facility was contemplated in Block A; however, to accommodate potential operators with respect to accessibility on the ground floor, these amenities will occur in Block C. The Neighbourhood House and Adult Day Care Facility are to be located adjacent each other to take advantage of shared services.

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

Arbutus Centre Policy Statement (2008):

In July 2008, Council approved the Arbutus Centre Policy Statement which supports significant residential development on the property, with a layout of four building blocks divided by two roads located within the site. A key goal is to transform the existing auto-oriented shopping mall into a walkable neighbourhood centre which serves the surrounding community. The redevelopment of the shopping centre seeks to achieve the following key planning principles:

- a) Create a neighbourhood centre with a mix of housing and locally oriented retail, service and office uses;
- b) Provide animated street edges through the use of street-oriented commercial and ground oriented townhouses fronting onto streets and public spaces;
- c) Promote pedestrian mobility, bicycling, and transit use;
- d) Provide a quality public realm through the use of pedestrian friendly streetscapes, walkways, and plaza spaces.

Arbutus Centre Policy Statement (2008) continued:

The re-development of Arbutus Centre anticipates a variety of housing forms, tenures, and unit types combined with local retail and service uses to accommodate population growth and change recognizing that affordability, ground access, unit size, and the availability of suitable amenities are important for new families.

Retail: Retail frontages along Arbutus and along a new shopping high street should be designed to enhance pedestrian interest and activity through the provision of active retail frontages, weather protection, and the ability to accommodate outdoor display and seating areas where possible. Trees and landscaping are encouraged to separate sidewalks and on-street parking to provide a buffer for pedestrians from vehicle traffic and create a pleasant pedestrian zone.

Architectural Expression: the design and built form should reflect the following:

- Building blocks and facades expressed as a series of distinct buildings through vertical breaks, recesses, and variations in height.
- Highly-articulated building faces that break up solid walls, particularly on Arbutus Street.
- Variety of building design to reflect distinctive massing relationships among the blocks on the site including variations in materials and architectural detailing.
- Setbacks of upper floors from street level to break up the massing of the building, particularly on the outer edges of the development.
- Vertical breaks in the massing of building adjacent to Arbutus Street to create the sense of smaller buildings rather than one large building.
- Materials, detailing, and execution should be high quality, durable, and true to place.
- Buildings should provide a strong horizontal expression, with overhangs, terraces, and balconies generously planted to enable a sense of green throughout the development.

Public Realm: The development features a public square located between Blocks C and D at the terminus of the new Lahb Avenue. This square has active uses located near the edges to provide an outdoor community space and give a sense of place to the development. Public rights to this square will be secured through a statutory right-of-way. Connections provided from the development to the adjacent Arbutus Village Park will be designed to accommodate a pathway, benches, and tree planting, and be designed as a clearly public and welcoming space, with the principles of universal design access in mind. These public connections will be secured by dedications or statutory rights-of-way through future development permits of Blocks C and D.

Sustainability: As a result of the rezoning process this project must participate in the LEED for New Construction (NC) program, and is required to establish designs that would achieve a minimum equivalent of LEED Silver, with a minimum of 3 optimize energy performance points, 1 water efficiency point and 1 storm water point.

CD-1 (78) Arbutus Village By-law No. 4634:

The original CD-1 (78) enacted in 1972 is a brief document that effectively prescribes land use, floor areas, and parking requirements for the site. There are no form of development parameters in the original by-law.

CD-1 (642) 4255 Arbutus CD-1 By-law provisions

The by-law is an update of the original CD-1 By-law in the following areas:

Use: allowable land uses were updated and expanded as follows: cultural and recreational uses, such as Artist Studio, Neighbourhood house, Club, Fitness Centre, Library, Swimming pool, park or playground were introduced; institutional uses were expanded and clarified to include such things as child day care facilities, social service centres, and community care facilities; service uses were similarly expanded to include a broader spectrum of service uses such as Neighbourhood Public House, Print Shop, various types of schooling uses.

Floor area and density: the permissible floor area for the site is 67,065 m² with a minimum of 11,065m² for non-dwelling uses¹ and a maximum of 55,750 m² of dwelling uses.

Building Height: Maximum building height is 57m in Sub-Area B.

Public Realm: A public realm plan was provided as part of the update to this policy.

High Density Housing Guidelines for Families with Children

The intent of the guidelines is to address the key issues of site, building and unit design which relate to residential livability for families with children. Although quantitative standards are given in some cases, these are provided to assist applicants in their design as well as City staff in their evaluation.

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

Form, density and Height: The proposal is generally consistent with the Arbutus Centre Policy Statement (hereinafter, "Policy Statement") in terms of providing a neighbourhood centre, diverse housing choices, and a mix of local serving retail uses. The proposal meets the technical requirements of the CD-1 By-law with respect to height, setbacks, and form of development. The proposed Block B successfully responds to the objectives of the Policy Statement by providing articulated building elevations, setbacks at the upper levels, where possible, in deference to neighbouring sites, strong horizontal elements with vertical breaks, and the use of high quality, durable materials. The location of retail uses on the active streets is generally successful in terms of having entries at grade, and supplying active uses on the newly created streets. However, along Lahb Avenue the pedestrian interest needs further design development by improving the architectural expression and enhancing pedestrian interest. Condition 1.1 seeks to improve the retail vitality and pedestrian interest along Lahb Avenue by providing greater articulation to the elevation, more pronounced entries, and diminishing the importance of the entry to the below grade parking.

At the SW corner of the building, near the intersection of Nanton and Yew Street, in terms of the building corner, massing, and transition of materials appears unresolved with the projecting frame on the West elevation. Further design development is required to address this (Condition 1.2). The quality of materials for the proposal meets the objectives of the policy generally. Although the building elevations demonstrate a complex overall impression, further design development needs to occur to bring some consistency to the overall expression, and in cases, to better respond to solar orientation to address passive sustainable strategies. Condition 1.3 seeks enhancement and refinement of the elevations along these lines.

¹ Note: the minimum floor area for non-dwelling uses was reduced by Council, via a text amendment to the CD-1 By-law (642), following public hearing on January 24, 2017. Council enacted this text amendment on March 7, 2017. The CD-1 (642) has not yet been updated online.

Public Realm: The landscape and public realm, the plan of which was submitted with Block A, includes pedestrian pathways, greenways, a mews (more recently named “Lahb Avenue”), and a road extension that will lead to a central plaza. All of these public realm areas will be fully accessible and developed with durable, high-quality materials. The public plaza described above will be delivered during the final phase of the project. The overall design for the public realm for the project must meet with the satisfaction of the Manager of Engineering Services and the Director of Planning and was addressed in the conditions of approval for Block A.

Sustainability: Stemming from the Green Buildings Policy for rezonings, a number of sustainability measures will be provided including:

- A district energy system;
 - Overall site design that incorporates passive energy solutions, and replicates natural systems where feasible;
 - A sustainable rainwater management plan that utilizes sustainable strategies that allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site;
 - A solid waste diversion strategy that provides space, infrastructure and a plan to divert organics and recyclables from the waste stream, and where possible minimizes the vehicle trips required for collection;
 - Landscape areas will provide habit for birds and urban animals that inhabit the city. Native, drought tolerant plantings will be incorporated to ensure self-sustaining landscape that is not heavily reliant on irrigation systems. Areas of intensive green roof as well as urban agriculture have been provided on roof areas to the extent possible; and
 - Energy consumption will be reduced on this project by providing both active and passive measures.
 - The project will be run from a central district energy system to support all phases of this project.
- Other key strategies such as provision of high performance envelope, efficient mechanical systems, occupancy sensors and daylight sensors will be provided for the project

• **Responses to the Urban Design and Landscape Rezoning Conditions of Approval:**

Only conditions with significant remaining issues, and those related to Block B are included below.

Rezoning Condition 4: Design development to the architectural expression to achieve closer conformance with the intent of the Arbutus Centre Policy Statement regarding building form and articulation and variety of materials:

Applicant Response: Block B uses a mixture of materials and variations of massing to create visual interest and differentiate uses. The building includes a variety of residential building forms including mid-rise and row house/townhouse forms. Generous south-facing terraces are designed to effect a transition in scale to the townhouse developments across Nanton Avenue to the south. Two-storey townhouses front on Nanton Avenue completing the townhouse streetscape established by the existing townhouse development to the south. The setback to the townhouses (and to underground parking below) ensure the retention of existing on and off-site trees along Nanton Avenue. Highly-articulated building faces that break up solid walls and provide a variety of materials and architectural detailing. Setbacks are provided at upper floors from street level to break up the massing of the building, particularly on the outer edges of the development. Materials, detailing, and execution will be high quality, durable, and true to place: materials include brick, composite and metal panels claddings and aluminum framed window systems. Block B provides a strong horizontal expression, with overhangs, terraces, and balconies generously planted to enable a sense of green throughout the development.

Staff Assessment: The above condition has been satisfactorily met.

Rezoning Condition 6: Design development to ensure good active retail/commercial space in the following manner:

- a. provide a minimum floor-to-floor height of 4m;*
 - b. direct grade access to sidewalks without need of ramps or stairs;*
 - c. provide continuous full height clear, transparent glazing along all retail/commercial frontages;*
- Note to Applicant: There should be direct site lines into the retail space from the street. Blank walls, back of house activities and display shelving against the store frontage are not supported.*
- d. provide continuous weather protection along all retail/commercial frontages;*

Applicant Response: 4m floor-to-floor is maintained at retail/commercial space. Direct grade access has been maintained for all CRUs in Block B. Floor levels vary accordingly with sidewalk elevations. Full height transparent glazing is proposed for retail frontages. Interior display and shelving can be regulated on an individual basis with tenant fit-out permit. Retail/Commercial frontage weather protection provided with a mixture of glass/steel canopies and fabric awnings.

Staff Assessment: The above condition has been satisfactorily met.

Rezoning Condition 7: Design development to ensure an engaging and pedestrian oriented public realm that conforms to the Arbutus Centre Policy Statement (Section 2.4 key Planning Principles) with particular regard but not limited to the following:

- a. provide for continuous connectivity of pedestrian path networks, avoiding dead ends and integrating accessible requirements; Note to Applicant: The proposed paths should connect with existing on and off site paths to the west of the subject site.*
- b. enhance the expression and functional relationship of the pedestrian stair entry to the parking level, Arbutus Mews, Block B, to the retail frontage, and parking level below; Note to Applicant: The expression should lend greater significance to this entrance, with a more gracious, less utilitarian connecting stair to the parking level. Consider extending the canopy, a larger, more open stair, and with further day lighting of the parking level below.*

Applicant Response: Refer to Public Realm Plan for illustration. Pedestrian stair is integrated into design of Block B. Stair and elevator link underground public parking at central location leading to main pedestrian street directly across from Safeway entrance and easily accessed from other commercial and community uses. Stair incorporates glazed grade-level expression and open stair design for better light access and openness.

Staff Assessment: Further design development is required to enhance the applicant's response to this condition. See Condition 1.1.

● Conclusion:

The application has successfully responded to the applicable policies and guidelines, including the Arbutus Centre Policy Statement. The form of development is an appropriate response to the site and its context. Staff support this application, subject to the conditions outlined in this report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on February 8, 2017, and provided the following comments:

EVALUATION: SUPPORT (6-2)

- **Introduction:** Tim Potter, Development Planner, introduced the application as a 28,000 m² site across the street from the Arbutus Club, in the vicinity of Prince of Wales Secondary School. The site currently holds a shopping mall, Safeway, and surface parking.

This is the second phase of a development application. The proposal is for a mixed-use seven-storey building. Height and density are within the terms of the approved Policy Statement for this site.

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

1. Please comment on the success of the north elevation along Lahb Avenue in terms of articulation and pedestrian interest.
 2. Please comment on the overall expression and cohesiveness of design of the building elevations.
 3. Please comment on the uses, CRU and pedestrian activation along Arbutus Street.
 4. Please comment on the landscape relative to the following aspects:
 - a. Design of the courtyard;
 - b. Overall quality of public realm design and treatments;
 - c. Success of the selection of Trees to provide visual interest, pedestrian scale, and successful outside space.
- **Applicant's Introductory Comments:** The applicant team noted that the retail frontage on Arbutus Street is somewhat limited. A residential access is used to make a logical break in the land use, and there are spaces for potential restaurants and some corner retail for community use. There are also a financial institutional and a currently existing liquor store.

The heights are proscribed by policy statements and the rezoning. This development was made to communicate and respond to the sister development at Block A.

There are bike storage rooms off an interior courtyard where glazing is being used to allow people to see others coming and going with bikes. Existing oak trees are to be retained, and the parking structure is pulled back to allow this. Amenity rooms and generous roof decks are being provided, which include urban agriculture and a BBQ space along with some intensive green roofs. On Arbutus Street the median is staying but the road is expanding, so there will be roadside parking. An agreement with the City has been made to ensure that the boulevard has planting along both sides.

The applicant team then took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to make the retail and street less monotonous;
 - There are concerns about the long balconies on the north side becoming messy storage spaces;
 - The Arbutus Street expanse could have more robust retail;
 - Reduce the size of the pedestrian entrance on the north side;
 - Design development to better define all the entrances;
 - More outdoor space is needed for the development;
 - Expand accessibility and better program the green roof spaces;
 - Reduce the amount of private roof space to open it up more to the public;
 - More cohesiveness is needed with regards to the landscape design;
 - More play elements are needed onsite;
 - The park 'corridors' are too dark and require more light;
 - Design development is needed on the urban agriculture;
 - More 'fun' is needed on Lahb Avenue on the north elevation.

- **Related Commentary:** The panel thought that the elevations present as logical, clean and clear. The brick and canopies are good, but there could be a bit more variety to the northern elevation than just colourful canopies. More needs to be done to elevate the streetscape, perhaps by allowing the commercial spaces to spill out onto the street (restaurants, craft breweries, etc.), and consider cutting the commercial frame short to provide some relief. The applicant should also consider whether the patios should really overlook Lahb Avenue, and if more greenery should be provided to add screening.

Some editing is needed to make the project stronger as there are a lot of languages and vocabularies which need to be better resolved. This project would also be stronger if it was plainer and if access was provided to the play area from Lahb Avenue. Really take a look at the ground plane on all elevations as they need major improvements to the expression, materiality, scale and canopy. Consider that the building is too symmetrical, and that this imposes a formal language on everything. Some Commercial Retail Units (CRUs) are more developed than others, so think about resolving them better. It would have been more logical if the smaller and more intimate CRUs were off of Lahb Avenue, rather than the major retailer. There is a need for CRU hierarchy, especially along Arbutus Street. As well, the streetscape seems a bit dry and something should be done to stop the relentless expression of 'sameness' all over the retail elevation. More consideration is also needed with regards to lighting and signage and how they will integrate with the streetscape.

More outside amenity opportunities are required; especially considering children and regardless of the close-by park. The courtyard and rooftop need more programming and also need to be much more generous. The east wing green roof should be accessible as well as the west wing roof. It is a wasted opportunity to have the second level deck overlook the courtyard, without having any programming in this space. More thought should also be given to the provision of urban agriculture; who is it for and how will it be used? Design development is also needed to reduce the long relentlessness of the corridors by breaking them up and bringing in more natural light. Finally, reconsider the orientation of the green roofs as they do not appear to work well currently.

- **Applicant's Response:** The applicant team appreciated all the comments and thought that they were excellent. They then thanked the panel.

ENGINEERING SERVICES

The Arbutus development proposes a number of different land uses which will share Class B loading spaces provided in a centralized loading court. In addition to the class B spaces in the loading court, there will be smaller Class A loading spaces distributed throughout the development's parking area to provide more direct access to elevator cores. This arrangement will be supported by a loading management plan which will secure the sharing of these spaces. Staff feel that this shared loading arrangement will allow for a reduction in the total number of loading spaces provided compared to the bylaw and allow for efficient use of the space provided.

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

LANDSCAPE

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

HOUSING POLICY & PROJECTS / SOCIAL POLICY & PROJECTS / CULTURAL SERVICES

Amenity Rooms and Play Areas: The proposed development includes a total of 109 units with two or more bedrooms (64% of total units - comprised of 64 units, 10 2-bedroom townhouses, and 35 3-bedroom units) all of 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, a multi-purpose amenity room with kitchenette, storage closet and accessible washroom with baby change table is proposed on level 1. Also consistent with the Guidelines a common outdoor amenity area is provided on level 1 adjacent to amenity room. This play area includes a soft surface area with balancing logs and sand play area, all which provide a range of opportunities for creative and motor skills developing play for children.

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 along with a common dining and BBQ area on the roof at Level 8. Also included in plans are the infrastructure necessary to support urban agricultural activity by residents including: tool storage chest/potting bench, a compost bin for yard waste, and hose bib locations.

ENVIRONMENTAL PROTECTION BRANCH

The recommendations of the Environmental Protection Branch are contained in the conditions of Development Permit in Appendix B 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 at the site, one facing Arbutus Street, and one facing Nanton Avenue. On January 11, 2017, 1,983 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 vancouver.ca/devapps. In addition, a public open house was advertised on the signs and online. The Open House was held on the evening of Wednesday, February 1, 2017. 93 people attended the open house and 8 written comment forms were submitted that evening. In addition to the comment forms received from the open house, another 4 written responses were received via email. Of all of the responses, 4 expressed support for the project; and 8 were either directly opposed or expressed significant concerns as outlined below.

Ground and Stormwater Impacts on Neighboring Properties: There was concern that this new development, (along with the other developments constituting the Arbutus Mall redevelopment), will lead to compounding flooding issues on the neighboring properties to the west.

Staff Response: Approval of the Block A development was subject to provision of a groundwater management strategy to ensure groundwater does not rise in the surrounding neighborhood during or post construction, and that groundwater shall be managed per the Arbutus Centre Policy Statement and as per the Vancouver Building By-Law.

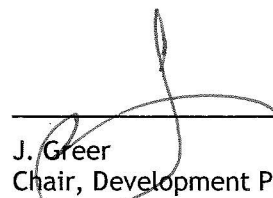
Height and Density: There was concern that this new development is too high and comprises too many units for this neighbourhood.


Staff Response: The proposed use, density, and height of this project conforms to the CD-1 bylaw.


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 the Development Permit Board. 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.

Staff Committee supports this application and is satisfied that this proposal is consistent with the Arbutus Centre Policy Statement, and with the conditions contained in this report, will meet the design development conditions established and approved by Council.



J. Greer
Chair, Development Permit Staff Committee

Sailen Black (on behalf of Tim Potter)
Development Planner

Andrew Wroblewski
Project Coordinator

Project Facilitator: Wendy LeBreton

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 proposed form of development can and does become approved by City Council;

A.1.2 the pending text amendment to add Financial Institution to the approvable office uses in the CD-1 by-law, can and does become enacted by City Council;

Note to Applicant: In the event that the amendment is not yet enacted at the time of permit issuance, removal of “financial institution” from the permit will be required. The use can then be added as a minor amendment to the development permit following Council approval.

A.1.3 design development to improve the livability of studio units by removing internal partitions;

Note to Applicant: all internal, habitable spaces must have access to daylight and natural ventilation. Internal obstructions such as sliding partitions are not supported.

A.1.4 compliance with section 7 - Height, of the CD-1 by-law;

Note to Applicant: Height is measured to the top of the roof and includes parapets, which should measure no greater than 57m.

A.1.5 compliance with Section 4 - Off street Parking Space Regulations, of the Parking By-law;

Note to Applicant: There is a surplus of residential parking and a shortfall of non-residential parking for the overall development. Reallocate the distribution of parking to comply with parking by-law. See tech table for further detail.

A.1.6 compliance with Section 4.7.5 and 5.5.2 of the Parking by-law;

Note to Applicant: Commercial units will require internal access to parking and loading. In addition, access through an internal corridor to garbage and recycling will be required (see Engineering condition A.2.8 (j));

A.1.7 compliance with section 6 - Bicycle Parking, of the Parking by-law;

Note to Applicant: To meet the requirements of the Parking By-law, the addition of 37 Class A spaces [20 of which will be designated for commercial use] and 6 Class B spaces will be required. Designated bike rooms should comply with section 6.3 of the parking by-law. Bicycle rooms should be labelled as commercial or residential and meet the minimums and maximums for horizontal, vertical and locker requirements.

A.1.8 compliance with the bulletin - Bulk Storage And In-Suite Storage - Multiple Family Residential Developments;

Note to Applicant: Units 323, 423, 523, 623, & 711 do not appear to have designated bulk storage. All above grade storage should be labelled with the corresponding unit number for clarity.

A.1.9 correction of plans to include layout changes to unit 307, 316, 407, 416, 507, 516, 607, & 616, to include a kitchen and comply with the bulk storage bulletin if storage is to be proposed within the unit;

A.1.10 provision of 8 Class A commercial bicycle spaces;

Note to Applicant: clarification on plans is required to indicate whether bicycle rooms are commercial or residential.

A.1.11 confirmation of Section 3.2 - Uses, of the CD-1 By-law;

Note to Applicant: Plans should consistently refer to the proposed uses. Correct all plans and data tables to include all proposed uses (e.g. fitness centre; liquor store; retail; office, etc).

A.1.12 notation on elevations and sections to include: "all elevations based on geodetic datum";

A.1.13 provision of spot elevations on all over-height structures;

A.1.14 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.1.15 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

A.1.16 written confirmation shall be submitted by the applicant that:

- the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
- adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
- mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;

Standard Landscape Conditions

A.1.17 design development to retain trees #876-881;

Note to Applicant: trees are identified in a brief analysis arborist report(s) by Arbortech Consulting, dated April/May, 2016. While the proposal indicates the trees will be retained, the design should respond to the detailed arborist recommendations that verify that the setbacks proposed for below and above grade encroachments into the root and canopy are within allowable tolerances. To optimize the root protection zone, a minimum setback distance beyond the dripline may be necessary. The solution should not rely on canopy pruning to achieve the desired setback. Further comments may be outstanding.

A.1.18 provision of large scale architectural cross sections through all tree protection areas, planted areas and revisions to the landscape sections;

Note to Applicant: it is noted that large landscape sections are provided. However, both the architectural and landscape sections should include planter wall and soil depth dimensions in the vertical and horizontal plane. Architectural sectional drawings that are presented at a small scale should be augmented with larger scale drawings to show the planter-slab relationship. Tree protection areas should accurately indicate and dimension the limit of excavation and the foundation design (i.e. vertical excavation with “shotcrete”).

- A.1.19 provision of a revised “Tree Removal/Protection Plan” that is created by the arborist;

Note to Applicant: to be coordinated with the arborist report, including dimensions for all tree protection barriers and additional construction management directives drawn out of the arborist report(s) such as what type of tree protection measures and when the arborist must be contacted to provide direction. The limit of excavation and footing design (shotcrete and vertical shoring) should be clarified.

- A.1.20 provision of a lighting plan;

Note to Applicant: exterior lighting should be downcast, low glare to avoid impacts to adjacent residents. CPTED principles should be considered.

- A.1.21 removal of proposed vegetation within the radial dripline (canopy outer limits) of existing trees, subject to further review of the landscape plan by the project arborist;);

Note to Applicant: Suitable groundcover or low understory plants may be considered. Bark mulch and/or soil amendments are recommended within a radial distance of 3 times D.B.H.

- A.1.22 provision of high efficiency irrigation for all planted areas, including urban agriculture areas and individual hose bibs for all private patios of 100 square feet (9.29 sq. m);

Note to Applicant: provide a separate irrigation size irrigation plan (one sheet size only) that illustrates symbols for hose bib and stub out locations. There should be accompanying written notes on the same plan and/or landscape plan describing the intent and/or standards of irrigation.

- A.1.23 provision of a detailed arborist report addendum;

Note to Applicant: The discussion should include details of tree care and construction methods, roles, and phasing. A detailed analysis should be provided for each protected tree or groups of trees to the perimeter of the site, including pre-construction methods, root pruning, excavation encroachment impacts, hardscaping methods, re-landscaping and soil mitigation within the canopy dripline. The report is to include a detailed, dimensioned tree protection plan with abbreviated notations for supervision and special construction methods and tree protection barrier phasing.

- A.1.24 provision of an arborist supervision assurance letter;

Note to Applicant: The letter should outline the important construction milestones where the arborist will need to be notified in advance to attend the site and provide services. The letter should and be signed by the applicant/owner, the arborist and the contractor.

- A.1.25 submission of construction phase arborist reports submitted to the Chief Building Official and the Landscape Planner in a timely manner subsequent to pre-scheduled arborist supervision visits;
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- A.1.26 provision of new street trees adjacent to the development site, to be confirmed prior to the issuance of the building permit.

Note to Applicant: Contact Eileen Curran, Streets Engineering, ph: 604.871.6131 to confirm tree planting locations and Park Board, ph: 311 for tree species selection and planting requirements. Provide a notation on the development permit landscape plan, "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 deep. Planting depth of root ball must be below sidewalk grade. Call the Park Board for inspection after tree planting completion".

- A.1.27 consideration to incorporate the principles of the City of Vancouver, Bird-Friendly Design Guidelines for the protection, enhancement and creation of bird habitat and reduction of potential threats to birds;

Note to Applicant: refer to
<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

A.2 Standard Engineering Conditions

- A.2.1 delete the portion of raised planter at the SW corner of the site shown encroaching onto Nanton AV (see B-A502);
- A.2.2 provision of Public Bike Share (PBS) to the satisfaction of the General Manager of Engineering Services;

Size and Location: The general size (16m x 4m) and location of the PBS space as shown on drawing A102 and L1.01 on private property at the southeast corner of Block B along Arbutus St at Nanton Ave is satisfactory provided the following;

- include dimensions (16m x 4m) of PBS space on drawing.
- provide a detailed drawing of the PBS space including additional details and description of parkade exhaust metal grating directly adjacent to PBS space (ex; confirmation that the metal grating is at ground level or along wall fronting PBS space). Applicant to confirm there will be minimal or no impact or disruption to PBS station for grate access and/or maintenance.
- provide a section drawing showing all elements fronting the 16m length of the PBS space to ensure no other elements are in conflict (ex; access to fire connections, h-vac vents, hose bibs, etc.).

Surface Treatment: Confirm the full 16m x 4m PBS space is free of all ground utility access points. Any utility access point within 1m of the PBS space is to be identified and shown in a detailed drawing submitted.

Grades: Clarification regarding how the PBS pad meets the sidewalk at Nanton Ave. East elevation (Arbutus St) as shown on A502 indicates that there is a grade transition.

Sun exposure: Confirm no awnings or canopies above the full 16m length of the PBS space.

Power: Show location of electrical connection on drawing.

Other: Remove depiction of bike share docks, bicycles, and kiosk on all drawings.

Note to Applicant: Show the PBS space as a dashed/or lined area only.

- A.2.3 make arrangements to the satisfaction of the General Manager of Engineering Services, in consultation with CMBC and Translink, to relocate any bus stops affected by the proposed development;

Note to Applicant: Show existing transit shelter on Arbutus Street and a note to the site and landscape plans that reads, "removal and relocation of the existing Transit Stop and passenger facilities (bus shelter, litter can) and including electrical works to the satisfaction of General Manager of Engineering Services.

- A.2.4 provision of city building grades and design elevations at all entrances;
- A.2.5 design and location of all crossings, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Submission of a crossing application is required.

- A.2.6 provision of construction sequencing plan to include ground water management solution;
- A.2.7 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 A of the Services Agreement. Please submit a copy of civil, electrical, and landscape plan directly to Engineering for review noting the following;
- a) clarification of a standard curb and gutter and deletion of the proposed roll over curb at the north east corner of the intersection of Yew Street and Lahb Avenue and revision of the intersection geometry such as changes to the curb radius or deletion of the bulge on the west side of Yew Street to ensure that trucks are not required to mount the curb as they make the turn from Yew Street onto Lahb Avenue to exit the site.
 - b) Provision of a 2.5m CIP broom finish concrete sidewalk with saw cut joints on Yew Street and a 2.0m front boulevard.
 - c) Deletion of the bollards proposed to be located at the edge of the curb bulge on the west side of the intersection of Yew Street and Lahb Avenue.
 - d) Provision of sod grass and deletion of the proposed planting between the sidewalk and property line on Nanton Avenue.
 - e) Provision for the planter wall proposed to be located at the north east corner of Nanton Avenue and Yew Street to be set back a minimum of 18" from the property line on Yew Street and located on the property line on Nanton Avenue. The planter is currently proposed to be located directly adjacent to the sidewalk and crossing the property line.
 - f) Provision of 18" wide sod grass strip or hard surface such as the proposed granite setts between any planting and sidewalk.
 - g) All planting on street right-of-way to be maintained by the adjacent property owner.
 - h) 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
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maintained for safety reasons, shall not exceed a mature height of 0.6m, measured from the sidewalk. Refer to Appendix A.

- i) All plant material within the street right-of-way which are located outside of the areas described in item 2 shall not exceed 1m in height, measured from the sidewalk. Exceptions will be approved on a case-by-case basis by the City of Vancouver's Street Activities Branch.
- j) The following plants species exceed the acceptable mature height allowance of 0.6m for plants located within sightline conflict areas. Please remove the following plants from areas where sightline conflicts exist. Refer to the North lane, Lahb Avenue and Nanton Avenue on drawing L1.04: GSH- Gaultheria shallon; and EFE- Euonymus fortune 'Emerald Gaiety'

Note to Applicant: Benches installed on City property must meet Street Activities design guidelines. The installation to be coordinated with the Street Activities Branch.

A.2.8 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- a) relocation of the 2 car share parking spaces shown on Lahb Avenue on drawing B-A102 to private property.
- b) provision of additional design elevations throughout all parking levels, at the Liquor Store secure loading area and at all elevators.
- c) provision of a parabolic mirror at the bottom of the ramp from P1 to P2 to be installed on the column at gridline 6,0.
- d) show the lengths of slopes for all ramp sections on the drawings.
- e) provision of minimum vertical clearances to be dimensioned and labelled on all section and elevation drawings for the parking levels, including at all overhead gates and mechanical projections.
- f) confirmation that 2.0m minimum vertical clearance is provided the length of parking spaces B-R53 and R54.

Note to Applicant: note the vertical clearance on drawing B-A201 and dimension the vertical clearance at the lowest point of the stalls on section drawing B-A504.

- g) dimension the vertical clearance under Lahb Avenue and confirm that minimum 14'1 ½" vertical clearance is provided for access and manoeuvring to the Liquor Store Class B loading bays as shown on North-South Section drawing B-A602.
- h) confirmation accuracy of section drawing B-A602 and other section drawings and update as required.

Note to Applicant: the section drawing B-A602 shows 14'7" vertical clearance from elevation 31.0m, not 28.0m, for the LDB Loading and a Commercial Bike room between the loading and the Rehearsal Studio.

- i) show the vertical clearance dimensions on drawing B-A504 and confirm that 2.3m minimum vertical clearance is provided the length of the ramp for access and maneuvering to all Disability and Class A loading spaces located on the P2 parking level.
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- j) provision of direct, stair free, internal loading corridors and routes from all loading bays to the required elevators and uses.

Note to Applicant: Engineering recommends increasing the door width for doors leading to and from the loading corridors and loading routes to facilitate loading operations. The doors as shown measure less than 1m in width.

- k) provision of loading plans to show the loading routes from all loading bays to the required elevators and uses.

Note to Applicant: The loading plans to show both Block A and B combined.

- l) confirm that there is an internal, stair free loading route from the Class B loading bay for Block B at the P2 parking level.

Note to Applicant: there does not appear to be access to a commercial elevator at the P2 level from the Class B loading bay storage area on drawing B-A201.

- m) show all access doors and overhead gates for access to Block A parking and loading on the P1 and P2 parking level plans.

Note to applicant: There are inconsistencies between what access is provided between the Block A and Block B drawings. Refer to B-R5 on P2.

- n) class A loading spaces to be distributed throughout the different parking levels at the required elevators for convenient use.

- o) show the vertical clearance dimension and confirm that 14'1 ½" vertical clearance is provided for access and maneuvering to the modified Liquor Store Class B loading bays under Lahb Avenue as shown on North-South Section drawing B-A602.

- p) provision of updated plans showing the access route from the Class A bicycle spaces located at grade and on P1 parking levels to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp or elevator, if required.

- q) provision of automatic door openers on the doors providing access to the bicycle room(s).

Please contact Jennifer White of the Parking Management Branch at 604-871-6474 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.2.9 clarification of garbage pick-up operations;

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.2.10 provision of a canopy application;

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage system. Canopies are defined as a rigid roof like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56mm in thickness (VBBL section 1A.9.8).

- A.2.11 provision of 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 a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions. The owner or representative is advised to contact Engineering to acquire the project's permissible street use;
- A.2.12 provision of letter of credit to secure the Owner's works as listed in the Services Agreement. (CA5499427 - CA5499432);
- A.2.13 completion of a comprehensive memorandum, which analyzes the GHG performance of the development in its entirety, including all commercial and residential loads, and which clearly summarizes the proposed concept design for the renewable energy and peaking/backup system to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The proposed concept design must allow for an anticipated reduction in GHG emissions by at least 50% over a business as usual approach to heating and cooling.

- A.2.14 include thermal energy distribution network on site servicing plan;
- A.2.15 provision of any further information and analysis required to confirm suitability and viability of the preferred form of the renewable energy system to the satisfaction of the General Manager of Engineering Services;
- A.2.16 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 are not limited to, junction boxes, switchgear, pad mounted transformers 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. 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. The applicant may be required to show details of how the site will be provided with all services being underground.

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

- A.3.1 release from the Ministry of Environment is required prior to issuance of development permit.
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B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Building Review Branch, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated March 8, 2017. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the “prior-to” response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **September 8, 2017** this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 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.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 Where a geo-exchange system is selected as the preferred low carbon energy approach, geo-exchange site testing and detailed design shall be completed, summarized, and submitted at the time of building permit application and before issuance of building permit.
 - B.2.2 Detailed design of the Renewable Energy System, including low-carbon energy sources and any conventional heating and cooling infrastructure required to meet base load and peaking/backup energy demands, must be submitted to and approved by the General Manager of Engineering Services prior to issuance of building permit. Such as system shall supply at least 70% of annual heating requirements of the development through low-carbon sources(s) and reduce greenhouse gas emissions by at least 50% over a business as usual approach to heating and cooling.
 - B.2.3 Make arrangements, to the satisfaction of the General Manager of Engineering Services, for confirmation that the Renewable Energy System meets the required detailed design provisions. Such arrangements may include but are not limited to completion and certification by the design engineer of record, at the time of building permit application, of the City of Vancouver Confirmation of Low Carbon Energy System Detailed Design Requirements letter of assurance.
 - B.2.4 A proposed energy system Performance Monitoring and Reporting Plan shall be submitted at the time of building permit application and approved by the General Manager of Engineering Services prior to release of building permit. The Plan shall detail how system performance data will be collected and analyzed for the purpose of evaluating short- and long-term system performance, system efficiency, energy consumption, building energy demand, and opportunities for optimization of system operation and efficiency, and shall include a cost estimate for completion of all required monitoring and reporting works. The applicant shall refer to the City of Vancouver Performance Monitoring and Reporting Requirements for Renewable Energy Systems for further instructions on performance monitoring and reporting.
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- B.2.5 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.2.6 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.2.7 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.2.8 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 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.**

The following is required prior to issuance of Occupancy Permit:

- B.2.11 Complete copies of all mechanical commissioning and testing reports shall be provided prior to issuance of occupancy permit, where energy system commissioning shall be completed under the supervision of a qualified registered professional. The ground loop portion of the Renewable Energy System, where applicable, shall be commissioned by a certified registered professional with expertise in the commissioning and inspection of closed-loop geexchange systems.
 - B.2.12 For each building for which the owner is required to apply for an occupancy permit, the owner will include in its application a Confirmation of Low Carbon Energy System Design, Installation, and Commissioning Requirements letter of assurance, signed by the registered professional who is responsible for the design of the building mechanical system, stating that the building mechanical system is in compliance with the approved building permit application and the requirements of the Renewable Energy System, and that the building mechanical system is or will be fully capable of operating in accordance with the agreed-upon design and performance parameters.
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- B.2.13 Make arrangements for delivery of a Performance Monitoring Report of the renewable energy and backup/peaking energy system, certified by a Registered Professional Engineer, one (1) and three (3) years following issuance of the occupancy permit. The performance monitoring report must conform to the scope and requirements agreed to by the General Manager of Engineering Services at the time of building permit issuance.
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