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2133 Nanton Avenue (COMPLETE APPLICATION)  
DP-2018-00896– CD-1 (642)

GJ/MC/LB/SR

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

J. Greer (Chair), Development Services  
C. Chant, Engineering Services  
D. Naundorf, Housing Policy and Projects

**Also Present:**

G. Jiang, Urban Design & Development Planning  
M. Cheng, Development Services  
S. Robin, Development Services  
M. Petersen, Social Policy and Projects  
D. Osglian, Facilities Planning

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**APPLICANT:**

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

**PROPERTY OWNER:**

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

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**EXECUTIVE SUMMARY**

- **Proposal:** To develop the site with two mixed-use buildings (Blocks C and D), as part of the Arbutus Centre redevelopment, subject to Council approval of the Form of Development and enactment of the amended CD-1 (642) By-law. Block C is an 8-storey mixed-use building comprised of 39 dwelling units, retail, and social amenity facility. Block D is a 12-storey mixed-use building comprised of 200 dwelling units and restaurant. Both buildings will be situated over three levels of underground parking having vehicular access from Yew Street.

See Appendix A Standard Conditions  
Appendix B Standard Notes and Conditions of Development Permit  
Appendix C Plans and Elevations  
Appendix D Applicant's Design Rationale  
Appendix E Hydrologic Analysis

● **Issues:**

1. Block D massing impacts on the street enclosure and streetscape of Yew Street;
2. Livability;
3. Frontage along commercial use and public square; and,
4. Street-facing and park-facing elevations.

- **Urban Design Panel: SUPPORT with Recommendations**
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**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DP-2018-00896 submitted, the plans and information forming a part thereof, thereby permitting the development of two mixed-use buildings (Blocks C and D), as part of the Arbutus Centre redevelopment.

**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 arrangements to the satisfaction of the Director of Legal Services in consultation with the General Manager of Arts, Culture and Community Services and the Director of Facilities Planning and Development to amend the Neighbourhood House and Adult Daycare Centre Facility registered at the Land Title Office under nos. CA5499449 to CA5499456 to secure the provision of a public amenity in the form of a Neighbourhood House and Adult Daycare Centre facility, with a total area of not less than 1,889 sq. m (20,333 sq. ft.), including:

- i) granting the City an option to purchase, for a nominal purchase price, the Neighbourhood House and Adult Daycare Centre Facility air space parcel, exercisable upon completion of construction thereof. The applicant will be required to provide the Neighbourhood House and Adult Daycare Centre Facility to the City prior to receiving an occupancy permit for Blocks C and D;
- ii) the design, construction, equipping and finishing of the proposed Neighbourhood House and Adult Daycare Centre Facility;

**Note to Applicant:** Design development will be required through the Development Permit process to demonstrate that the functional requirements of the Neighbourhood House and Adult Daycare Centre Facility can be met.

- iii) the transfer to the City at a nominal cost of an air space parcel containing the Neighbourhood House and Adult Daycare Centre facility, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations;
- iv) granting of a perpetual right in favour of the City and the users of this Neighbourhood House and Adult Daycare Centre Facility, for access to and use of the required vehicle parking spaces, the three additional oversized parking spaces for specialty use vehicles, as well as the drop-off zone and loading spaces in the underground parkade of the residential complex on this site, at no cost to the City;
- v) provision of a facility operating reserve for the Adult Daycare Centre and Neighbourhood House in the amount of \$4,000,000 to be held by the City in an interest-bearing account to be used to offset the operating costs of the amenity space for a period of approximately 20 years;

1.2 design development to reduce the street enclosure and improve the streetscape of Yew Street by providing a minimum 16 ft setback from the east property line for levels 9 to 12 of Block D;

**Note to Applicant:** The drawings indicate that the building face of levels 2 to 8 of Block D has been moved 1.4 meters (4.6 ft) towards the east property line in comparison to the rezoning application. This increases the height-to-width ratio of Yew Street. While staff accept the setback reduction of the lower storeys, the openness of the street and

resulting streetscape should be substantially improved by providing further setbacks on the upper floors (level 9 to 12) of Block D building to increase the exposure to open sky for the street and reduce the apparent height of Block D when viewed from the public realm along Yew Street. This condition may result in redistribution and/or reduction of overall floor area and unit counts. Review of the revisions may involve additional conditions.

1.3 design development to improve livability, as follows:

- i) provide units with usable private outdoor space;

**Note to Applicant:** Generally, the private outdoor space should have a minimum depth of 6 ft for two and three bedroom units. A lesser depth (minimum 4 ft) may be considered for one bedroom units and studios. Refer to “High Density Housing Guidelines for Families with Children”. Revise residential open balconies for Unit D02 and Unit D04 at Levels 2 to 6 to avoid two unit access to one balcony;

- ii) reconfigure unit layouts to remove the in-board dens and ensure all habitable spaces have adequate access to natural light (also see Standard Condition A.1.13);
- iii) improve visual privacy for units in Block D, particularly for the units at inner corners, at the northwest end of the building, and the staggered townhouse units; and,

**Note to Applicant:** This condition can be achieved by carefully locating and orientating primary living spaces (living room, master bedroom), windows, decks, and balconies, providing landscape screening, and other measures.

- iv) consider providing skylight or light well for the townhouse elevator lobby at level -1 (park level) to bring natural light and ventilation to the long internal corridor;

1.4 design development to strengthen the pedestrian-oriented commercial frontage at ground level, particularly fronting the public square, as follows:

- i) provide continuous weather protection for retail, restaurant, entrance to facilities, and the Yew Street passenger loading zone for limited mobility patrons of the Adult Daycare Centre and Neighbourhood House Facility; and,
- ii) enhance the pedestrian interest of the commercial frontage through creating a finer grained module expression, selection of high quality materials, and intensive detailing.

1.5 design development to improve the elevations of Block C and D buildings, as follows:

- i) incorporate appropriate articulation and variation to street-facing building facades;

**Note to Applicant:** This may be achieved through a limited number of voids and projections that create visual interest and a strong play of light and shadow on the façade.

- ii) eliminate the narrow deep notches on the east elevation of Block C to minimize the large blank wall exposed to street view;

**Note to Applicant:** Modest variations may be more appropriate to this façade.

- iii) design development to strengthen the frontage break of the townhouse building at the central elevator lobby area;

**Note to Applicant:** This can be achieved by reducing the roof overhang above the central area to increase the distance between the two roofs and differentiate the architectural expression of the central lobby area from the townhouse units.

- iv) demonstrate a response to solar orientation;

**Note to applicant:** This may be achieved by avoiding large window areas facing south and west and integrating shading devices to the overall building design.

- v) consideration to provide a green wall on the south and east facades of Block D in order to improve the visual amenity when viewed from the public realm.

**Note to applicant:** This could be an expression echoing the green walls on Block C.

**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: 2133 Nanton Avenue		CD-1 (642)		DP-2018-00896	
PERMITTED / REQUIRED		PROPOSED			
<b>Lot area</b>		Per Survey Plan - Lot 2	0.992 ha =	9,920.00 m <sup>2</sup>	
<b>Uses</b>	Adult Day Care Facility Cultural and Recreational Uses: Neighbourhood House Dwelling Uses Retail Uses: Retail Store Service Uses: Restaurant	Adult Day Care Facility Neighbourhood House Multiple Dwelling - market rental Retail Store Restaurant			
<b>Floor area and density</b>	All uses of sub-areas A, B, C, D Maximum 75,081.00 m <sup>2</sup>  Dwelling uses of sub-areas A, B, C, D Maximum 65,016.00 m <sup>2</sup>  Non-dwelling uses of sub-areas A, B, C, D Minimum 10,065.00 m <sup>2</sup>	All uses Sub-area A: DE418990 - 4188 Yew Street 25,689.73 m <sup>2</sup> Sub-area B: DP-2016-00333 - 4288 Yew Street 19,152.80 m <sup>2</sup> Sub-area C 7,568.00 m <sup>2</sup> Sub-area D 22,535.25 m <sup>2</sup> All uses - total 74,945.78 m <sup>2</sup>  Dwelling uses Sub-area A: DE418990 - 4188 Yew Street 19,199.90 m <sup>2</sup> Sub-area B: DP-2016-00333 - 4288 Yew Street 16,505.80 m <sup>2</sup> Sub-area C 5,255.67 m <sup>2</sup> Sub-area D 21,855.75 m <sup>2</sup> Dwelling uses - total 62,817.12 m <sup>2</sup>  Non-dwelling uses Sub-area A: DE418990 - 4188 Yew Street 6,489.83 m <sup>2</sup> Sub-area B: DP-2016-00333 - 4288 Yew Street 2,646.99 m <sup>2</sup> Sub-area C 2,312.33 m <sup>2</sup> Sub-area D 679.50 m <sup>2</sup> Non-dwelling uses - total 12,128.66 m <sup>2</sup>			
<b>Balcony</b>	Open residential balconies maximum exclusion Sub-area C 12% 630.68 m <sup>2</sup> Sub-area D 12% 2,622.69 m <sup>2</sup>	Open residential balconies Sub-area C 11.56% 607.61 m <sup>2</sup> Sub-area D 9.66% 2,111.63 m <sup>2</sup>			
<b>Amenity</b>	Amenity areas maximum exclusion Sub-area C 20% 1,192.60 m <sup>2</sup> Sub-area D - 1,400.00 m <sup>2</sup>	Amenity areas Sub-area C: Strata recreational amenity 11.91% 710.45 m <sup>2</sup> Sub-area D: Rec centre 0.98% 218.40 m <sup>2</sup>			
<b>Floor area<sup>1</sup></b>	ADCF, NH - minimum 1,889.00 m <sup>2</sup>  Sub-area C floor area Non-dwelling uses - minimum 224.00 m <sup>2</sup>  Sub-area C - maximum 5,963.00 m <sup>2</sup>    Sub-area D floor area Non-dwelling uses - minimum 695.00 m <sup>2</sup>  Sub-area D - maximum 22,313.00 m <sup>2</sup>	Sub-area C floor area Dwelling uses Multiple Dwelling 5,203.87 m <sup>2</sup> Multiple Dwelling - in-suite storage overage 51.80 m <sup>2</sup> Dwelling uses - total 5,255.67 m <sup>2</sup>  Non-dwelling uses Adult Day Care Facility 1,036.24 m <sup>2</sup> Neighbourhood House 1,129.73 m <sup>2</sup> Retail Store 146.36 m <sup>2</sup> Non-dwelling uses - total 2,312.33 m <sup>2</sup>  Sub-area C floor area - total 7,568.00 m <sup>2</sup>  Sub-area D floor area Dwelling uses Multiple Dwelling 21,559.75 m <sup>2</sup> Multiple Dwelling - in-suite storage overage 296.00 m <sup>2</sup> Dwelling uses - total 21,855.75 m <sup>2</sup>  Non-dwelling uses Restaurant 679.50 m <sup>2</sup> Non-dwelling uses - total 679.50 m <sup>2</sup>  Sub-area D floor area - total 22,535.25 m <sup>2</sup>			

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Technical Review for: 2133 Nanton Avenue			CD-1 (642)			DP-2018-00896			
PERMITTED / REQUIRED			PROPOSED						
<b>Building height</b>	Referenced to Geodetic Datum - maximum								
	Sub-area C - top of roof slab excluding parapet	60.00 m	Sub-area C - top of roof slab excluding parapet			60.00 m			
	Sub-area D - top of roof slab excluding parapet	72.00 m	Sub-area D - top of roof slab excluding parapet			71.80 m			
<b>Dwelling unit type <sup>2</sup></b>			<i>C</i>	<i>D</i>	<i>Sub-total</i>				
	One-bedroom		7	30	units	15%	37	units	
	Two-bedroom		23	136	units	67%	159	units	
	Three-bedroom		7	34	units	17%	41	units	
	Four-bedroom		2	0	units	1%	2	units	
	Subtotal		39	200	units	100%	239	units	
<b>Acoustics</b>	Report and recommendations are required in accordance with Section 10 of CD-1 (642)		Report with recommendations accepted						
<b>Horizontal angle of daylight <sup>3</sup></b>	One angle of 50 degrees, or two angles with a sum of 70 degrees, over an unobstructed distance of 24.0 m		Applicant to demonstrate compliance						
	Minimum distance may be relaxed to not less than 3.7 m								
<b>Parking <sup>4</sup></b>	Residential uses		Carshare			5			
	Small - maximum 25%		Standard			205			
	Disability		Small			17			
	Residential uses - minimum		Disability			0			
	246		Residential uses - total			222			
	Non-residential uses (NH, ADCF, Retail, Restaurant)		Non-residential uses (NH, ADCF, Retail, Restaurant)						
	Neighbourhood House, Adult Day Care Facility		Neighbourhood House, Adult Day Care Facility						
	Disability		Standard			34			
	NH, ADCF - minimum		Disability			3			
	53		NH, ADCF - total			37			
	Retail, Restaurant		Retail, Restaurant						
	Small - maximum 25%		Standard			42			
	Disability		Small			9			
Retail, Restaurant - minimum		Disability			16				
57		Retail, Restaurant - total			67				
Non-residential uses - total					104				
All uses - total		356			Carshare, residential uses, non-resid uses - total			331	
<b>Loading <sup>5</sup></b>			<i>Class A</i>	<i>Class B</i>	<i>Class C</i>				
	Residential uses		0	1	0				
	Non-residential uses								
	Neighbourhood House, Adult Day Care Facility		0	1	1				
	Retail, Restaurant		0	2	0				
	Non-residential uses - total		0	3	1				
All uses - total		0	4	1					
					<i>Class A</i>	<i>Class B</i>	<i>Class C</i>		
					0	3	1		
<b>Bicycle <sup>6</sup></b>			<i>Class A</i>	<i>Class B</i>					
	Residential uses		299	6					
	Non-residential uses					<i>Horiz.</i>	<i>Vertical</i>	<i>Locker</i>	
	Neighbourhood House, Adult Day Care Facility		4	1	<i>Class A</i>	<i>Class B</i>			
	Retail, Restaurant		2	0					
	Non-residential uses - total		6	1	All uses - sub-total	229	79	0	34
All uses - total		305	7	All uses - total	308	34			

**Notes:**

<sup>1</sup>Note on Floor Area:

Standard Condition A.1.11 i. seeks compliance with Section 5 - Floor area and density of the draft CD-1 (642) amendment By-law. The calculated area is inclusive of Neighbourhood House and Adult Daycare facility, and therefore it currently exceeds the maximum permitted area of 5,963 sq. m. The intent of the CD-1 By-law was to exclude Neighbourhood House and Adult Daycare Facility in the computation of the total floor area at sub-area C. However, the CD-1 By-law did not specify this exclusion. Staff is currently initiating a miscellaneous text amendment to obtain approval from Council. Upon enactment and approval of this text amendment, the condition will be satisfied.

Standard Condition A.1.11ii. seeks compliance with Section 5 - Floor area and density of the draft CD-1 (642) amendment By-law about the minimum floor area for non-dwelling uses at sub-area D. It must not be less than 695 sq. m. in accordance with Section 5.6.

Standard Condition A.1.11iii. seeks compliance with Section 5 - Floor area and density of the draft CD-1 (642) amendment By-law about the maximum floor area at sub-area D. It must not exceed 22,313 sq. m in accordance with Section 5.6. Compliance with Standard Condition A.1.12 regarding bulk storage will resolve the condition.

<sup>2</sup> Note on Dwelling Unit Type:

Standard Condition A.1.17vii. seeks clarification about the proposed number of each dwelling unit type.

<sup>3</sup> Note on Horizontal Angle of Daylight:

Standard Condition A.1.13 seeks compliance with Section 8 – Horizontal angle of daylight of the draft CD-1 (642) amendment By-law.

<sup>4</sup> Note on Parking:

Standard Condition A.1.14 seeks compliance with Section 4 – Off-street Parking Space Regulations of the Parking By-law regarding minimum parking requirement for all uses, and disability parking spaces for residential uses.

<sup>5</sup> Note on Loading:

Staff support relaxation of one Class B loading spaces subject to a shared loading agreement and provision of a minimum of 2 Class A loading spaces. Additional Class A loading spaces (in excess of the minimum 2 Class A loading spaces) on site is strongly supported. The overall requirement for loading spaces shall be a minimum of 2 Class A loading spaces and 3 Class B loading spaces.

Staff support relaxation of one Class C loading space.

Standard Condition A.1.15 seeks compliance with Section 5 – Off-street Loading Space Regulations of the Parking By-law, and seeks compliance with loading spaces and clarification on the proposed number of loading spaces.

<sup>6</sup> Note on Bicycle:

Standard Condition A.1.16 seeks compliance with Section 6 - Off-street Bicycle Space Regulations of the Parking By-law, and seeks further clarification/verification on the proposed number of bicycle spaces by class and by use.

• **Legal Description**

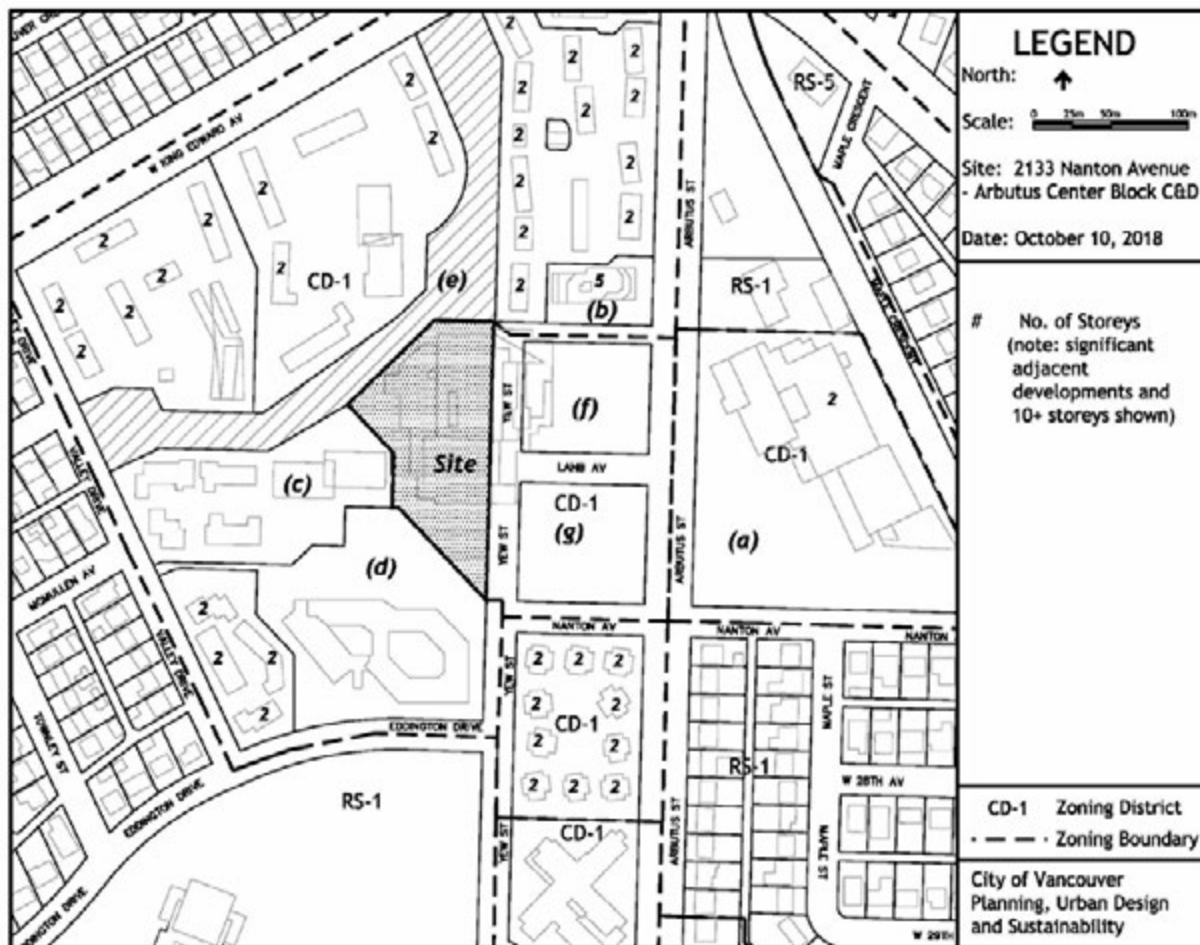
Lot: 2  
 District Lot: 526  
 Plan: EPP59809

• **History of Application:**

18-10-01 Complete DP submitted  
 18-12-12 Urban Design Panel  
 19-02-06 Development Permit Staff Committee

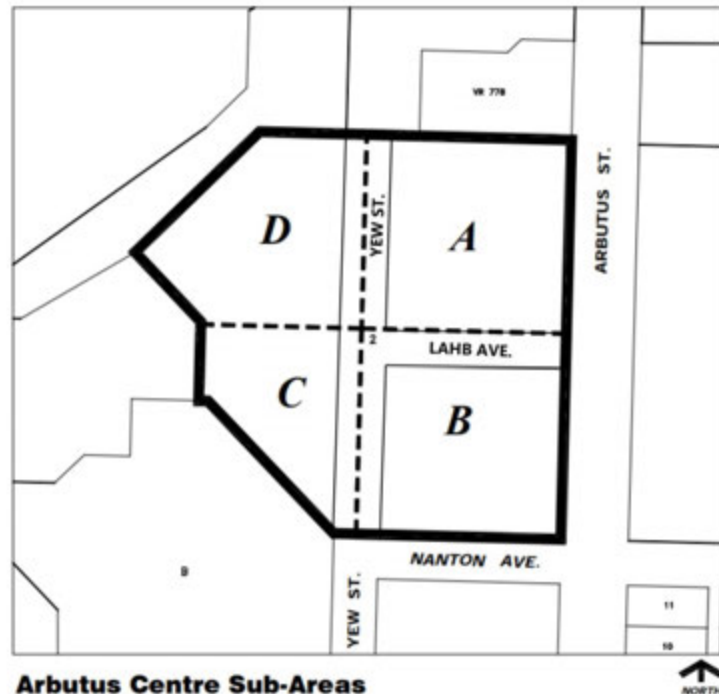
• **Site:** The overall site for Arbutus Centre is a seven acre parcel of land on Arbutus Street, with an existing two-storey mall, Arbutus Village, located at the western edge of the site. The remaining portion of the overall site is under construction with the first and second phase of the development, Block A and B. North of the site is the Arbutus Village Park and a five storey building (The Briar); west of the site is a six storey building (The McMullen); south of the site is a senior's care facility (The Amica Arbutus Manor), and; east of the overall site, across Arbutus Street, is the Arbutus Club. The project site, known as Block C and D, is the third phase of the redevelopment of Arbutus Centre.

• **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) the Amica Arbutus Manor, a senior's care facility;
- (e) Arbutus Village Park;
- (f) Arbutus Centre Block A; and,
- (g) Arbutus Centre Block B.





● **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 Block A, B, C and D, is expected to be delivered in three phases. This application is the last phase of redevelopment occurring in the Block C and D sub-area.

In 2011 a CD-1 bylaw for the overall site was approved by Council. The Development Permit applications for the first two phases (Block A and B) were granted in 2017. In July of 2018 Council approved a text amendment to the CD-1 bylaw to allow additional density and height for the overall site. While the majority of the additional approved floor area is proposed to the subject site, Block C and D, a portion will be added to Block A, under a separate Development Permit application approved in 2018 (DP-2018-00665).

In the 2011 rezoning, the Neighbourhood House and Adult Daycare Centre Facility was contemplated in Block A; however, to accommodate potential operators with respect to accessibility on the ground floor, these amenities now occur in Block C. The Neighbourhood House and Adult Daycare Centre Facility are to be located adjacent to each other to take advantage of operational efficiencies achieved by colocation of these two community-serving facilities.

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

*Arbutus Centre Policy Statement (2008)*

In July 2008, Council approved the Arbutus Centre Policy Statement (hereinafter, "Policy Statement") which supports significant residential development on the property, with a layout of four building blocks divided by two publicly accessible 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 Arbutus Centre seeks to achieve the following key planning principles:

- Create a neighbourhood centre with a mix of housing and locally oriented retail, service and office uses;
- Provide animated street edges through the use of street-oriented commercial and ground-oriented townhouses fronting onto streets and public spaces;
- Provide a built form that respects adjacent sites, Arbutus Village park, and views from surrounding public spaces;
- provide private and public amenities to benefit not only the residents of Arbutus center but also the neighbouring community;
- Promote pedestrian mobility, bicycling, and transit use;
- Promote environmental sustainability; and,
- Provide a quality public realm through the use of pedestrian friendly streetscapes, walkways, and plaza spaces.

**Public View:**

The preservation and creation of public views is a key consideration in the form and placement of buildings. There is a significant public viewpoint located at the southeast corner of Quilchena Park looking northwest towards English Bay and Point Atkinson. Most building massing on the site should sit below a datum line of 57 metres above sea level that would preserve views of the water. Elevator penthouses should not interrupt this view unless they give access to usable green roofs. Small mechanical structures may also be permitted. Note that in the CD-1 by-law text amendment (2018), Council approved an increase of the building height for Block C and D to geodetic heights of 60 metres and 72 metres respectively.

**Shadow Impact:**

A building designed with generous terraces, proper setbacks and grade changes to the site would contribute to minimize the shadowing.

**Building Form and Height:**

Site redevelopment should include a variety of residential building forms including mid-rise and row house/townhouse forms in appropriate areas of the site. Building heights should generally not exceed 6 storeys. However, with appropriate terracing, responses to potential view impacts and the existing grade changes on the site, 7 and 8 storey buildings could be located centrally within the development. Terracing of the massing should occur along the north, south, northwest, and southwest edges to create a transition to the surrounding community, the park, and adjacent residential developments. The terraces stepping down toward the edges of the site should be generous in scale, and bring massing down to a 2 and 3 storey scale. In the 2018 CD-1 text amendment, Council approved an increase of the maximum building height of the site to 12 storeys. The transition heights were also approved to increase to 4 storeys and 6 storeys along the northwest and southwest edge respectively.

**Local Serving Retail Uses:**

The local-serving retail uses should cover a broad array of shops and services common to neighbourhood centres. Retail frontages 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.

Residential use:

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. Opportunities for ground-oriented housing are encouraged, especially for families. Access to useable roof space is an acceptable alternative.

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 dedication or a statutory right-of-way. The design of the upper levels of Blocks C and D should consider solar access to this public space.

The creation of convenient, safe and pleasant pedestrian connections to and through the Arbutus Centre site is essential. Any connections should be designed to accommodate a pedestrian and cycling 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 through a dedication or a statutory right-of-way through the subject Development Permit for Blocks C and D.

Architectural Expression:

- 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 Art:

Based on the scale of development, this site is required to contribute public art. A strategy for fulfillment of public art requirements should be provided at the rezoning stage. The incorporation of public art in public open spaces is encouraged on the Arbutus Centre site.

Sustainability:

As a result of the rezoning process, all new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (amended February 7, 2017). This includes all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings.

Urban Agriculture:

Opportunities for urban agriculture should be explored in the design of outdoor amenity spaces and rooftops in the residential developments in Arbutus Centre.

*CD-1 (78) Arbutus Village By-law No. 4634 (enacted in 1972)*

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 is no form of development parameters in the original by-law.

*CD-1 (642) 4255 Arbutus By-law No. 11658 (enacted in 2016)*

The by-law is an update of the original CD-1 By-law. 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.

*CD-1 (642) 4255 Arbutus By-law text amendment (approved in 2018 and pending enactment)*

The by-law is a text amendment to the CD-1 (642) in the following areas:

Floor area and Density

The permissible floor area for the overall development will be 75,081 sq. m with a minimum of 10,065 sq. m for commercial space and a maximum of 65,016 sq. m of residential floor area. The maximum gross floor area for Block C and D are 5,963 sq. m and 22,313 sq. m respectively. The minimum floor area for the Adult Daycare Centre and Neighbourhood House is 1889 sq.m.

Building height:

Building height is set below a Geodetic Datum line of 60 metres for Block C and 72 metres for Block D.

Horizontal angle of daylight requirement is included.

*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.

*Urban Agriculture Design Guidelines for Private Realm*

The City of Vancouver 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 in order to facilitate social interaction and food production.

*City of Vancouver Social Facility Technical Guidelines*

The purpose of these Guidelines is to help guide housing partners through the project design and development process on Social Amenity projects, delivered turn-key to the city through rezoning provisions. They outline the minimum standards required by the City of Vancouver for materials, finishes, equipment and technical specifications. Their intent is to realize City policies and goals that include for example "The Climate Change Adaptation Strategy", "The Greenest City Action Plan: 2020", and "The

Healthy City Strategy”, within the context of built environment. The desired outcome is to encourage usability and inclusivity, as envisioned in these policies and in accordance with the regulatory framework set out in the Vancouver Building Bylaw and the Zoning and Development Bylaw.

#### *City of Vancouver Recreational Facility Technical Guidelines*

The purpose of these Guidelines is to provide basic requirements for high performance city-owned recreational facilities, while providing flexibility to reflect the varying types and functions of recreational facilities. The Guidelines provide minimum standards for equipment and finishes, serve as a cost-estimate tool, and ensure that Universal Design principles are met to ensure inclusivity in our communities.

The intent of the guidelines is to address the key issues of site and building design. The guidelines provide both quantitative measures and qualitative guidance on designing Social Amenity facilities touching on outdoor and indoor amenities and areas, safety and supervision of users, and provision of accessory and storage spaces appropriate for these facilities.

#### *City of Vancouver Accessible Community Gardens Guidelines*

The *Accessible Community Gardens Guidelines* were jointly developed by the Persons with Disabilities Advisory Committee and Seniors Advisory Committee to provide design requirements facilitating access to, and participation in, community gardens by seniors and people with disabilities. Besides being an enjoyable past time, many seniors and people with disabilities have a higher need for, and are uniquely dependent upon, public garden space to grow their own food, enjoy green space, and engage in social interaction with others.

*Functional Program: Arbutus Shaughnessy Kerrisdale (ASK) Friendship Society Adult Day Centre and the Association of Neighbourhood Houses of British Columbia (ANHBC) Neighbourhood House in the Arbutus Centre Development (2016), including Amendments (2019)*

The Functional Program identifies the spatial and functional requirements for the collocated Adult Daycare Centre and Neighbourhood House, and provides specific quantitative and qualitative properties to be achieved with the design of this facility.

The Functional Program amendments (2019) reflect increases in floor area for each organization, per the CD-1 by-law text amendment approved in July, 2018 for 2133 Nanton Avenue and 4189 Yew Street. These Functional Program amendments also respond to the proposed design with each organization located on its own level, thereby limiting opportunities to share spaces as planned in the Functional Program (2016).

### **Response to Applicable By-laws and Guidelines**

#### *Response to Arbutus Centre Policy Statement (hereinafter, "Policy Statement")*

The proposal is generally consistent with the Policy Statement in terms of providing a walkable neighbourhood centre, a mix of housing and local serving retail uses, improved neighbourhood amenity, and a quality public realm.

#### **Shadow Impact and Public View:**

The shadow impact on the park and neighbouring properties are significantly reduced and minimized through significant reduction of the heights and generous setbacks. The additional height and massing is appropriately placed and sculpted to provide visual interest and reference the outline of the North Shore and Sunshine Coast mountains.

#### Building Form and Height:

The building form is generally compliant with the Policy with a concentration of height and density in the central area of the site with generous terraces towards the edges. Block C steps back at the upper levels to allow solar access to the public square and the neighbouring property to the west. A 12-storey massing is located on the southeast corner of Block D and terraced down to 4-storey and 6-storey when near the north and southwest edges respectively. A 4-storey townhouse building defines the edge of northwest with the substantial setbacks on third and fourth levels.

On the east side of Block D, the massive building frontage has been successfully broken up through stepping down the building height, horizontal elements, vertical breaks, and varied materials. However, the issue of the street enclosure and streetscape along Yew Street has not been resolved, as per Rezoning Condition 3. Significant design development is recommended to improve the sense of openness for better daylight access and streetscape for Yew Street. Recommended Condition 1.2 seeks to increase the exposure to open sky for the street and reduce the apparent building height by providing substantial setbacks for level 9 to level 12.

#### Local Serving Retail Uses:

The proposed coffee shop and restaurant at the ground level of Block C and D successfully provides active commercial frontages along public square and Yew Street. Further design development need to improve the façade design to enhance user experience on the Public Square and improve interface with Yew Street. Recommended Condition 1.4. seeks continuous weather protection and a high level of details for the commercial frontage.

#### Residential Use:

The proposal successfully provides a variety of residential building forms including mid-rise and row house forms and significant amount of dwelling units for families. Ground-oriented residential units are provided along all edges, wherever possible. There is further design development needed to improve livability of the units in terms of usable private outdoor space, access to daylight and view, and privacy. Recommended Condition 1.3. seeks reconfiguration of the unit layout to achieve better livable space particularly for the units with no balconies, in-board habitable spaces, and having direct lines of sight between windows and private open spaces.

#### Public Realm:

The proposed public square successfully creates an active and engaging outdoor amenity space for the community. Active uses, including coffee shop, restaurant, lounge room and activity room of the Neighbourhood House, define the north and south edge of the public square with transparent frontages at ground level. The solar access to the public square, particularly to the outdoor seating areas of the restaurant and coffee shop, has notable improvements. Proposed public walkways are continuously provided along all shared property lines with access to Arbutus Village Park, the adjacent neighbourhood, the public square, and the sidewalk of Yew Street. However, along the southwest public walkway the interface needs further design development to improve the activation and safety of the public walkway. Standard Condition A.1.5 seeks further activation along the public walkway. This activation does not apply to the fully secured perimeter of the Adult Daycare Centre's patio due to its unique functional and security requirements, see Standard Condition A.1.27vi and xvi.

#### Architectural Expression:

The building elevation design generally meets the objectives by creating distinctive architectural expression with strong horizontal elements, vertical breaks, green walls, and the use of high quality durable materials. Both buildings demonstrate an improved architectural expression to address UDP comments regarding simplicity and calmness. However, further design development needs to add more

public interest to the flat facades. Recommended Condition 1.4 seeks further refinement to the elevations, particular to the east elevations, by incorporating appropriate articulations and variations, better respond to solar orientation, and consideration to green walls.

#### Public Art:

A strategy for the fulfillment of the public art requirement is being provided, including a detailed public art plan which is being prepared and will be considered by the Public Art Committee. See Standard Condition A.1.30.

#### Sustainability:

Confirmation will be provided that Blocks C and D are on track to meet the requirements of the Green Buildings Policy for Rezoning (amended February 7, 2017). See Standard Condition A.1.10.

#### Urban Agriculture:

Opportunities for urban agriculture have been explored in the design of outdoor amenity spaces and rooftops in the residential developments in Arbutus Centre.

#### *Response to CD-1 Bylaw and Text Amendment*

The proposal meets the technical requirements of the CD-1 By-law and the text amendment with respect to the use and heights. Staff is currently initiating a miscellaneous text amendment to obtain approval from Council to exclude community uses (Neighbourhood House and Adult Day Care Facility) from the overall density. If this amendment is approved by Council, the proposal will meet the technical requirements of the CD-1 By-law with respect to density.

The CD-1 by-law text amendment to allow additional height and density to the entire site was approved by Council on July 18<sup>th</sup>, 2018. While the majority of additional density is distributed to the subject development on the Block C and D, density has also been redistributed to Block A. Refer to Block A development permit application DP-2018-00665. This successfully achieves a balanced distribution of density over the site and significantly reduces the density on Block C and D to mitigate the overall massing and shadow impacts.

#### *Response to High Density Housing Guidelines for Families with Children*

The proposal generally meets the standards set out in “High Density Housing Guidelines for Families with Children” in terms of providing common outdoor and indoor amenity space, private outdoor space, appropriate size and layout for family units, acoustic and visual privacy, and in-suite storage. However, further design development is needed to ensure all dwelling units can achieve the livability standards. Recommended Condition 1.3 seeks improvement of unit layout, particularly for the units with no balconies, with in-board habitable spaces, and having direct lines of sight between windows and private open spaces.

#### *Response to Urban Agriculture Design Guidelines for Private Realm*

The proposal meets some of the standards set out in the *Urban Agriculture Design Guidelines for Private Realm*. Further improvements are required to achieve a Sustainable Food System Plan to include a minimum of three food systems assets as described in the Rezoning Policy for Sustainable Large Developments, see Standard Condition A.1.29.

*Response to City of Vancouver Social Facility Technical Guidelines and Response to City of Vancouver Recreational Facility Technical Guidelines (2018)*

While the overall disposition of the proposed Neighbourhood House and Adult Daycare Centre facility is generally supportable, further design improvements are required to achieve the key functional objectives of these Technical Guidelines. Most notably, each of the floor plates for these proposed Social Facilities require significant modifications and improvements. Please refer to Standard Conditions A.1.24, A.1.25, A.1.26, A.1.27, and A.1.28. for further details.

*Response to City of Vancouver Accessible Community Garden Guidelines*

Further design improvements to the Adult Daycare Centre facility are required to provide optimal accessibility and functionality of the facility's patio. In particular, the Guidelines should inform the barrier-free design of the Adult Daycare Centre's access and egress points to/from the patio, as well as its garden beds, pathways, and all open spaces.

*Response to Functional Program: Arbutus Shaughnessy Kerrisdale (ASK) Friendship Society Adult Day Centre and the Association of Neighbourhood Houses of British Columbia (ANHBC) Neighbourhood House in the Arbutus Centre Development (2016), including Amendments (2019)*

The proposed Neighbourhood House and Adult Daycare Centre facility requires further design improvements to achieve the key objectives of the Functional Program. Each of the floor plates for these proposed Social Facilities require significant modifications and improvements. Please refer to Standard Conditions A.1.24, A.1.25, A.1.26, A.1.27, and A.1.28 for further details.

● **Response to Rezoning Conditions:**

Only conditions with significant remaining issues are included below.

*Rezoning Condition 1: Design development of the Block D building to reduce the shadow impact on the park through sculpturing the building as follows:*

*(i) Provide further shoulder setback on the 3rd and 4th floors of the townhouses along the northwest edge of the site; and,*

*Note to Applicant: The intent is to cast no more shadow on the Arbutus Village Park path than is already cast by the existing trees.*

*(ii) Reduce the height of terraces at the north end of Block D building from 10, 8, and 6 storeys to 8, 6, and 4 storeys respectively.*

*Note to Applicant: This measure also assists with the improvement of the massing transition to the existing adjacent 3-storey residential building on the northeast corner.*

*Stair and the corridor should be contained within the primary terrace massing.*

**Applicant Response:**

(i) The 3<sup>rd</sup> floor of the Block D townhouses (at level 2 of the building) has been set back by approximately 5 metres. The townhouses at the 4<sup>th</sup> floor (at level 3) have been set back by approximately 7 metres. Refer to floor plans and shadow studies. The 'sawtooth' pattern of the upper townhouse floors has been maintained, as was discussed and generally agreed upon with City Staff at a pre-application meeting held on July 31, 2018.

(ii) The height of all Block D north end terraces have been significantly reduced. Refer to Block D East Elevation drawing A403 and shadow studies.

**Staff Assessment:**

(i) This condition has been successfully met through the proposal. The resulting massing of townhouse reduces the shadow on the path of Arbutus Village Park and avoids continuous shade on the path in the morning time.

(ii) This condition has been successfully met through the proposal. The shadow impact to the park and



north neighbour property has been significantly reduced and minimized as the shadow study demonstrates. An improved massing transition is also achieved.

*Rezoning Condition 2: Design development of Block C building to increase solar penetration onto the Public Square, particularly with the consideration of the open space and outdoor patio in front of the restaurant.*

**Applicant Response:** Further sculpting of the Block C mass (at levels 3+) allows for greater solar access onto the Public Square at various times of day.

**Staff Assessment:** This condition has been successfully met through the proposal. The duration of solar access to the restaurant outdoor space is increased.

*Rezoning Condition 3: Design development to improve the Block D streetscape along the Yew Street extension as follows:*

(i) *Provide a notable shoulder setback of approximately 10 ft. above the 8th floor on the east and south sides of Block D apartment building.*

*Note to Applicant: The intent is to create a street wall to be compatible with the scale of street space and the building form on the other side of the street and reduce the apparent overall massing viewed from the street.*

(ii) *Provide a substantial break on the east façade of Block D building to break up the overall massing to give the appearance of two separate buildings.*

*Note to Applicant: The proposed overall building width along the Yew Street extension is approx. 230 ft. An appropriate apparent building width generally does not exceed 100 ft. Encourage including a green wall to strengthen the break and soften the façade.*

**Applicant Response:**

(i) Refer to Block D East Elevation Drawing as well as Block D floor plans – A setback has been implemented to the east façade surface which occurs at levels 9 – 12, of approximately 3 metres (10 ft.) from the east property line. The lower brick façade elements which occur at East Elevation levels 2 – 8 protrude from this upper surface by approximately 1.2 metres (4 ft.) which creates a ‘shoulder’ within the expression at level 9.

(ii) Two substantial vertical breaks have been introduced in the East Elevation’s brick façade elements, which reduce the visual length of this elevation. The horizontal width of each of the two significant brick façade elements are approximately 20 metres (60 ft.) each, with recessed breaks between them.

**Staff Assessment:** The intent of item (i) above has not been sufficiently met since the setback from Yew Street to Block D was reduced. This increases the height-to-width ratio of Yew Street. Significant design development of setbacks on upper levels is sought. Refer to Recommended Condition 1.2.

*Rezoning Condition 4: Design development to minimize the view impact of the rooftop appurtenances on the uppermost roof of Block C & D buildings, including elevator penthouse, mechanical structure, stair, and screening.*

*Note to Applicant: All rooftop appurtenances should be set back substantially from the edges of the roofs. Only small mechanical structures and screens can be considered and centrally placed. This condition could be achieved by relocating the elevator core to grid line 8 or 9. The applicant is encouraged to explore other design solutions.*

**Applicant Response:** The Block D elevator core has been relocated so that the elevator penthouse occurs more centrally on the rooftop. Refer to landscape plans and architectural roof level plans for locations of mechanical screening, fire stairs, and accessible rooftop gardens.

**Staff Assessment:** This condition has been successfully met through the proposal.

*Rezoning Condition 5: Design development to improve the architectural expression in order to simplify and calm the expression of the building.*

*Note to Applicant: The intent of this condition is to further relieve the apparent massing and height of the buildings and improve the visual interest to the surrounding public realm. The methods could include simplifying the mix of the vertical and horizontal expression, removing the vertical frames of the projected balconies on the east façade of building D, and providing a clearly defined base and pedestrian friendly frontage for the building C on all sides. The applicant is encouraged to explore other design solutions.*

**Applicant Response:** Refer to Block C and D Elevation Drawings and Streetscape renderings for design development to the expression of both buildings.

**Staff Assessment:** The intent of the above item has not been sufficiently met. Design development to contribute pedestrian interest is sought. Refer to Recommended Condition 1.4.

*Rezoning Condition 6: Design development to ensure commercial retail units on Block C and D are designed to activate and enhance user experience on the Public Square.*

**Applicant Response:** The commercial retail units are oriented to front the Public Square, with storefront glazing which faces out towards the Public Square. Refer to Elevation Drawings for depictions of the frontages of the commercial retail units.

**Staff Assessment:** This condition has been successfully met through the proposal.

- **Conclusion:**

The application has successfully responded to the applicable policies and guidelines, including the Arbutus Centre Policy Statement. Staff support this application, subject to the conditions outlined in this report.

## URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on December 12<sup>th</sup>, 2018, and provided the following comments:

### EVALUATION: Support with Recommendations

- **Introduction:**

Development Planner, Grace Jiang, introduced the project as The application is the last phase of the DP application for the Arbutus Center redevelopment. The subject site is on the interior half of the overall site. The surrounding context includes the first two phases of development Block A & B to the East, two 6-storey residential buildings to the North and West, a two-storey senior facility on the south, and the linear Arbutus Village park borders the Northwest edge. There is a 5 meters crossfall over the site from northeast to southwest corner.

The proposal is for a mixed use development, including Block C & D and a public square between the two blocks. Block C proposes one 8 storey building. A coffee shop and an Adult Day Care (ADC) is on the ground level fronting the public square, and a Neighbourhood House (NH) is located on the level below, and a strata amenity room is on P1 level. Block D contains one 12 storey building fronting Yew Street and the public square, one 4 storey townhouse interfacing with the linear park, and a courtyard. A restaurant is on the ground floor defining the north edge of the public square. The amenity room is contiguous with the courtyard. Both buildings provide a green roof and a rooftop outdoor amenity space. The

underground parking runs north to south serving both buildings. Residential entrances and parking access are located on Yew Street.

The DP application is under an amended CD-1 bylaw approved by council in July this year. The proposal generally meets the technical requirements in the CD-1 bylaw with respects to the use, height and overall density for the entire site.

However, the UDP at rezoning stage identified key issues of the form of development, such as unbalance distribution of density over the entire site, out of context massing and bulky buildings, overshadowing on park, Public Square, and neighboring properties, architectural expression. Rezoning approval conditions also seek significant improvements of Block C & D to mitigate the overall massing and shadow impact through measures including reducing terrace heights, providing substantial shoulder setbacks above level 8, and vertical breaks on long east façade.

The DP application made a few major revisions to address the mentioned issues:

- reduce the height of north end terraces of Block D from 10, 8, 6 storey to 8, 6, 4 storey r respectively, which significantly reduce the extent of shadowing onto the park and north property;
- create an 8 storey base expression on the east elevation of Block D to break up the scale. To achieve this, the east building face from level 2 to level 8 are pushed outwards 1.6 meters;
- provide vertical breaks on east façade;
- provide further setback on 3rd and 4th floor of townhouses to reduce the shadow on the park;
- sculpt the northeast corner of block C to improve solar access to the public square; and
- Architectural expression of both buildings is simplified, but some of the balconies are removed.

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

1. Please comment on the success of the Block D building in terms of the mitigation of the overall massing and shadow impact;
2. Please comment on the success of the performance of public square with respects to solar access, activation, and place making; and
3. Please comment on the success of overall architectural expression and the ground floor elevation in terms of articulation and pedestrian interest.

The planning team then took questions from the panel.

• **Applicant's Introductory Comments:**

The upper levels of the Townhomes have been pulled back away from the park to address the concern of over shadowing; therefore there will be more terracing in the massing but contributing back to the private amenity of these units.

For the shoulder that was requested in the U street elevation of block D, facing east, we have intentionally picked up from the brick modules from block A and treat the street wall in a respectful way to think about the urban volume.

There has been a change in resolution in the upper floors with a more open fenestration pattern to separate the massing from the lower portion of the building. Have made various moves to lighten the top of the building.

Brought the face of the building out to half the distance the balconies previously projected. On the façade we are showing no projected balconies.

On the east façade have pushed the two brick volumes façade towards the street, and from the 9 to the 12th floor we have kept the glass portions which cascades down to the main floor of the same plain to create a cohesive design.

We have provided Juliet balconies.

Landscape design has improved since rezoning. Both rooftops now provide more of an amenity. Sun exposure was a critical component. The courtyard is now more of a passive area with transitions in the paving pattern. There are accessible accesses coming from the U street. Along the south façade on building C there is improved neighboring transition with lots of open spaces. Overall, you will see a lot of layered planting, seating, vertical elements, and a water feature.

The applicant team then took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

- Having reviewed the project it was moved by Ms. Avini-Besharat and seconded by Mr. Huffman and was the decision of the Urban Design Panel:
- THAT the Panel **SUPPORT** the project with the following recommendations to be reviewed by City Staff:
  - Widen the weather protection for retail uses and entrances to public facilities and along the plaza spaces;
  - Simplify the access to the courtyard on block D.

- **Related Commentary:**

The new scheme is a huge improvement. The massing has been contained and the stepping is more pronounced and meaningful. Breaking up the townhouse block would be beneficial as the townhomes appear to be crushing in to the building. The idea of base and top is more successful. A panelist noted the vertical sections combined with the curtain wall were successful.

Any improvements to the walkway and its interface with the building would be good. Look at the ground plain where the buildings touches the grade, how the glass turns, what is the materiality, quality of materials, and recessing the doors.

A panelist noted concern with the street renderings, the street is not welcoming. The entire exterior surface is something one should be more aware of.

The office space would benefit from facing the park.

Depending on the time of year, shadowing continues to be an issue. Suggest reviewing solar orientation and how this building is reflecting that. Livability issues could be further reviewed, especially with windows to the living room and there are some privacy issues of the corner unit.

Review the usability of the courtyard at building D, it seems isolated and could contribute to the breaking up of the townhouses. Access to the courtyard in building D is quite convoluted and would benefit from simplification. A panelist suggested the courtyard should follow through with a courtyard elevator to be more inviting.

In general the plaza is well proportioned with some good exposure during the summer months. Some suggested connecting the plaza to the park. There is still quite a bit of shadow despite small improvements. The majority of shadowing is where the retail is. This takes away from successful activation. Any modifications to create the corner to have more solar access where restaurants and cafes are will be a win for project. Additionally, weather canopy in the main plaza would be beneficial.

Additional comments included the parkade appears a bit strong and harsh. Suggest deeper weather protections (4ft to 8ft). The water feature is visually nice but the concern is its function in terms of sustainability. A suggestion was to make this feature more interactive. The bike storage was handled well. Reconsider the spot of the water jets, currently in a shaded area at grade.

- **Applicant's Response:** The applicant team thanked the panel for their comments.

## **ENGINEERING SERVICES**

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.

## **SOCIAL POLICY & PROJECTS / FACILITIES PLANNING AND DEVELOPMENT**

The recommendations of Social Policy & Projects/ Facilities Planning and Development 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, firefighting access and energy utilization requirements.

## **NOTIFICATION**

On December 7<sup>th</sup>, 2018, 1020 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the City's website. In addition, four site signs were installed: behind the Arbutus Shopping Centre adjacent to Arbutus Village Park, at the entry to the Arbutus Shopping Centre, and fronting Arbutus Street and Nanton Avenue. The signs were installed on December 6<sup>th</sup>, 2018 offering information about the development with direction to the City's Development Permit Board website.

A total of 9 written responses were received via email. Seven of the responses outlined concerns with the project; one of the responses were seeking further information regarding the project site.

**Building Height and Density:** Comments were received opposing the additional residential floor area and building height beyond what was initially consulted with the surrounding community, and concern regarding shadowing the surrounding buildings.

Staff Response: Additional residential floor area for the Arbutus Centre site was considered and approved by Council through the CD-1 by-law text amendment in July, 2018. The proposed density conforms to this amendment. The applicant's response to the rezoning conditions has successfully reduced the extent of shadows and minimized the shadow impacts on the Arbutus Village Park and the neighbouring properties.

**Provision of Social Housing for Seniors:** A comment was received regarding the importance of providing social housing units for older adults in the community.

Staff Response: The social housing units will be provided in Block A of the Arbutus Centre development. Consistent with the city's standard practice and demonstrated community need, the units will be targeted to a mix of ages and household types and will include a number of accessible and adaptable units.

**Need for Amenities:** Concern was expressed regarding the need for additional community facilities, including community centres, to meet the needs of future residents in the area.

Staff Response: A Community Amenity Contribution (CAC) is proposed as part of the rezoning of the Arbutus Centre site. CACs take into consideration community needs, area deficiencies, and the impact of the proposed development on City services. Public benefits secured through the rezoning and text amendment for the entire site include rental and social housing, a Neighbourhood House, an Adult Day Centre, upgrades to Arbutus Village Park, and other contributions.

**Perceived Conflict of Interest:** A comment was received regarding concern with the applicant having been employed with the City of Vancouver and involved with this project, and requesting that the City look into creating a policy to avoid conflicts from occurring in the future.

Staff Response: This comment is outside of the scope of this development review, and has been communicated to senior management and legal services for consideration.

**Groundwater and Stormwater Concerns:** Residents expressed concerns regarding development /excavation on the site given that several watercourses have flowed through this area, as well as concern with the planting of trees and locating of stormwater tanks.

Staff Response: The applicant has submitted a Groundwater Management Strategy as part of the rezoning of the site and is required to update this strategy as part of the subject Development Permit application. Landscaping above major utilities and groundwater infiltration infrastructure will be restricted.

**Incorporating Urban Design Panel's Recommendation:** Comments were received regarding whether the applicant has addressed the Urban Design Panel (UDP) recommendations, from the meeting dated February 26<sup>th</sup>, 2018.

Staff Response: The recommendations from UDP were incorporated into the rezoning conditions, including reducing the shadow impact, mitigating the massing, and revising the architectural expression. To balance the additional density over the entire site, density has been redistributed to Block A by adding two stories on the east side of Block A (DP-2018-00665; approved by the Development Permit Board on October 29<sup>th</sup>, 2018).

**Addressing the Conditions of the CD-1 Text Amendment:** Comments were received regarding whether the applicant has adequately addressed the conditions contained in the Policy Report for the CD-1 text amendment, dated June 11<sup>th</sup>, 2018.


Staff Response: The majority of the rezoning conditions have been adequately addressed. There are conditions contained in this report to address areas that require further improvement. Recommended Condition 1.2 seeks further setbacks for the upper levels to reduce the apparent massing of Block D and improve the Yew Street streetscape. Recommended Condition 1.5 seeks appropriate articulation and variation on the street-facing facades to contribute to public interest.

**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

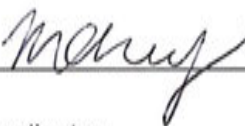
The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by both the Development Permit Board and the Director of Planning.

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

The Development Permits Staff Committee supports this proposal with the conditions contained in this report.

  
for \_\_\_\_\_  
J. Greer  
Chair, Development Permit Staff Committee

  
\_\_\_\_\_  
G. Jiang  
Development Planner

  
\_\_\_\_\_  
M. Cheng  
Project Coordinator

Project Facilitator: Sarah Robin

## 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 the pending amended CD-1 By-law can and does become enacted by City Council;
- A.1.3 design development to improve the interface and privacy for the residential frontage on Yew Street through the measures as follows:
- (i) develop the architectural expression to enhance the residential character and scale;
  - (ii) elevate the main floor elevation of ground level residential units 108,109, and 110 by approximately 2 ft to enhance privacy;
  - (iii) provide at-grade landscape along the edge of east property line; and,
  - (iv) enhance the prominence of the communal residential entrances for apartment building and townhouse building;
- A.1.4 design development to enhance courtyard performance, as follows:
- (i) provide direct access from the public square to the courtyard with a clearly defined and inviting entrance facing the public square;  
  
**Note to Applicant:** The recommended entrance location is at the west side of the restaurant. Incorporate the entrance design into the restaurant frontage and public square design.
  - (ii) increase the outdoor amenity space area to create more social opportunities and child play areas; and,  
  
**Note to Applicant:** This may require a reduction of private patio area for unit 102, 105, and 107, provided the resulting private outdoor spaces are usable for family activities with a minimum dimension of 6 ft by 9 ft.
  - (iii) consider providing glazed canopy outside of the indoor amenity room;  
  
**Note to Applicant:** the intent is to create covered outdoor amenity space for seating and gathering.
- A.1.5 design development to provide a safe and pleasant public walkway as follows:
- (i) ensure the on-site public walkways are conveniently and continuously connected to the park and public square with integrated universal design measures; and,
-



- (ii) provide windows for the boardroom of the Adult Daycare Centre to improve casual surveillance on the southwest public walkway. Also see Standard Condition A.1.27ii;
- (iii) Set back the patio fence of the Adult Daycare Centre at least 3 ft. from the public walkway SRW and provide landscape outside of the fence to soften the edge. Also see Standard Condition A.1.27xv;

**Note to Applicant:** The height of the fence should meet the minimum requirement for the Adult Daycare Centre. Recommend incorporating transparent panels in the fence, to contribute to public casual surveillance and pedestrian visual interest. Provide details of fence for further review.

- A.1.6 Design development to ensure that buildings and private patios do not encroach into the public square SRW and public walkways SRW. Also see Standard Engineering Condition A.2.14;

**Note to Applicant:** The private patios for Units D-111, 101, 103, and 104, including planters and steps, should be set back from the public walkway SRW. Terrace the planters to limit the retaining wall exposure to no higher than 2 ft. Consider recessing the units to allow for usable private patio with a minimum depth of 6 ft.

- A.1.7 design development to improve the space between the apartment building and the townhouse at the north end of Block D, with consideration for maximizing natural surveillance, improving privacy, and enhancing connection to public walkways;

- A.1.8 design development to minimize the noise and visual impact of the surface loading to adjacent residential entrance and residential unit above;

**Note to Applicant:** Relocate the restaurant loading to the underground parking. Also see Standard Engineering Condition A.2.5 iv.

- A.1.9 provide a common indoor amenity room contiguous with outdoor amenity space for residents of the Block C building;

**Note to Applicant:** This can be achieved by providing a common amenity room on the fifth floor co-located with the rooftop open space on the south side. The amenity room should be no less than 400 square feet with a wheelchair accessible washroom, storage closet, and kitchenette. Refer to “High Density Housing Guidelines for Families with Children”.

- A.1.10 confirmation the buildings are on target to meet the requirements of the Green Buildings Policy for Rezonings (amended February 7, 2017);

**Note to Applicant:** This includes all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at: <http://guidelines.vancouver.ca/G015.pdf>.

- A.1.11 compliance with Section 5 – Floor area and density of the draft CD-1 (642) amendment By-law, as follows:

- i. the floor area of sub-area C must not exceed 5,963 sq. m. in accordance with Section 5.6;
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**Note to Applicant:** The calculated area is inclusive of Neighbourhood House and Adult Daycare facility, and therefore it currently exceeds the maximum permitted area of 5,963 sq. m. The intent of the CD-1 By-law was to exclude Neighbourhood House and Adult daycare facility in the computation of floor area. However, the CD-1 By-law did not specify this exclusion. Staff is currently initiating a miscellaneous text amendment to obtain approval from Council. Upon enactment and approval of this text amendment, this condition will be satisfied.

- ii. the floor area for non-dwelling uses at sub-area D must not be less than 695 sq. m. in accordance with Section 5.6; and
- iii. the floor area at sub-area D must not exceed 22,313 sq. m. in accordance with Section 5.6;

**Note to Applicant:** In-suite storage results an overage in floor area. Compliance with Standard Condition A.1.12 regarding bulk storage will resolve this condition.

A.1.12 compliance with Bulk Storage and In-suite Storage – Multiple Family Residential Developments bulletin, as follows:

- i. reduce in-suite storage to a maximum of 3.7 sq. m. per dwelling unit;
- ii. delete windows at storage spaces;
- iii. exclude storage spaces only from floor area;

**Note to Applicant:** Walk-in closet, den and in-suite mechanical closet/room are not permitted to be excluded from floor area as in-suite storage.

- iv. demonstrate a minimum of 5.7 cu. m. of bulk storage is provided for each dwelling unit;
- v. demonstrate a clear horizontal dimension of 1.2 m in all directions is provided at storage spaces, particularly at narrow, small or L-shaped storage spaces; and
- vi. verify the access to each in-suite storage is from a common area or hallway within a dwelling unit;

A.1.13 compliance with Section 8 – Horizontal angle of daylight of the draft CD-1 (642) amendment By-law, as follows:

- i. provide a window at each habitable room such as 'den'; and
- ii. demonstrate compliance at each habitable room;

A.1.14 compliance with Section 4 – Off-street Parking Space Regulations of the Parking By-law, as follows:

- i. comply with the minimum parking requirement for each use;
  - ii. specify the use of parking spaces, and disability spaces on the plans (such as for neighbourhood house, adult day care facility, retail, dwelling, or restaurant);
  - iii. correct the numbering of the second parking stall #18 on sheet A-228;
  - iv. provide and specify on the plans that a minimum of 9 disability parking spaces is provided for residential uses; and
-

- v. confirm at least 20% of residential parking spaces and at least 10% of non-residential parking spaces have outlets for charging electrical vehicles;

A.1.15 compliance with Section 5 – Off-street Loading Space Regulations of the Parking By-law, as follows:

- i. comply with loading spaces requirements;

**Note to Applicant:** The overall requirement for loading spaces shall be a minimum of 2 Class A loading spaces and 3 Class B loading spaces. Additional Class A loading spaces (in excess of the minimum 2 Class A loading spaces) on site is strongly supported.

- ii. clarify and label the proposed number of Class A and Class B loading spaces; and
- iii. specify the use of loading spaces on the plans;

**Note to Applicant:** All 3 Class B loading spaces are required to be shared between all uses as per legal agreement. Label each of the 3 Class B loading spaces as “Shared Use, All Use Loading”.

A.1.16 compliance with Section 6 - Off-street Bicycle Space Regulations of the Parking By-law, as follows:

- i. number each bicycle space at each bicycle room;
- ii. reduce the number of bicycles in each room to a maximum of 40 bicycles in accordance with Section 6.3.5;
- iii. clarify if Class B bicycle spaces are proposed underground on sheet A-223;

**Note to Applicant:** Determine another location for Class B bicycle spaces by referring to Section 2 - Definition (of 'Bicycle Space, Class B') and Section 6.5 - Class B Bicycle Spaces.

- iv. specify the use of bicycle spaces on the plans (such as for neighbourhood house, adult day care facility, retail, dwelling, or restaurant);
- v. clarify the proposed number of vertical Class A bicycle spaces on sheet A-224;
- vi. provide at least 20% of the Class A bicycle spaces in bicycle lockers in accordance with Section 6.3.13A;
- vii. provide an electrical outlet for each 2 Class A bicycle spaces in accordance with Section 6.3.21; and
- viii. provide end of trip facilities in accordance with Section 6.5;

A.1.17 clarification of the following:

- i. clarify the tenure of the residential dwelling units as market ownership or market rental;
  - ii. verify all entries on sheet FSR-00 are correct and ensure they correspond with sheet A002, floor plans and FSR overlays;
  - iii. verify and correspond the layout between the floor plans and FSR overlays at Block C Levels -1, 1 and 2;
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- iv. further clarify the function, uses, occupants etc. of 'strata recreational amenity' at Block C and 'rec centre' at Block D;
  - v. identify the assembly areas of neighbourhood house and adult day care facility for parking calculation;
  - vi. verify the area of each balcony and ensure it corresponds with FSR overlays and FSR overlay summary;
  - vii. verify the proposed number of each dwelling unit type;
  - viii. specify and label Block C Level 3 amenity area of 35 sq. m. and Block D roof amenity of 56 sq. m. on the floor plans and FSR overlays;
  - ix. clarify and correspond the area of Block D Level -1 on FSR overlays;
  - x. colour-code each use at Block C Level -1 on sheet FSR-01;
  - xi. define the meaning of 'redundant area' on sheet FSR-12;
  - xii. clarify if 2879.5 sq. m. on sheet FSR-12 is inclusive of units D120 to D128;
  - xiii. revise bicycle and parking by-law references on sheet A002;
  - xiv. specify storage at Block C Level -1 as 'residential storage';
  - xv. clarify the columns and entries about proposed loading spaces on sheet A002;
  - xvi. revise the abbreviation of 'adult day care centre' on sheet A-223;
  - xvii. delete or rename all 'lounge' references;
  - xviii. revise the spelling of 'amenity' on sheet FSR-00;
  - xix. revise the drawing number or title block level number on sheet A-203;
  - xx. revise various unit numbers at Block C Levels 4 to 8, and Block D Levels 1, 4, 5 and 11 on floor plans and/or FSR overlays;
  - xxi. revise the unit name 'rec centre' located between units D105 and D107 on sheet A-211;
  - xxii. delete the kitchen in the master bedroom of unit D101;
  - xxiii. rename dual room names such as 'den/storage' to one use only;
  - xxiv. show the door at the stairs located between units D403 and D405 on sheets A-214 and FSR-14;
  - xxv. revise various entry/bedroom/closet doors at Block C Level 4, and Block D Levels 3, 4, 5, 6 and 9;
  - xxvi. delete the bathtub in the den of unit D803 on sheets A-218 and FSR-18; and
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- xxvii. revise the layout of unit D109 showing a den inside the master bedroom on sheets A-211 and FSR-11;
- A.1.18 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.1.19 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.1.20 written confirmation shall be submitted by the applicant that:
- i. the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
  - ii. adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
  - iii. mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;

#### Standard Landscape Conditions

- A.1.21 provision of a written letter of consent from the owner(s) of offsite trees that are proposed for removal;

**Note to Applicant:** Tree removal proposals on an adjacent private property will require a separate tree removal application, including the supporting documents. In the event that consent cannot be secured by adjacent owners, design development should ensure responsible retention of the trees. This will include the submission of a revised arborist report, tree management plan, construction management plan and large scale tree retention sections/plans.

- A.1.22 in support of large sustainable site policy and the rainwater management strategy, provision of:
- i. a vegetative surface area calculation overlay plan;
  - ii. a soil depth overlay plan.

**Note to Applicant:** These plans should depict the overall landscape for the site on one sheet, if possible. Alternatively, one sheet per building may allow for more detail to be shown. The calculations and graphics to clearly differentiate extensive/intensive green roof types and soft/hard surface cover ratio.

- A.1.23 provision of an outdoor Lighting Plan;

**Note to Applicant:** consider "CPTED" principles and avoid any lighting that can cause glare to residential uses.

#### Social Policy & Projects / Facilities Planning and Development (Real Estate and Facilities Management)

- A.1.24 modification to the design of the Social Amenity Facility to address the *City of Vancouver Social Facility Technical Guidelines* and *City of Vancouver Recreational Facility Technical Guidelines*;
-

**Note to Applicant:** The overall location of the proposed facility is generally supportable. However, further design development is required to improve the internal layout of each of the floorplates in order to achieve the requirements stipulated in the Functional Program (2016) and Amendments (2019) and Technical Guidelines.

**Note to Applicant:** Refer to Standard Condition A.1.27 for more details. Also include the considerations for City-affiliated Community Kitchens outlined in Technical Guidelines.

A.1.25 modifications to the design of the Social Amenity facility to address the *Urban Agriculture Guidelines for Private Realm*;

**Note to Applicant:** Design development is needed to include urban agricultural activity by social facility users, including the necessary supporting infrastructure to support such activity by users. Refer to Standard Condition A.1.28i for more details.

A.1.26 applicant to display a sign on the site, throughout construction, that acknowledges that the social amenity is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City;

A.1.27 revision of the drawings for the Social Amenity Air Space Parcel (ASP) to address the following:

- i. ensure that the net sizes, functional properties, equipment and furniture layouts of rooms and outdoor spaces in the social amenity meet the requirements of the City of Vancouver Social Facility Technical Guidelines, as well as Functional Program: Arbutus Shaughnessy Kerrisdale (ASK) Friendship Society Adult Daycare Centre and the Association of Neighbourhood Houses of British Columbia (ANHBC) Neighbourhood House in the Arbutus Centre Development (2016), including 2019 Amendments;

**Note to Applicant:** Provide survey plans to be amended to the Construction and Transfer Agreement for the Neighbourhood House and Adult Daycare Centre, with the extent of the social amenity Air Space Parcel clearly indicated in contrasting colour hatch or outline, including all outdoor and below-grade spaces.

**Note to Applicant:** Label all social amenity drawings to include total gross floor area and net floor areas, with uses, net areas and minimal room dimensions noted for each room and enclosed outdoor spaces.

- ii. Flexibility and openness of the social amenity floor plans to be achieved where feasible and appropriate, with maximized glazing to the south/west and carefully considered finishes. This is especially critical for all large and common-use rooms and spaces;
  - iii. An absolutely minimum clear height of 3.50 metres is required to be achieved and maintained throughout the social amenity facility through the structural and mechanical design. Maximize ceiling height where possible, especially for larger and higher occupancy rooms;
  - iv. social amenity Air Space Parcel to include dedicated electrical and mechanical rooms with separately metered services. Provide a written overview of building systems, including mechanical and electrical. Subsequently, meet with the City's Real Estate and Facilities staff to review mechanical, electrical, energy, and DDC requirements (City's DDC Technical Guidelines <https://vancouver.ca/files/cov/digital-direct-control-ddc-hvac-technical-guidelines-v1.1.pdf>) prior to issuance of Development Permit;
  - v. HandyDART access to the parkade to be provided as per the applicant's consultations with Translink;
-

- vi. provide 4 (four) Passenger Class B loading spaces for HandyDART vehicles inside the underground parkade, adjacent to the underground access to the Adult Daycare Centre. Ensure accessibility, manoeuvring and height clearances for HandyDART service vehicles to these loading spaces.
  - vii. provide video intercom systems in 3 (three) locations: at the HandyDART drop off on Yew Street, at the main entrance, and at the underground parkade entrance to the Social facility (elevator lobby);
  - viii. provide covered pathway along the north and east edges of the Neighbourhood House floorplate, i.e. from Yew street to the main entrance. This will enhance the safety of the senior users who are getting dropped off at Yew St. and moving at a slower pace. The distance from the on-street drop-off space to the social amenity main entrance should not exceed 30 (thirty) metres.
  - ix. provision of vehicle parking for the social amenity facility should include an appropriate number of vehicle and wheelchair-accessible parking spots, with spots assigned to the use of the Adult Daycare Centre located in close proximity to the elevators dedicated to serving the social amenity facility. Clearly indicate the location of these parking spaces with labeling on the plans. See also Standard Condition A.1.14i;
  - x. additional parking to be provided for specialty use oversized vehicles owned by the Adult Daycare Centre and Neighbourhood House as described in the Functional Program (2016) and Amendments (2019). Accessibility and safe maneuvering to be illustrated for these parking spots, per specifications of these vehicles provided to the applicant;
  - xi. provision of bicycle parking spaces as required for the social amenity and integral with the social amenity Air Space Parcel (see Conditions A.1.16 and A.1.24);
  - xii. provision of end-of-trip facilities as required for the social amenity and integral with the social amenity Air Space Parcel (see Condition A.1.16);
  - xiii. capture the opportunity to have a publicly accessible Neighbourhood House kitchen / dining facility off of Yew street (the southeast corner of Neighbourhood House floorplate). This could further enhance the Yew St. streetscape, as well as provide an opportunity for an independent rentable portion as a revenue opportunity for the Neighbourhood House). Additional signage may be required at this alternative access point;
  - xiv. enhance the plaza and streetscape presence of the publicly used spaces of the Neighbourhood House by locating the larger, multi-purpose, publicly accessible rooms towards the north / north east edge and provide generous openings for the activities to be able to connect with the plaza;
  - xv. safety and security are of particular concern for the functionality of the Adult Daycare Centre. Its patio should be fully secured with an enclosure that will be compliant with the CPTED design principles, while providing adequate visual screening to minimize disturbance to the Adult Daycare Centre's clients;
  - xvi. provide a level and fully accessible egress route from the Adult Daycare Centre patio to right of way that will connect to the public pathways and open areas to create a safe refuge area for the clients and staff; and,
  - xvii. include landscape treatment, grading, finishes and equipment in all outdoor areas, including roof patios or gardens, which is suitable for wheelchair accessible use as well as use by elderly, visually or otherwise impaired users;
-

A.1.28 further design development to achieve the following:

- i. outdoor amenity areas for the social amenity to include planters for the Adult Daycare Centre that are designed accessible for use by elderly customers with limited mobility and/or disability; also include the necessary supporting infrastructure, such as a high efficiency irrigation and /or hose bib, universally accessible potting bench, tool storage chest and yard waste composter. Label supporting infrastructure;
- ii. include landscape treatment, grading, finishes and equipment in all outdoor areas, including roof patios or gardens, all suitable for wheelchair accessible use as well as use by elderly, visually or otherwise impaired users; and,
- iii. enhance the openness and flexibility of designed spaces to maximize the flexibility of use, welcoming nature of the social amenity and openness to the plaza.

### **Social Policy & Projects**

A.1.29 provide a Sustainable Food System Plan to include a minimum of three food systems assets as described in the *Rezoning Policy for Sustainable Large Developments*, to the satisfaction of the Director of Social Policy.

**Note to Applicant:** A publicly accessible community kitchen delivered within the Neighbourhood House (See Condition A.1.27xiii) may be counted as one food asset toward the commitment required under the *Rezoning Policy for Sustainable Large Developments*. As such, only two additional assets must be provided. The following comments outline requirements applicable to the food assets currently proposed by the applicant:

- i. edible landscaping - Provide more details on the location, design, and area (square footage) of the edible landscaping. Consider involving on-site non-profit organizations (Neighbourhood House, Adult Daycare Centre) in design and species selection to better ensure utilization. Note that landscapes providing food for local fauna are not considered a food asset under the *Rezoning Policy for Sustainable Large Developments*;
- ii. shared garden plots – Provide more details on the location, number, and design of shared garden plots in accordance with the shared garden plot design guidelines provided in *Appendix D* of the *Rezoning Policy for Sustainable Large Developments*; and,
- iii. on-site organics management – Provide details of location, type of machine(s), management structure, and capacity (total cubic meters and percent diversion) of the on-site organics management system, in accordance with the guidelines provided in *Appendix D* of the *Rezoning Policy for Sustainable Large Developments*. Note that the policy requires, in complement to any food scraps collection program, that a portion of organics are processed on-site with the goal of producing an end-product that can be used in on-site landscaping and urban agriculture.

### **Public Art – Cultural Services**

A.1.30 provision of a Detailed Public Art Plan, as approved by the Public Art Committee, as well as the payment of an administration fee of 2% of the public art budget to be paid prior to issuance of the Development Permit.

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

A.2.1 provision of building grades clearly noted on all drawings;

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A.2.2 relocate the gates to the patios facing Yew St on Block D so they do not cross the property line;

A.2.3 provision of updates to the Bunt Traffic Study to include:

- i. data from the survey performed at Kitsilano Neighbourhood House;
- ii. details of the Shared Parking proposed for the Adult Daycare use;
- iii. Table 3.2: Vehicle Parking Supply Requirement and the bottom paragraph on page 15 to be updated to show the correct number of spaces provided; and,
- iv. the Traffic Study to be updated to reflect current parking, loading and bicycle parking required and provided on site;

**Note to Applicant:** The following information is required to complete the review of the Parking and Loading Design:

- provision of design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings; and,
- provision of section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
- show vertical clearances under the security gates on the drawings;
- show the overhead gate for the main parkade ramp on the drawings;
- provision of dimensions on the drawings for additional setbacks for parking spaces due to columns and walls;
- provision of dimensions on the drawings of manoeuvre aisles throughout the parking levels and the drive aisles at the parkade entrance and all gates; and,
- provision of minimum vertical clearances to be labelled on the parking levels.

A.2.4 design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement (See Standard Condition A.1.16):

- i. provision of Class A bicycle parking to be located no lower than the first complete parking level below grade, or provision of a dedicated bicycle elevator with direct access to the outside. The elevator to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 5'-6" x 6'-8";
  - ii. provision of drawings that show the stair-free access routes from the Class A bicycle spaces to reach the outside;
  - iii. provision of 1.2m access to the Commercial Class A bicycle room located on P1 adjacent to the Class B loading bays;
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- iv. provision of End of Trip facilities for the non-residential use and confirm access is provided independent of the strata rec area (refer to A-201 and A-223); and,
  - v. provision of Class B bicycle parking as per Bylaw as follows:
    - a) Class B bicycle parking proposed in the Class A bicycle rooms to be relocated to grade, fully on private property, for public use as per the Bylaw; and,
    - b) Class B bicycle parking to be provided, at grade, near the Block D entrances off of Yew Street;
- A.2.5 design development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement (See Standard Condition A.1.15):
- i. provision of an internal stair free loading route from the Class B loading bays to the townhouse units on Block D;  
**Note to Applicant:** consider providing a connection from the Townhouse elevator to the P1 parking level.
  - ii. provision of internal stair free loading route from the Class B loading bays on P1 to the CRU on Block C;
  - iii. relocate the 4 Class A loading bays proposed on the parking level mid-3 to parking level mid-1 in close proximity to the restaurant and Block D elevator cores;
  - iv. remove the 2 Class B loading bays and driveway crossings proposed at grade on private property;
  - v. provision of parking spaces for the Adult Daycare Centre and Neighbourhood House oversized vehicles to be provided on-site; and,
  - vi. provision of Class B Passenger space dimensions as per bylaw and the Parking and Loading Design Supplement.
- A.2.6 design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:
- i. provision of increased width through the curved sections of the main parking ramp for improved two way flow;
  - ii. provision of additional vehicle and truck turning movements to demonstrate two way flow between a Passenger vehicle and an SU9 truck the full length of the ramp and at the driveway access to the parkade;
  - iii. provision of a 7.5% to 10% transition ramp at the bottom of the main ramp for at least 4m in length. A transition length of ~ 2.5m is provided on the inside edge; and,
  - iv. design development to distribute the Accessible spaces proportionally (based on number of units) and in close proximity to the respective elevator cores. E.g. 2 accessible spaces at Block C core and 7 near block D core;
- A.2.7 clarification of the pedestrian access from the commercial elevator to the lobbies of the Adult Daycare Centre and the Neighbourhood House;
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- A.2.8 provide an updated Zero Waste Design and Operations Plan for Block C and D, to the satisfaction of the General Manager of Engineering Services, as described in the *Rezoning Policy for Sustainable Large Developments*.

**Note to Applicant:** The Zero Waste Design and Operations Plan should have a site/development infrastructure design component and an ongoing operations/maintenance component. The document should be structured so as to replicate all of the numbered headings and sub-headings of the Zero Waste Design and Operations Plan and meaningfully address each of these headings.

- A.2.9 provision of a Rainwater Management Plan (RWMP) to the satisfaction of the General Manger of Engineering Services;

**Note to Applicant:** Additional information/clarification is required as follows at the Development Permit stage:

- a proposed site plan that delineates drainage areas, including the area measurements for pervious/impervious areas, and identifies appropriately sized green infrastructure practices for each of those areas (features such as the rain garden needs to be located and identified:, and:
    - label locations of rainwater management practices. For example, the 187 sq. m rain garden location is not clear from the post-development conditions drawing and does not appear to be on the landscape drawings;
    - show routing of impervious areas to rainwater management practices. For example, the plan states that impervious areas are directed to the 187 sq. m rain garden, but that a separate analysis is needed to determine what impervious areas can drain to it. An acceptable RWMP needs to show how the 24 mm is managed from all impervious surfaces; there are limited exceptions where connecting small impervious areas may be impractical;
    - 367 sq. m of permeable pavers are cited in the RWMP, and there is a permeable paver detail in the landscape plan, but it was not possible to identify those areas on the landscape plan. Identify the permeable pavement areas on the landscape plan and on the RWMP drawing. Note: The landscape plan has labels for paving areas (P1, P8, P12...), but these could not be found in the key to relate them to the paving details sheet;
    - provide cross-section and plan view for the rain garden. The details should show the layering, ponding depths and inlet and outlet structures; and
    - correct the table in Sec. 4.2, the areas appear to be mislabeled.
  - water quality volume (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like driveways) that leaves the site must be treated to a standard of 80% TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard. For proprietary treatment devices: (a) provide product information for all treatment practices; and, (b) products need to meet the ISO 14034 ETV certification;
    - note that other technologies may be proposed however the applicant must provide supporting information that shows the technology meets the standard.
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- hydrologic and hydraulic analysis prepared by a qualified professional in the area of rainwater management showing how the site will meet the requirements of the Policy. Please refer to Appendix E;
  - details on how the targets set out above will be achieved through the development phases and once all development phases are complete;
  - the plan and report must demonstrate that access has been provided for maintaining the rainwater management system, such as providing truck access for pumping out sediment traps;
  - maintenance and operation guide for the rainwater management system that will be provided to the eventual owner or party responsible for maintenance;
  - the RWMP does not make mention of the proposed Field Infiltration Water Tanks. These could be designed to infiltrate all or at least a portion of the first 24 mm from impervious areas;
  - the applicant should also note the following:
    - staff will not accept the principle that distinct site areas that have large infiltration and/or storage capacity in some way compensate for those areas of the site that are impervious, without the runoff from the impervious areas being directed on to these absorbent areas, and this being clearly demonstrated.
      - Where areas of growing medium do not have runoff directed on to them (from above) from adjacent impervious surfaces they shall be assumed to be receiving/treating/storing only the rainfall that falls directly on to them;
    - The areas for the surface types in the table under item 3.1 do not match the areas in the table under item 4.2. Please clarify.
    - Legal arrangements will be required to ensure on-going operations of certain rainwater storage, rainwater management and green infrastructure systems.
  - A Section 219 Rainwater Management Agreement Covenant will be required once the Final RWMP is accepted by the City. The Final RWMP will be attached to the covenant and be registered on the property's title. After construction, the Engineer of Record (EOR) will be required to inspect the RWM system and determine whether it has been substantially completed according to the covenant and Final RWM Plan. The EOR is to inform the City by letter bearing the Engineer's professional seal whether the system has been so constructed, and, if not, sealed "as-built" drawings showing the details of the modified system must be provided.
- A.2.10 provision of an updated Groundwater Management Strategy reflecting any changes to the underground parking structure since the original rezoning of the Arbutus Centre site in 2011;
- A.2.11 provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services for the Class B loading spaces in Blocks C and D and labelling the spaces as "Shared Use, All Use Loading";
- A.2.12 enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of 4 Shared Vehicles and the provision and maintenance of 4 Shared Vehicle Parking Spaces for use exclusively by such Shared Vehicles, on terms and conditions
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satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:

- i. provide 4 Shared Vehicles 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 Vehicles;
- iii. provide and maintain the Shared Vehicle Parking Spaces for use exclusively by such shared vehicles;
- iv. make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Spaces;
- v. provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle;
- 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. a letter of intent from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy. The letter is to also indicate acceptance of the general location, configuration and accessibility of the shared vehicle spaces.

A.2.13 delete landscaping located within the 6m wide utility SRW (CA6715368-75; Plan EPP73938) and above the groundwater infiltration infrastructure located near the north property line;

**Note to Applicant:** Grass and small shrubs are generally acceptable in these locations.

A.2.14 amend Public Access Agreement (SRW CA5499441-48) to provide public access on the perimeter pathways adjacent to the north and southwest property lines;

**Note to Applicant:** The additional public walkways to be included upon the final survey of the public square.

A.2.15 delete those portions of Block C within the 6m wide utility SRW (CA6715368-75; Plan EPP73938) on pages A201-208;

A.2.16 delete the Block D steps, retaining walls and patio within the 6m wide utility SRW on page A-210;

A.2.17 remove patio seating in the plaza area; pursuant to Section 2.4 of the Public Square Access Agreement (CA5499441-48) written approval of commercial seating within the plaza is required;

A.2.18 consideration of a hardscaped connector walk across the boulevard at the northwest corner of Yew Street and the north lane to accommodate pedestrian desire lines; and,

**Note to applicant:** A hardscaped treatment is recommended to minimize required maintenance of the landscaped boulevard.

A.2.19 provision of updated civil drawings, to the satisfaction of the General Manager of Engineering Services, for Yew Street that incorporate revised sidewalks, curb ramps, and geometric changes adjacent to Blocks C & D.

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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 February 6<sup>th</sup>, 2019. 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 4<sup>th</sup>, 2019, 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 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.4 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12<sup>th</sup> floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.5 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
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be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

- B.2.6 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or Licence. Applications for provincial Approvals or Licences can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.
- B.2.7 Shotcrete & Shoring: Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
- B.2.8 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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