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**CITY OF VANCOUVER  
DEVELOPMENT, BUILDINGS, & LICENSING**

**DEVELOPMENT PERMIT STAFF  
COMMITTEE MEETING  
March 19, 2025**

**FOR THE DEVELOPMENT PERMIT BOARD  
April 7 2025**

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**2308 W 3<sup>rd</sup> Avenue (COMPLETE APPLICATION)**  
Previously known as 2315 W 4<sup>th</sup> Avenue  
**DP-2024-01039 – C-2B**

**OA/MB/BL/ND/LB/JLB**

**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

M. So, (Chair) Development Services  
P. Cheng, Urban Design & Development Planning  
S. Yeung, Engineering Services

**Also Present:**

O. Aljebouri, Development Planning  
M. Blower, Housing Projects  
B. Lee, Landscape Planning  
N. Dalati, Park Board Urban Forestry  
L. Berdahl, Development Services  
JL. Borsa, Development Services

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**APPLICANT:**

PCI Developments  
Vancouver, BC.

**PROPERTY OWNER:**

PCI Developments  
Vancouver, BC.

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**EXECUTIVE SUMMARY**

● **Proposal:**

To develop a nine (9) storey mixed-use residential building, with retail at grade (including Safeway) and 385 residential (secured market rental) units above, over two (2) levels of underground parking having vehicular access from Vine Street.

See   Appendix A. Standard Conditions  
      Appendix B. Standard Notes and Conditions of Development Permit  
      Appendix C. Applicant's Design Rationale  
      Appendix D. Plans  
      Appendix E. Elevations  
      Appendix F. Urban Design Panel Minutes  
      Appendix G. Street Design Mark-up

● **Issues:**

1)       Height relaxation to support tree retention

● **Urban Design Panel:** Support with recommendations – (8/0) 2/12/25

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THAT the Board APPROVE Development Application No. DP-2024-01039 submitted, the plans and information forming a part thereof, thereby permitting the development mixed use building, subject to the following conditions:

**1.0 Prior to submission of a complete application and a final decision, the applicant is to carry out the following;**

**Urban Design**

- 1.1 design development to build upon the at-grade commercial and residential uses' contribution to an active and engaging public realm;

**Note to Applicant:** Refer to C-2, C-2B, C-2C, and C-2C1 Guidelines (for Residential Rental Tenure Buildings) and the Urban Design Panel's recommendations. The intent of this condition is to ensure that in responding to Engineering's and Parks' conditions around tree retention and encroachments, attention should be paid to maintaining the finer-grain residential and/or commercial interface throughout the development. See also Park Board Urban Forestry Condition A.1.7 and Engineering Services Condition A.2.5

**Housing**

- 1.2 make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing X residential units, as secured market rental housing, excluding Seniors Supportive or Assisted Housing, for a term equal to the longer of 60 years and the life of the building, subject to the following additional conditions:

- a) a no separate-sales covenant
- b) a no stratification covenant
- c) that none of the units are to be rented for less than 90 consecutive days at a time
- d) such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require

**Note to Applicant:** This condition will be secured by a Housing Agreement to be entered into by the City By-law enacted pursuant to section 565.2 of the Vancouver Charter.

**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:**

	2315 West 4th Avenue			Zone	C-2B		
	Permitted/Required				Proposed		
Site Size					95,162.0	ft	
Frontage		50.2	ft	Safeway frontage	50.0	ft	
Height	Maximum from front PL (W 4th)	72.18	ft	Height at West 4th Avenue	71.22	ft	
	Number of storeys	6	storeys	Number of storeys at 4th Avenue	6	ft	
	Maximum from PL (W 3rd)	72.18	ft	Height at West 3rd Avenue	90.55	ft	
	Number of storeys	9	storeys	Number of storeys at Lane	9	st	
Commercial	floor to floor minimum	17.06	ft		20	ft	
FSR	non-dwelling FSR (minimum)		0.35	Non-dwelling		0.60	
				Dwelling		3.09	
	Total		3.7	Total proposed		3.69	
Floor area	Non-dwelling (minimum)	33,306.70	sf	Non-dwelling	57,020.00	sf	
				Dwelling	294,068.00	sf	
	Total floor area	352,099.40	sf	Total proposed floor area	351,088.00	sf	
Balcony	Total	8%	28,167.95	sf	Total proposed	6%	19,578.00
Indoor Amenity	Total	10%	35,209.94	sf	Total proposed	3%	10,000.00
Dwelling Unit Type				Unit Type	%	Number	
				Studio	18%	72	
				1 bedroom	46%	176	
				2 bedroom	27%	103	
				3 bedroom	9%	34	
				Total	100%	385	
Parking	Total required		411	Total provided		229	
	Permitted small car (25%)		103	Small Car provided		118	
	Required accessible		17	Accessible provided		21	
				Car share provided		2	
				Total provided		370	
	Required visitor		19	Visitor provided		20	
Loading	Class	A	B	C	Class	A	B
		2	4	2		2	5
	Total	2	4	2	Total	2	5
Bicycle	Use	Class A	Class B	Class A	Class B		
				1485	27		
				Locker:	191		
				Horizontal:	142		
				Vertical	104		
				Stacked:	424		
				Vert + Stacked:	528		
				Over Sized:	96		
Passenger Loading	Class	A	B	C	Class	A	B
		4	0	0		4	0
	Total	4	0	0	Total	4	0

**1 Note on Site Area:** This site is 95,162 square feet.

**3 Note on Height and Number of Storeys:** The maximum height of the building from West 4th Avenue is below the maximum 72.18 feet (at 71.22 feet) as permitted in the C-2B zoning, however from West 3rd Avenue, the height is 90.55 feet. Height is measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line. It was determined West 4th Avenue to be considered the front property line. As well, maximum number of storeys is 6, however this proposal is 6 storeys from West 4th Avenue and 9 storeys from West 3rd Avenue.

**4 Note on FSR and floor area:** The proposed floor space ratio is below the maximum 3.7 FSR (352,099.4 square feet) at 3.69 FSR (351,088 square feet). The minimum non-dwelling is 0.35 FSR (33,306.70 square feet), with the proposed at 0.60 FSR (57,020 square feet).

**5 Note on Parking:** Off-street parking is calculated per Section 4 of the Vancouver Parking by-law, however based on recent amendments to the Vancouver Parking by-law, there are no minimum parking requirements, with the exception of accessible and visitor parking for new developments across the City, and for residential (secured market) dwellings as per section 4.2.6, however that requirement can be relaxed with a Transportation Demand Management Plan, which has been submitted with this application. Engineering is seeking a Parking by-law statistic table under condition A.2.9 to determine the number of spaces being relaxed.

**6 Note on Loading:** Off-street Loading is calculated per Section 5 of the Vancouver Parking By-law. This proposal is seeking a loading relaxation from two required Class C spaces to one Class C space and an additional Class B loading space. Both DOP and Engineering supports this relaxation.

**7 Note on Bicycle:** Off-street Bicycle is calculated per Section 6 of the Vancouver Parking by-law. This applicant has chosen to use TDM Plan B – Bike Infrastructure Package, as part of the TDM Plan, therefore the proposal requires an additional 30% of Class A bicycle spaces, which has been provided. Engineering is seeking compliance to Section 6 of the Parking by-law under condition A.2.11

• **Legal Description**

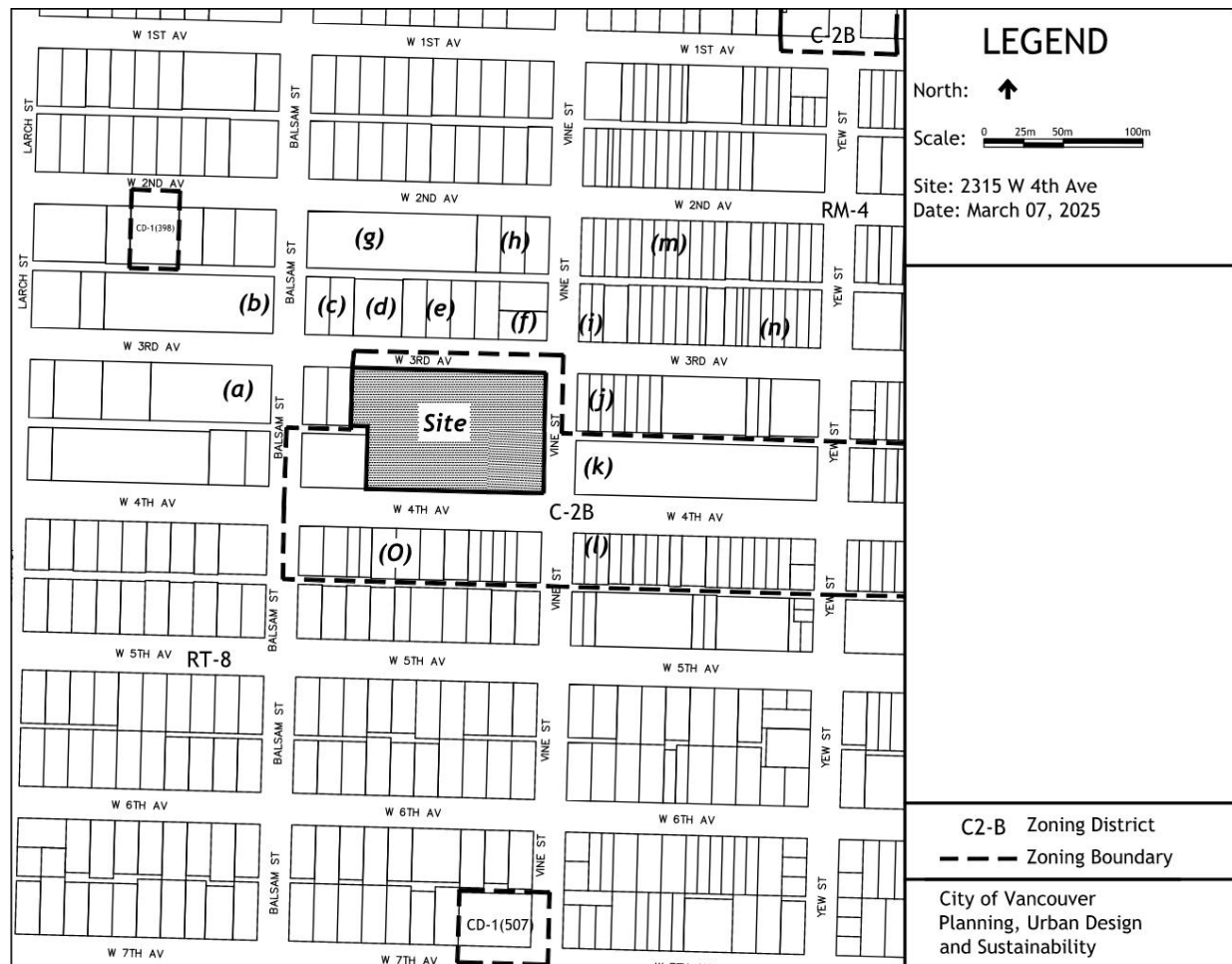
Lot: C & D  
 Block: 232  
 District Lot: 526  
 Plan: 13305

• **History of Application:**

11 20 24 Complete DE submitted  
 02 12 25 Urban Design Panel  
 03 19 25 Development Permit Staff Committee

- **Site:** The site is located on the North side of West 4th Avenue and the West side of Vine Street, facing West 3rd and West 4th Avenues, and Vine Street.

**Figure 1: Context Map**



- **Context:** Significant adjacent developments include:

- a) 2416 W 3<sup>rd</sup> Ave, 3-storey residential building, (c.1977)
- b) 2445 W 3<sup>rd</sup> Ave, 11-storey residential building, (c.1975)
- c) 1898 Balsam St, 3-storey residential building, (c.1961)
- d) 2365 W 3<sup>rd</sup> Ave, 3-storey residential building, (c.1975)
- e) 2335 W 3<sup>rd</sup> Ave, 3-storey residential building, (c.1968)
- f) 2301 W 3<sup>rd</sup> Ave, 1-storey residential building, (c.1977)
- g) 2370 W 2<sup>nd</sup> Ave, 13-storey residential building, (c.1967)

- h) 2310 W 2<sup>nd</sup> Ave, 10-storey residential building, (c.1968)
- i) 1832 Vine St, residential building, (c.1912)
- j) 2268-2294 W 3<sup>rd</sup> Ave & 1902-1912 Vine St, proposed 21-storey mixed-use building (in review)
- k) 1978 Vine St, 5-storey commercial building (c.1994)
- l) 2290 W 4<sup>th</sup> Ave, 1-storey commercial building, (c.1938)
- m) 2260 & 2266 W 2<sup>nd</sup> Ave, proposed 21-storey residential building, (in review)
- n) 2233 W 3<sup>rd</sup> Ave, proposed 18-storey residential building, (in review)
- o) 2346 W 4<sup>th</sup> Ave, 2-storey mixed-use commercial building, (in review)

#### • Background:

As outlined below, this application is generally consistent with the intent and expectations of the relevant by-laws, guidelines and policies, and seeks a height relaxation from six to nine storeys for a portion of the development to facilitate the retention of off-site mature trees.

The proposed development is located at the intersection of W 4<sup>th</sup> Avenue and Vine Street, a vibrant commercial area serving the local neighbourhood. The site is adjacent to the high-density Broadway Plan, which envisions a mix of residential, commercial, and community uses, making it a key neighbourhood node. The surrounding context includes a range of building typologies, from low-rise houses to 3-storey and 12-storey apartment buildings, reflecting the area's transition from lower-density residential to higher-density urban development. This mix of scales creates a dynamic streetscape, with the proposed development designed to complement and enhance the existing character. The project contributes to the well-established high street through strong pedestrian activity and connectivity, and its varied massing and height transitions complement the surrounding context as it steps from 5 storeys (W 4<sup>th</sup> Avenue) to six storeys (Vine Street) and nine storeys (W 3<sup>rd</sup> Avenue). The nine-storey expression results from the redistributed floor area and increased setback to accommodate off-site mature trees, a neighbourhood character-defining asset.

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

##### **Zoning and Development By-law & C-2B District Schedule (2024)**

The by-law regulates land use, density, floor area, form, placement and design of buildings in the City of Vancouver; includes provisions specific to district schedules while general ones apply to all districts.

The district schedule facilitates the provision of a wide range of goods and services, maintains commercial activities that require central locations serving neighborhoods, districts, or communities, and, through discretionary approvals, encourages proper land utilization. In addition, this schedule encourages mixed-use residential buildings that contain secure rental housing by including provisions for residential rental tenure buildings.

Per Section 3.1.2.2, the allowable residential rental tenure building height is 72.2 ft. (22 m) (six storeys).

Per Section 3.1.2.16, the building height may be increased provided the Director of Planning considers the amount and quality of proposed landscaping, amenities, outdoor open spaces and courtyard, and dwelling unit livability.

##### **C-2B, C-2C and C-2C1 Guidelines (2022)**

These guidelines highlight the general urban design intent for this mixed-use area. This includes street character, building interface, and frontage treatment.

##### **C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings (2023)**

The guidelines support secured rental residential developments with simple forms that ensure street activation and high livability. Urban design directions include neighbourhood and street character, pedestrian access and interface, livability aspects, setback treatments, residential amenities, and sustainable forms.

### High Density Housing for Families with Children Guidelines (1992)

These guidelines highlight the development's livability relative to site, building and unit design, especially for families with children. Although quantitative standards are given in some cases, these are provided to assist the applicant in their design and guide City staff in their evaluation.

### Solar Access Guidelines for Areas Outside of Downtown (2024)

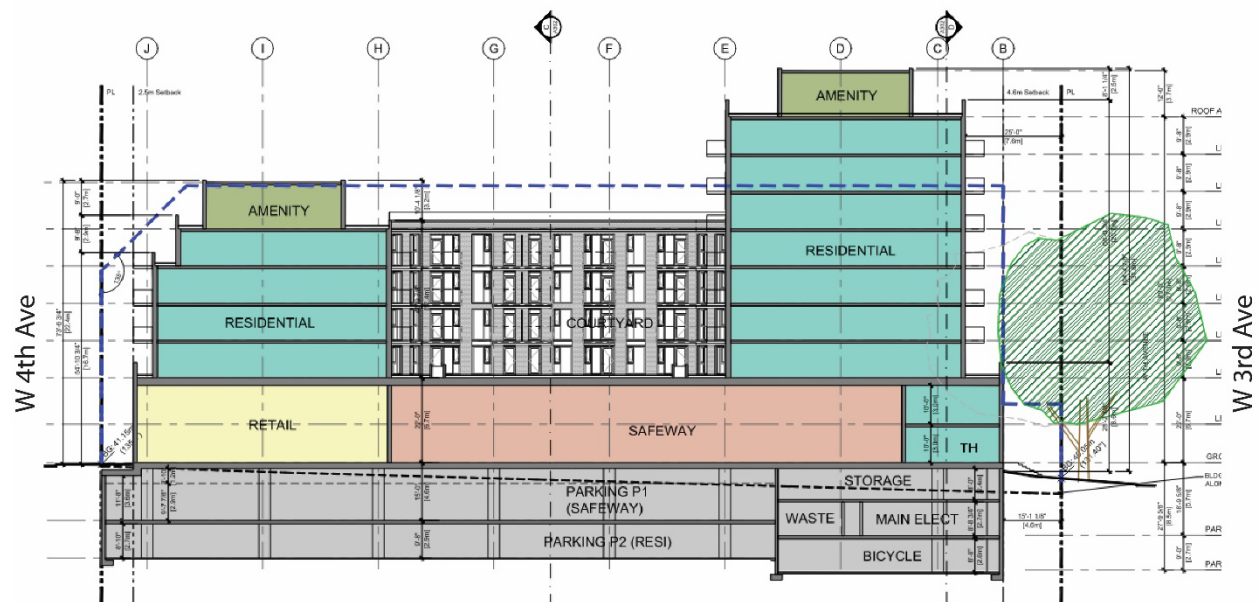
These guidelines provide a general framework for assessing the solar impact of development on priority public spaces, such as parks and schools during certain times of the year.

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

### Zoning and Development By-law & C-2B District Schedule (2024)

As noted above, to preserve the off-street mature trees along the north edge of the development (W 3<sup>rd</sup> Avenue), the building setbacks (above and below grade) are increased, thus relocating the permitted floor area atop the building and increasing the six-storey expression to a nine-storey.

Staff assessed the project's urban design performance, precisely the quality of landscaping and tree retention, the residential amenities, outdoor spaces and courtyards, as well as unit livability; and noted that the additional height and overall form of development maintain the intent of the by-law and relative policies and guidelines for neighbourhood fit, impact on the surrounding, livability, and pedestrian activation, all while preserving off-site mature trees that are an asset to the neighbourhood and the City at large. The drawing below illustrates the localized height increase along W 3<sup>rd</sup> Ave closer to taller buildings in the neighbourhood (existing and anticipated 13 to 18 storeys) while maintaining a more village high-street enclosure along W 4<sup>th</sup> Ave. The additional height meets the expectations of the



Staff assessed that the by-law has been satisfactorily addressed in this development permit application and support the height relaxation to facilitate tree retention. Recommended conditions of approval are included for processing technical aspects.

#### **C-2B, C-2C and C-2C1 Guidelines (2022)**

Staff assessed that the *Guidelines* have been satisfactorily addressed in this development permit application.

#### **C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings (2023)**

Staff assessed that the *Guidelines* have been satisfactorily addressed in this development permit application.

#### **High Density Housing for Families with Children Guidelines (1992)**

The proposal includes a variety of indoor and outdoor amenities throughout the development, including rooftops and courtyards that are appropriately sized, as well as other livability aspects such as unit layouts and daylight access. Staff assessed that the *Guidelines* have been satisfactorily addressed in this development permit application.

#### **Solar Access Guidelines for Areas Outside of Downtown (2024)**

The increased height along W 3rd Ave does not shadow public parks or school yards. Staff assessed that the *Guidelines* have been satisfactorily addressed in this development permit application.

#### **• Conclusion:**

Having considered all applicable Council policies and guidelines, and feedback from the public and the Urban Design Panel, Staff is satisfied that the proposal is appropriate for its context and the height relaxation to facilitate tree retention is supportable.

#### **URBAN DESIGN PANEL**

The Urban Design Panel reviewed this application on February 12, 2025, and provided the following comments:

Evaluation: Support with recommendations – (8/0).

Panel's Consensus on Key Aspects Needing Improvement:

1. Improve at-grade frontage e.g., through design development of materiality, especially at building corners.
2. Consider the location and distribution of the mailboxes and entrances in more than one location for practicality and ease of access.
3. Consider the exit and entry of the residential lobby and improving this corner.
4. Consider a more active courtyard and insertion of additional small plazas along W 4th Avenue.

Refer to Appendix F for the Urban Design Panel meeting minutes for details.

#### **HOUSING PROJECTS**

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

## LANDSCAPE SERVICES

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

## PARK BOARD URBAN FORESTRY

The recommendations of Park Board Urban Forestry are contained in the prior-to conditions noted in Appendix A attached to this report.

The Norway maples along W 3<sup>rd</sup> Avenue, are valuable, mature trees that contribute significantly to the neighborhood's canopy coverage and its lively street character. The proposed development was designed around the preservation of these neighborhood assets, by incorporating enhanced setbacks and carefully addressing potential construction impacts.

## ENGINEERING SERVICES

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A.2 attached to this report.

The Applicant is providing one Class C and one additional Class B loading space instead of two Class C loading spaces. Considering the Applicant is an experienced grocer that understands a store's specific loading needs, Engineering supports the Applicant's proposal to reduce the loading requirement.

## BUILDING REVIEW BRANCH

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

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

## NOTIFICATION

On January 9, 2025, a development permit information sign was installed on site. Approximately 1,882 notification postcards were distributed amongst the neighborhood. Notification and application information, and an online comment form, was provided on the Shape Your City webpage for this application.

<https://www.shapeyourcity.ca/2315-w-4-ave>

A Virtual Open House was hosted on the website from Monday January 27 to Sunday February 2, 2025.

At the time of this report, there were 54 Engaged (5.5 % Participants) / 432 Informed Visitors.

### Support 67.3%

Comments include:

- Accelerate approval.
- Overall building design, density efficiency, height relocation and transition.

- Improvement to the public realm, streetscape, and neighbourhood character fit.
- Revitalizing the grocery store.
- Residential amenities and courtyards.

**Opposition 16.3%**

Comments include:

- Pace of development in the area, the impact of tower developments on the neighborhood's character.
- Increased shadowing, limited mountain views.
- Impact of density on parking & traffic, infrastructure and access to schools, healthcare, childcare and transit.
- Preference for net zero carbon footprint design.
- Impact of Safeway's operation and temporary closure.

**Mixed 16.3%**

Comments include:

- Consideration for designs that respond to natural disasters.
- Additional height, density and total dwelling units.
- The project's response to housing.

**Staff Response to Public Comments:**

This project is being considered under existing zoning which allows for this type of building typology, density and tenure: a mid-rise mixed-use urban edge rental residential form that provides a transition from the busy commercial street and neighbourhood node to the off-arterial residential forms (a range of towers and mid-rise). This site (Clark Street & W 4th Avenue) is at the boundary of the high-density Broadway Plan (Vine Street to Clark Drive, 1st Avenue to 16th Avenue), with taller towers of around 20 storeys. The vision of the adjacent area in the Plan is one of a high-density residential neighbourhood, with tree-lined streets, active commercial arterials and a visually engaging public realm. Although this site is not specifically within the extent of the Plan, it is on the Plan's boundary and provides a transition from the Plan to the rest of the neighbourhood with an active commercial interface, maintaining large trees, and offering an engaging residential interface.

In addition to the above, this application meets the following:

- Public Views Guidelines
- Solar Access Guidelines for Areas Outside of Downtown
- Parking by-law

**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 and Official Development Plan 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.

It also requires the Board to consider a relaxation of by-law section 3.1.2.2 building height and one (1) Class C Loading space. The Staff Committee supports the relaxation proposed.

The Staff Committee supports the application with the conditions contained in this report.



M. So,  
Chair, Development Permit Staff Committee



O. Aljebouri  
Development Planner



L. Berdahl  
Project Coordinator

Project Facilitator: JL. Borsa

## 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 provision of the following dimensions and additional information on the drawings:

- i. consistent and continuous dimension line hierarchy to be provided on the site plan, floor plans and overlays, in the following order:
  - a. overall building width, depth, height;
  - b. changes in building planes/projections;
  - c. offset from gridlines;
  - d. any other specific building features, units, walls, etc., as needed;

- ii. setback dimensions to locate building corners in relation to property line corners;

**Note to Applicant:** Setback dimensions and gross building measurements are to be to the exterior face of the cladding.

- iii. dimensions for building floor heights, height envelop references and geodetic elevation references to top of parapet, guards, and roof deck accesses for all building and floors;
- iv. existing and proposed grade elevations at major building corners added to the site plan, main floor plan and elevations;

A.1.2 provision of the following notations on the submitted plans:

- i. "The design of the parking structure regarding safety and security shall be in accordance with Section 4.10 of the Parking by-law";
- ii. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces";
- iii. "The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking by-law";
- iv. "Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555"; and
- v. "All proposed yards, setbacks and building dimensions are measured to the outside of cladding";
- vi. "Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building";
- vii. An energized outlet capable of providing Level 2 charging or higher is installed in each residential parking space, excluding visitor parking spaces"; and
- viii. "Any proposed outdoor Patio requires separate permit".

- A.1.3 provision of a vertical vent space to accommodate future proposed restaurant exhaust from the commercial level;

**Note to Applicant:** Intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building. All exhausts must be located away from street fronts. All fresh-air intake portals must be located away from driveways and parking or loading areas. Any future ventilation location would require Director of Planning approval and depending on the location of the ventilation, it might not be supported.

### Housing Conditions

- A.1.4 provision of written confirmation that the proposed mix of market rental units include 72 studio units (19%), 176 one-bedroom units (46%), 103 two-bedroom units (27%), and 34 three-bedroom units (9%) will be maintained.

**Note to Applicant:** Any changes in the unit mix may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25% of dwelling units with two or more bedrooms, as per the C-2B District Schedule.

### Standard Landscape Conditions

- A.1.5 provision of updated landscape drawings;

**Note to Applicant:** Provide sectional details of the tree plantings on slab. Ensure the minimum soil depth for the replacement trees meets the requirements outlined in the Canadian Landscape Standard, Second Edition.

- A.1.6 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note: "Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board Urban Forestry staff";

**Note to Applicant:** Methods of tree protection for street trees (as approved by Park Board Urban Forestry staff) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection. Two separate applications must be applied for: a commercial water permit and another commercial sewer permit.

### Standard Park Board Urban Forestry Conditions

- A.1.7 design development to ensure the successful retention of City trees #114 - #123 along W 3rd Avenue;

**Note to Applicant:**

- i. Re-design the entrance walkway and stairs to mitigate conflicts with the proposed building grades and to minimize encroachment on City Property. Refer to Engineering Condition A.2.8.
- ii. Explore an alternative East-West elevated walkway accessed via Vine Street. To facilitate access along W 3rd Avenue, a connecting pathway in between trees #115 and #116 and #122 and #123 can be supported. A root exploration and assessment report may be required.

- A.1.8 provision of updated arborist report and tree management plan;

**Note to Applicant:**

- i. The construction access path proposed along W 3<sup>rd</sup> Avenue, is not supportable. Ensure that the path is relocated outside of the tree protection zones (TPZ) of City Trees #114 - #123.
- ii. The extent of crown reduction pruning proposed for the construction access path is not supportable (Sheets dk 7 and dk 8). Revise the pruning extent to illustrate minimal clearance from the building façade and associated scaffolding works.
- iii. Provide low-impact construction methods for the excavation required for the proposed underground parkade, near trees #114 - #123. This can be achieved by but is not limited to the utilization of vertical shoring and shotcrete.

A.1.9 provision of updated landscape plans;

**Note to Applicant:** Ensure continuous trenching of structural soil are provided for the replacement street trees proposed along W 4th Avenue and Vine Street.

A.1.10 provision of updated architectural site and parkade plans;

**Note to Applicant:** Coordinate the line of parkade below (at 4.6m south of the North PL) on all drawings, including the site plan and associated parkade level plans. Ensure that the excavation for the foundation does not encroach into the 4.6m setback.

**A.2 Standard Engineering Conditions**

A.2.1 make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lot C and Lot D, Block 232, District Lot 526, Plan 13305 to create a single parcel.

A.2.2 delete any structure proposed within Statutory Right of Way M90399 and M90400 (for sewerage/drainage and outside utilities purposes) or make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the relocation or decommissioning of the combined sewer line contained within it, and the release of the right of way agreement.

A.2.3 make arrangements for release of Easement and Indemnity agreement 486760M and Right of Way 429915M prior to building occupancy.

**Note to Applicant:** Provision of a letter of commitment will satisfactorily address this condition prior to DP issuance.

A.2.4 entry into (a) legal agreement(s) to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for: statutory right of way (SRW) for public pedestrian use adjacent to W 4th Avenue, to achieve a 2.5 m (8.2 ft.) offset distance from the property line. The SRW will be free of any encumbrance such as walls, stairs and vents at grade and the agreement will accommodate the underground parking structure;

**Note to Applicant:** The preparation of this legal agreement includes the requirement for collection of a fee for service as approved in the following Council Report: <https://council.vancouver.ca/20231003/documents/r2.pdf> and will be due prior to issuance of the Development Permit.)

A.2.5 provision of a Services Agreement to detail the on-site and off-site works and services necessary

or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided.

**Note to Applicant:** No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

The agreement shall include:

- i. upgraded street lighting (roadway and sidewalk along W 4<sup>th</sup> Avenue, Vine Street, and W 3<sup>rd</sup> Avenue) to current City standards and IESNA recommendations;
- ii. Vine Street and W 3<sup>rd</sup> Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations;
- iii. new or replacement duct banks that meet current City standard;

**Note to Applicant:** Duct banks are to consist of electrical and communication ducts and cables that connect to existing electrical and communication infrastructure.

- iv. street improvements, and appropriate transitions, along W 4<sup>th</sup> Avenue adjacent to the site, including:
  - a. minimum 1.2 m (3.9 ft) wide front boulevard with street trees;
  - b. minimum 2.4 m (7.9 ft) wide broom finish saw-cut concrete sidewalk;
  - c. removal of the existing driveway crossings and reconstruction of the curb and gutter;
- v. street improvements, and appropriate transitions, along Vine Street adjacent to the site, including:
  - a. minimum 1.2 m (3.9 ft) wide front boulevard with street trees;
  - b. minimum 3.0 m (9.8 ft) wide broom finish saw-cut concrete sidewalk;
  - c. corner curb ramps;
  - d. curb bulge at the intersection with W 3<sup>rd</sup> Avenue, including relocation of the existing catch basin, and road reconstruction as required to accommodate the curb bulge;
  - e. removal of the existing driveway crossing and reconstruction of the curb and gutter;
  - f. installation of proposed commercial driveway crossing;
- vi. street improvements, and appropriate transitions, along 3<sup>rd</sup> Avenue adjacent to the site, including a corner curb ramp;
- vii. street improvements, and appropriate transitions, along Balsam Street adjacent to the site, including a standard concrete lane crossing, with curb returns and curb ramps, at the lane entry;

**Note to Applicant:** The preparation of this legal agreement includes the requirement for collection of a fee for service as approved in the following Council Report: <https://council.vancouver.ca/20231003/documents/r2.pdf> and will be due prior to issuance of the Development Permit.)

- A.2.6 provide a Transportation Demand Management (TDM) Plan, including completed TDM Plan B – Bike Infrastructure Package form;
- A.2.7 provision of crossing design to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** Submission of a crossing application is required. Review the City's construction design standards and show typical commercial crossing design on the plans and indicate if any existing street furniture, poles street trees or underground utility is impacted by the crossing design and location. The final crossing design is to be clearly noted on the plans prior to development permit issuance.

- A.2.8 removal of encroachments within the City right of way, including but not limited to the following:

- i. proposed stairs and railings onto W 3<sup>rd</sup> Avenue (see sheet A105-Site Plan Proposed). Remove all portions that encroach on to City property;
- ii. proposed pavers along W 3<sup>rd</sup> Avenue;

**Note to Applicant:** All plazas and entrance connections to the sidewalk on Engineering-Right-of-Way to be standard broom finished concrete.

- iii. feature adjacent to the residential entrance along W 3<sup>rd</sup> Avenue;

**Note to Applicant:** Landscape plan (see L-1.0, L-1.1, and L-3.1) indicate feature as possibly retention boulders while Architectural plan (see A105 and A203) indicate feature as a white block shape.

- A.2.9 updated Parking by-law statistics table(s) noting the following:

- i. calculations for the minimum required parking, loading, bicycle, end-of-trip facilities and passenger loading spaces, and the number of spaces being provided for same, by each site use
- ii. *"Parking, loading, bicycle, and passenger loading shall be provided and designed in compliance with the Parking by-law and the Parking and Loading Design Supplement[including:]"*

*End of Trip Facilities layout shall be in compliance with the Vancouver Parking by-law and the Vancouver Building by-law."*

- A.2.10 parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#), including:

- i. two-way vehicle flow.
- ii. convex mirrors or view portals on main ramp and throughout parkade.
- iii. stop bar and sign at the bottom ramp entering P1 & P2 as per Bunt recommendation.

- A.2.11 bicycle space(s), per Parking by-law Section 6, including:

- i. weather-protected Class B spaces, per the submitted Transportation Demand Management (TDM) Plan
- ii. an elevator for all spaces located below the first level of underground parking, accommodating two people with two bicycles. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly; and

**Note to Applicant:** Provide doors on both ends to allow bicycles to easily roll in and out. The elevator shall be a freight style elevator with durable finishes and minimum interior dimensions of 1.7 m (5.5 ft) x 2.0 m (6.7 ft), and 1.1 m (3.5 ft) wide doors.

- iii. minimum 0.6 m (2 ft) width for Class B spaces;

A.2.12 clearly indicate all poles (including, Street light poles, trolley poles, and wooden hydro poles) and guywires on plans complete with status label as either “existing”, “remove”, or “relocate”.

**Note to Applicant:** The Applicant is responsible for unfettered site access. If a pole or guywire is to be relocated or removed then written confirmation from all third-party Utility companies is required.

A.2.13 clarification of on-site electrical plant.

**Note to Applicant:** Clearly indicate and label either a “PMT” at grade or a “Unit Substation” room.

A.2.14 provision of correctly labeled City issued building grades;

**Note to Applicant:** A Revised Building Grade Plan was issued on January 14, 2025. Building Grade elevations are incorrect on 3rd Avenue.

A.2.15 provision of correctly labeled interpolated building grades to be shown on the Ground Level plan / sheet A203, including design elevations are missing from the plan at corner of driveways, parking stalls, pedestrian plazas, middle of entrances, access pathways, stairs.

**Note to Applicant:** See Appendix G. Street Design Building Grade Markup. For additional clarification and information contact [building.grades@vancouver.ca](mailto:building.grades@vancouver.ca) or refer to the Building Grade letter which accompanied the City issued building grade plan.

A.2.16 provision of public realm changes, including all proposed off-site improvements to be indicated and noted on the landscape and site plan as follows:

**Note to Applicant:** Where a design or detail is not available, make note of the improvement on the site and landscape plans.

- i. provision of new street trees adjacent to the development site, where applicable; provide a notation on the plan as follows:

*"Final spacing and quantity to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Contact Park Board at [pbdevelopment.trees@vancouver.ca](mailto:pbdevelopment.trees@vancouver.ca) or tree species specification and for inspection after tree planting completion".*

- ii. Clearly note the following statement on the Landscape Plan: “This plan is “NOT FOR CONSTRUCTION” relating to works proposed on public property, and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed on public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.”

**Note to Applicant:** No construction is permitted on City of Vancouver (CoV) property without CoV approval per Street & Traffic by-law 2849.

- iii. note stating: “*Final design of street improvements will be as per approved geometric.*”;
  - iv. dimensions for the front boulevard and sidewalks;
  - v. reference/dimension C2.2 city standard broom finished, saw cut concrete sidewalk and construction details along Vine Street, W 3rd and W 4th Avenue;
  - vi. indicate removal of the existing driveway crossings and reconstruction of the boulevard, sidewalk and curb to current standards on Vine Street and W 4th Avenue;
  - vii. note/reference a C9.2 city standard concrete lane crossing and construction details, including new curb returns and curb ramps on both sides of the lane entry on Balsam Street.
  - viii. show a cold control joint in sidewalk at the PL on all frontages.
  - ix. clearly indicate all corner and letdown details on Vine Street at W 3rd and 4th Avenue.
- A.2.17 clearly indicate the waste staging location on the architectural drawings. Overhead clearance of 7.5m or greater is necessary at the staging area to ensure bins can be serviced. All collection day activities (e.g. staging and collecting) must occur on private property.
- A.2.18 provision of written confirmation from all third-party Utility companies for acceptance of removal or relocation of poles and guywires.

**Note to Applicant:** The Applicant is responsible for unfettered site access. The guywire in the lane appears to be impacting the proposed Class B loading space.

- A.2.19 written confirmation stating that all impacted utility companies will be contacted and notified of the following requirements:
- i. all utility services (e.g., BC Hydro, Telus and Shaw) shall be underground;
  - ii. BC Hydro service shall be primary with pad mounted transformer (PMT or LPT) installed on private property; and
  - iii. all required electrical plants (e.g., PMT, LPT, Vista, etc.) provided for entirely within private property.

**Note to Applicant:** The review of third-party utility service drawings (e.g., BC Hydro, Telus and Shaw) will not be initiated until all drawings have been received by the Utilities Management Branch (UMB). For questions on this requirement, please contact the Utilities Management Branch at [umb@vancouver.ca](mailto:umb@vancouver.ca).

A.2.20 provision of a waste management plan with the following information:

- i. collection frequency of each waste stream
- ii. clear description of how the waste containers are to be transported to the designated staging area.

**Note to Applicant:** Per staff calculation, depending on collection frequency, the weekly waste generation volume may exceed the capacity of the residential waste rooms. The City recommends that waste rooms equate to 2-2.5 times the physical footprint of the waste and recycling containers to allow for maneuverability. Refer to the “*City of Vancouver – Garbage and Recycling Storage Amenity Design Supplement*”.

A.2.21 confirmation if Safeway will be utilizing the “retail waste/recycling” room for non-waste materials, including organic waste.

**Note to Applicant:** Pending on the response, additional conditions may be triggered at a future DP review stage.

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

A.3.1. provide an agreement to remediate the property, including a Section 219 Covenant to restrict occupancy until a Certificate of Compliance or Final Determination is issued by Ministry of Environment and Climate Change Strategy for each of the site and, if any, the dedicated lands;

**Note to Applicant:** The site has a history of Schedule 2 use but due to the existing Approval in Principle, the SDS was not required to be forwarded to the Ministry of Environment.

**B.1 Standard Notes to Applicant**

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **November 30, 2025**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.

**B.2 Conditions of Development Permit:**

**Park Board Urban Forestry**

- B.2.1 The removal of City trees #101 to #113 is supportable, contingent on collecting the value of \$15,573.48 (\$1,197.96 per tree), planting the proposed 22 trees, and providing front boulevards along W 4th Avenue and Vine Street.
- Note to Applicant:** Prior to tree removal, contact [PBDevelopment.Trees@Vancouver.ca](mailto:PBDevelopment.Trees@Vancouver.ca) to coordinate the payment options and tree removal protocol;
- B.2.2 In advance of demolition, ensure that the tree barriers cover the entire protection zones of City trees #114 to #123, and schedule a site visit with the project arborist and Park Board Urban Forestry [PBDevelopment.Trees@Vancouver.ca](mailto:PBDevelopment.Trees@Vancouver.ca);
- B.2.3 In advance of work, coordinate the clearance pruning of City trees #114 to #123 with Park Board and the project arborist. and Park Board Urban Forestry [PBDevelopment.Trees@Vancouver.ca](mailto:PBDevelopment.Trees@Vancouver.ca).
- B.2.4 Arborist supervision memos are required to be submitted to [PBDevelopment.Trees@Vancouver.ca](mailto:PBDevelopment.Trees@Vancouver.ca) for works within the TPZ of City trees #114 to #123. Ensure that descriptions of the work supervised, comments on construction impacts, and photos are included.

**Engineering**

- B.2.5 A Key Plan shall be submitted by the applicant, and approved by the City prior to any third party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:
- the Key Plan shall follow the specifications in the City of Vancouver Key Plan Process and Requirements Bulletin <https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>; and;
  - all third party service lines to the development are to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

**Note to Applicant:** Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

For questions on this requirement, please contact the Utilities Management Branch at [umb@vancouver.ca](mailto:umb@vancouver.ca).

- B.2.6 The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

- B.2.7 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

Note to Applicant: Detailed confirmations of these commitments will be sought at the Building Permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to Occupancy Permit issuance. Please contact Engineering Services at [shoringreview@vancouver.ca](mailto:shoringreview@vancouver.ca) for details.

- B.2.8 The owner or representative is to contact Engineering Services at [StreetUseReview@vancouver.ca](mailto:StreetUseReview@vancouver.ca) to acquire the project's permissible street use after Building Permit issuance.

**Note to Applicant:** Prepare a mitigation plan to minimize street use during excavation & construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

- B.2.9 Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License.

**Note to Applicant:** Applications for provincial Approvals of Licenses 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.

- B.2.10 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5).

**Note to Applicant:** The applicant will be required to demonstrate compliance with these requirements at the Plumbing Permit application stage. See [vancouver.ca/rainwater](http://vancouver.ca/rainwater) for more information.

- B.2.11 All approved off-street parking, loading, bike, and passenger loading 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

**Environmental Protection Branch**

- B.2.12 The property owner must fulfill requirements of Section 571(B) of the Vancouver Charter and Section 85.1(2) of the Land Title Act by submitting a complete and accurate Site Disclosure Statement and entering into legal agreements, if required, as follows: i) an agreement to remediate the site and contaminants that have migrated therefrom; and ii) a Section 219 Covenant to restrict occupancy until a Certificate of Compliance or Final Determination is issued by Ministry of Environment and Climate Change Strategy for the site, including any dedicated lands.
- B.2.13 Requires a Certificate of Compliance or Final Negative Determination from the Ministry of Environment prior to issuance of the occupancy permit. Waste Discharge Permit or Contaminated Site Groundwater Quality Declaration required for dewatering on the site. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work. All work on the site must be conducted in compliance with British Columbia's Environmental Management Act and Contaminated Sites Regulation.