

**Vancouver Aquatic Centre – 1050 Beach Ave
DP-2025-00685 – R1-1**

SS/SF/GS/JS

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

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

Also Present:

S. Sajjad, Urban Design
H. Kobayashi, Urban Design
S. Farmand, Landscape
G. Sneddon, Development Services
T. Fernandes, Urban Forestry
B. Ozols-Mongeau, Urban Forestry
J. Smallwood, Development Services
K. Yamashita, Parks Board
W. Truong, Engineering Services

Applicant:

City of Vancouver
453 W 12th Ave
Vancouver, BC
V5Y 1V4

Property Owner(s):

Vancouver Board of Parks and Recreation
2099 Beach Ave
Vancouver, BC
V6G 1Z4

Province of British Columbia
200-10428 153 St
Surrey, BC
V3R 1E1

Executive Summary

Proposal:

To develop a new two-storey Community Centre containing swimming pools and a fitness centre, with at grade parking on this site, having vehicular access from Beach Ave.

See	Appendix A	Standard Conditions
	Appendix B	Standard Notes and Conditions of Development Permit
	Appendix C	Urban Design Panel Meeting Minutes
	Appendix D	Design Rationale
	Appendix E	Plans
	Appendix F	Shadow Study
	Appendix G	Elevations
	Appendix H	Sections
	Appendix I	Landscape Drawings
	Appendix J	Building Review Branch Preliminary Review Commentary
	Appendix K	Engineering Design Elevation Mark-ups
	Appendix L	Flood Risk Preliminary Review Commentary

Issues: No issues

Urban Design Panel: Support 7-0

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2025-00586, submitted, the plans and information forming a part thereof, thereby permitting the development a new two-storey Community Centre containing swimming pools and a fitness centre, subject to the following conditions and approval of enactment and form of development:

- 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 of:					1050 Beach Ave					R1-1					DP-2025-00685																						
PERMITTED / REQUIRED										PROPOSED																											
Site Area ¹										Per survey plan		183611.95 ft ²				17,058.11		m ²																			
Uses		Other uses per R1-1 District Schedule								Community Centre																											
Setback ²		Front Yard			3.90			m			Front Yard				TBC				m																		
		Side Yard			1.20			m			Side Yard		E				TBC		m																		
					1.20			m					W				TBC		m																		
		Rear Yard:			10.70			m			Rear Yard				TBC				m																		
Height ³		Max outright height (includes envelopes)								11.50			m			Top of building		at		6.681 IBG		22.44		m													
FSR ⁴		Other uses per District Schedule min non-dwelling uses								0.60			Community Centre				0.919				FSR																
													Total				0.919				FSR																
Floor Area ⁵		Other uses per District Schedule								10,234.86			m ²			Community Centre				15,682.41				m ²													
													Total				15,682.41				m ²																
Site Coverage ⁶		Other uses per District Schedule								50%							22.7%																				
Impermeable Materials ⁶		Other uses per District Schedule								75%							TBC																				
Parking ⁷		Community Centre		Accessible			4			min			Retail				Accessible			4																	
				Standard			69			max							Standard			70																	
				Small			17			max							Small			0																	
				Community centre			0			max							Total C. Centre			74																	
Loading ⁸		Class			A			B			C			Class			A			B			C														
		Retail			0			3			0			Community Centre			0			1			0														
		Total			0			3			0			Total			0			1			0														
Bicycle ⁹		H			V			L			O/S			H			V			L			O/S			S											
		Class			A			A			A			B			Class			A			A			A			B								
		C. Centre			8			1			1			24			C. Centre			10			0			3			1			0			26		
		Total C. Centre			10			24			24			C. Centre			14			26			26														
Bicycle after TDM ⁹		H			V			L			O/S			H			V			L			O/S			S											
		Class			A			A			A			B			Class			A			A			A			B								
		C. Centre			8			1			1			24			C. Centre			8			1			1			24								
		Total C. Centre			13			24			24			C. Centre			13			24			24														
Passenger Space		Class			A			B			C			Class			A			B			C														
		Residential			0			0			0			Residential			0			0			0														
		Retail			0			0			0			Retail			0			0			0														
		Total			0			0			0			Total			0			0			0														

Notes:

- Note on Site Area:** Site area is based on the submitted legal survey. Standard Development Review Branch condition A.1.6 requires a digitally sealed survey to be submitted.
- Note on Setbacks:** Setbacks could not be confirmed as they were not provided on the drawings. Standard Development Review Branch condition A.1.4 requires confirmation of proposed setback dimensions.
- Note on Height:** Proposal is seeking increased height under Section 5.1.4 of the Zoning and Development By-law, which allows the Development Permit Board relaxations for a building that provides for public space or activities of a Community Centre. Staff supports the height relaxation request.
- Notes on FSR:** Proposal is seeking increased FSR under Section 5.1.4 of the Zoning and Development By-law, which allows the Development Permit Board relaxations for a building that provides for public space or activities of a Community Centre. Staff supports the FSR relaxation request.
- Notes on Floor Area:** Mechanical, pool and entry levels are counted twice as double height per Section 4.2.1 of the *R1-1 District Schedule*, where the distance from a floor to the floor above exceeds 3.7 m (12.14 ft). Floor area is expected to increase as the access to the mechanical area, circulation on the mechanical level, exterior stairs at pool level, and covered bike parking are to be counted towards floor area total. Standard Development Review Branch condition A.1.3 seeks confirmation of floor area distribution and total floor area.

6. **Note on Site Coverage and Impermeability Materials:** Site Coverage and Impermeability overlay not provided. Standard Development Review Branch condition A.1.5 seeks to confirm compliance.
7. **Note on Parking:** Calculated per Section 4.1.4 of the Parking By-law for accessible stalls as there are no minimums required. For the purpose of calculating requirements, the actual floor area was used, and not 'double counted' the floors which are over 3.7m (12.14 ft). Parking calculations will need to be updated once the items regarding floor area have been addressed. Staff supports the relaxation of one vehicle space provided over the maximum allowed in Downtown.
8. **Note on Loading:** Calculated per Section 5.2.3 of the Parking by-law, three (3) Class B loading spaces are required for the site and one is proposed. Relaxation for two (2) Class B loading space is requested. Applicant to confirm that maneuvering is possible for the Class B loading stall. Loading calculations will need to be updated once the items regarding floor area have been addressed. Staff is supportive of a relaxation of one (1) Class B loading space. Standard Development Review Branch condition A.1.2 requests the remaining two (2) Class B loading spaces to be provided.
9. **Note on Bicycle:** Calculated per Parking by-law Section 6.2.3.1, the proposal complies with the required bicycle stalls. Pool level has been used to determine assembly area for bicycle parking calculations (6.2.3.1) Bike parking per TDM has been increased by 30% for Class A spaces, including an increase of 20% for lockers, and 10% for oversized.

Legal Description

City of Vancouver
Lot: B
Block: 14
District Lot: 185
Plan: 9919

Lot: D
District Lot: 185
Plan: 20799

Province of British Columbia
Lots: 2, 3, 4, 5, 6, 7 & 8
Group: 1
District Lot: 5317
Plan: 5900

History of Application:

2025-08-25	Complete DP submitted
2025-10-15	Urban Design Panel
2025-11-26	Development Permit Staff Committee

Site and Project Boundary: The site is located within Sunset Beach Park, bounded by the Burrard St Bridge above and to the east, Beach Ave to the north, False Creek/English Bay and the Seawall multi-use pathway to the south, and City parks (Sunset Beach Park and English Bay Beach Park) to the west. It consists of multiple parcels owned by both the City of Vancouver and the Province of British Columbia (the Province), as shown in *Figure 1*. An active land lease is registered on title between the City and the Province and managed by the Vancouver Board of Parks and Recreation, permitting the existing City facilities and infrastructure, some of which extend across respective property lines.

Given the overall size of Sunset Park and the number of parcels involved, a defined project boundary – consisting of nine parcels – was established for this application, as shown in *Figure 2*. Within this boundary, the City of Vancouver owns parcels B and D, while the Province owns parcels 2 through 8. Collectively, these parcels have a total site area of 17,058 sq.m (183,612 sq.ft). The project boundary was selected to focus and minimize the project scope and will serve as the basis for review and compliance with applicable By-laws and Guidelines.

Within this project boundary, the proposed Vancouver Aquatic Centre building will be located on the footprint of the existing facility, which currently spaces five parcels. These five parcels have different ownership: the City of Vancouver is the registered owner of the Lot D, and the Province is the registered owner of Lots 5, 6, 7 and 8.

Figure 1: Site Overview (existing configuration)



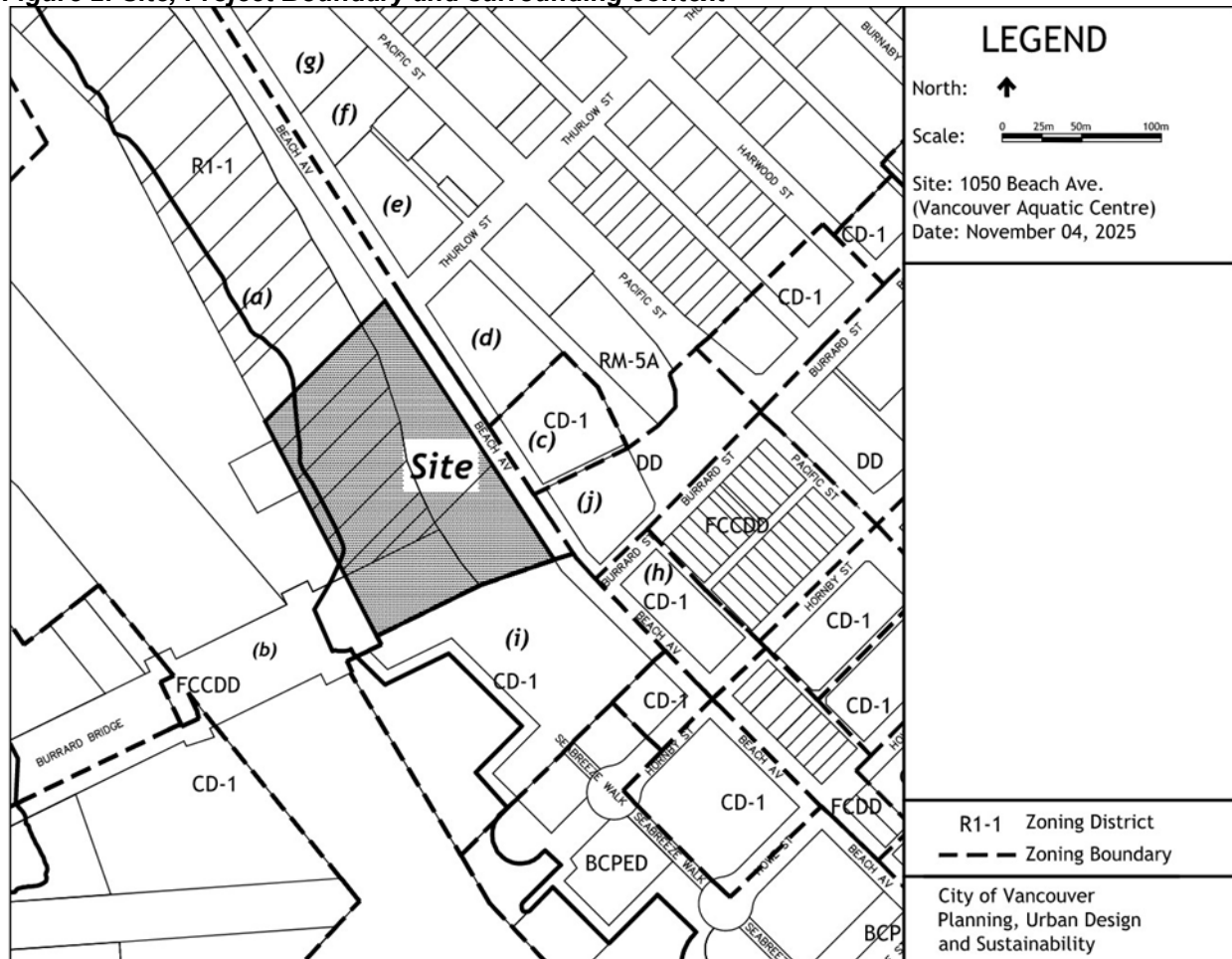
Context: Significant adjacent development includes:

The site is located within a residential area, The north side of Beach Avenue is characterized by high-rise residential buildings ranging from 20 to 30 storeys, while the south side of Beach Avenue forms a green corridor composed of parks, beaches, and various public amenities.

Significant adjacent developments include:

- | | |
|-------------------------|--|
| a) Sunset Beach Park | |
| b) Burrard Bridge Above | |
| c) 1005 Beach Ave - | 29-storey residential building, (c. 2004) |
| d) 1011 Beach Ave - | 30-storey residential building, (c. 1969) (potential add to Heritage list) |
| e) 1111 Beach Ave - | 26-storey residential building, (c. 1969) |
| f) 1133 Beach Ave - | 21-storey residential building, (c. 1973) |
| g) 1155 Beach Ave - | 20-storey residential building, (c. 1969) |
| h) 901 Beach Ave - | 23-storey residential building, (c. 1993) |
| i) 990 Beach Ave - | 10-storey residential building, (c. 1991) |

Figure 2: Site, Project Boundary and surrounding context



Background: The Vancouver Aquatic Centre (VAC) opened in 1974, is the City's oldest aquatic facility and the only public pool in downtown Vancouver. No longer compliant with modern competition standards, it was identified in the *2019 VanSplash Strategy* as nearing the end of its lifespan and requiring major upgrades. Following the partial collapse of the front entrance in March 2022, the renewal of the VAC was prioritized in the City's *2023-2026 Capital Plan*, with funding approved in October 2022. The renewal process began in January 2024 with a visioning workshop involving the City, Parks Board, and consultant teams.

A Development Permit (DP) application for the subject site was submitted on August 15, 2025, under the provisions of the *R1-1 District Schedule* of the Zoning and Development By-law. The proposal consists of a two-storey community centre with at-grade parking. On October 15, 2025, the proposal was reviewed by the Urban Design Panel and received unanimous support.

Built Form: The proposed development consists of a two-storey building. The form and massing of the new Vancouver Aquatic Centre references the existing facility, retaining a trapezoidal footprint with inward-sloping sides and a roof plane that rises toward the water to provide sufficient interior height for the high-diving tower. While the overall form acknowledges the existing structure, the new design establishes a distinct architectural expression characterized by greater transparency and refined materiality.

The exterior incorporates glass-fibre reinforced concrete panels inspired by traditional Coast Salish plank houses. Exposed timber structure and wood elements complement the cladding and are visible through the building's large expanses of glazing, enhancing the visual permeability and craftsmanship of design.

Along the north façade facing Beach Avenue, the cladding steps up to reveal clear glazing that offers views into the interior. A folded façade at the northeast corner emphasizes the main public entrance, creating a strong architectural focal point along the street.

The new Vancouver Aquatic Centre is designed to be the first Passive House-certified aquatic facility in North America, integrating high-performance building systems and a green roof visible from adjacent residential towers and the Burrard Bridge contributing to both environmental sustainability and the visual quality of the urban skyline.

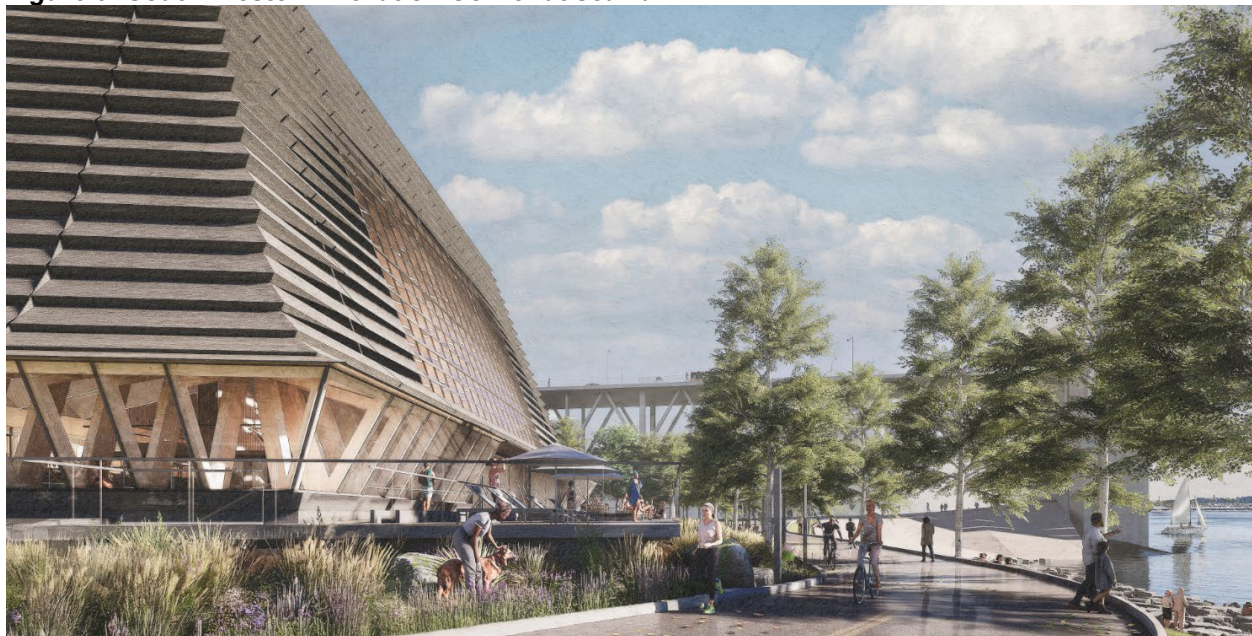
Figure 3: North Elevation Entry at Beach Ave



Figure 4: South Elevation along seawall



Figure 5: South-Western Elevation Corner at seawall



Applicable By-laws, Guidelines and Policies:

- ***R1-1 District Schedule*** (last amended March 2025)
- ***Section 5 – By-law Relaxations and Power of Discretion*** (last amended October 2025)
- ***West End Community Plan*** (2013)
- ***City of Vancouver's United Nations Declaration on the Rights of Indigenous Action Plan (UNDRIP Action Plan 2024-2028)***

Response to Applicable By-laws, Guidelines and Policies:

- ***R1-1 District Schedule***

The intent of the Residential Inclusive (R1-1) District Schedule is to support a variety of small-scale housing options, while maintaining the area's single-lot character.

Use: The proposed use of Community Centre is Conditional use, conforming with the existing zoning.

Height and Density: A maximum height of 11.5 m (37.7 ft.), density of FSR 0.6.

Relaxation required on both heights and density. Proposed height is 22.43 ft. (73.58 ft.), proposed density of 0.92 FSR.

Applicant Response:

Floor Area: The new Vancouver Aquatic Centre proposes a gross floor area of approximately 7,497 sq.m. (80,700 sq.ft.) However, following the floor area computation methodology outlined in the *R1-1 District Schedule*, the total floor area for density calculation is approximately 15,582 sq.m. (167,730 sq.ft.) resulting in an FSR of 0.92.

The discrepancy between the gross floor area and the floor for density calculations is due to Section 4.2.1.c of the *R1-1 District Schedule*, which requires areas any space with a floor-to-floor or floor-to-ceiling height greater than 3.7 m (12 ft.) must be counted twice towards floor area. This provision applies to roughly 98% of the building; due to the aquatic facilities larger interior volume required for aquatic spaces. Otherwise, the proposed building generally maintains the existing building footprint.

Building Height: The additional building height is due to the following factors:

- Program requirements (high diving): The new VAC's south dive towers support 10 m (32.8 ft) platforms and meet World Aquatic's 5.1 m (16.7ft) clearance requirement, resulting in increasing interior height.
- Structural requirements: A deeper roof is required to meet current building code, improves efficiency, and enhances daylight penetration, contributing to the overall building height.
- Mechanical equipment requirements: The existing facility's corroded basement HVAC system causes poor air quality. The renewed VAC incorporates efficient rooftop mechanical system to meet Passive House standards.
- Building envelope, durability and maintenance requirements: The new VAC features a high-performance envelope with thicker insulation to achieve Passive House standards, Additional roof depth upgraded parapets, improved detailing support better drainage, wind resistance, and maintenance safety.

Staff Assessment:

Staff conclude that the application meets the intent and regulations of the *R1-1 District Schedule*, including permitted use and external design. In consideration of the applicant's rationale, staff recommend support of the requested relaxation for floor area and height.

- **Section 5 – By-law Relaxations and Powers of Discretion**

Section 5 of Zoning and Development By-law outlines the available relaxations and discretionary powers, enabling the Director of Planning or Development Permit Board to relax specific provisions of the By-law where hardship is demonstrated. Under Section 5.1.4, the Director of Planning or Development Permit Board may relax certain requirements for buildings that provide public space or include public amenities such as swimming pools. The proposed development has a density of 0.92 FSR and a height of 22.43 m (73.6 ft).

Staff Assessment:

Due to the hardships associated with applying the *R1-1 District Schedule*, which is primarily intended for single residential development, staff consider the relaxations permitted under Section 5.1.4 of the Zoning and Development By-law to be justified. In consideration of the applicant's rationale, the building's public use, the minimum impact of additional density and height, and its demonstrated contribution to the public realm, staff recommend support for the requested relaxations.

- **West End Community Plan (2013)**

The *West End Community Plan* was adopted by Council in 2013 and provides the framework for guiding positive change, development, and community benefits in the West End neighbourhood of the downtown peninsula.

The West End's diverse demographic and built environment continues to evolve, and community programs must remain accessible and welcoming to people of all ages, incomes, abilities, identities and ethnic backgrounds.

The West End Public Benefits Strategy identifies the coordinated renewal of the West End Community Centre, the ice rink, and the Vancouver Aquatic Centre over the next 30 years. The strategy calls for designing renewed facilities that respond to future population growth, improve operational efficiencies, and support partnerships with institutions such as the Vancouver School Board and Vancouver Public Library. Exploring the replacement of the Vancouver Aquatic Centre supports citywide access to recreation while strengthening the West End's role as a regional destination for aquatics programming. Together, these investments modernize essential infrastructure, expand public services, and advance the City's long-term vision for a resilient and inclusive recreation network.

Staff Assessment:

The renewal of the Vancouver Aquatic Centre aligns with the City's Public Benefits Directions and advances the long-term citywide strategy for delivering accessible, and resilient recreation facilities.

- **City of Vancouver's United Nations Declaration on the Rights of Indigenous Action Plan (UNDRIP Action Plan 2024-2028)**

The United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) is a comprehensive international instrument on the rights of Indigenous peoples. It provides a framework for Reconciliation to uphold and protect Indigenous Peoples' rights and ensure the enjoyment of those rights. As a City of Reconciliation, the City of Vancouver has committed to implementing UNDRIP, in co-development with the Musqueam, Squamish, and Tsleil-Waututh Nations. This includes the City's *United Nations Declaration on the Rights of Indigenous Peoples*

Strategy (2022) and Action Plan (2024) at the municipal level.

In particular, the UNDRIP Action Plan includes actions that prioritize collaboration with Musqueam, Squamish, and Tsleil-Waututh Nations in the review and development of community facilities.

Staff Assessment:

The Vancouver Aquatics Centre project team is advancing the UNDRIP Action Plan priorities through ongoing engagement with the Musqueam, Squamish, and Tsleil-Waututh Nations.

Conclusion: Staff support the proposed renewal of the Vancouver Aquatic Centre. The design demonstrates a strong commitment to sustainability, innovation, and design excellence. It aligns with the intent of the applicable policies and guidelines. The project further enhances the public realm by strengthening the connection between the building, the park, and the waterfront. Staff recommend approval of the project, recognizing its contribution to the City's long-term vision for resilient, low-carbon, and inclusive community facilities.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on October 15, 2025, and Urban Design Panel Meeting minutes are included in Appendix C attached to this report.

ENGINEERING SERVICES

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

URBAN FORESTRY

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

PARKS BOARD

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

CONTAMINATED SITES

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

BUILDING REVIEW BRANCH

The Building Review Branch has provided preliminary comments which have been included in Appendix J attached to this report.

NOTIFICATION SYNOPSIS

A Development Permit application sign was installed at the front of the project boundary facing Beach Ave on October 9, 2025. Additionally, notification and application information, and an online comment form, was provided on the Shape Your City webpage for this application. Due to the Canada Post strike, post cards were not sent to the neighbouring properties.

At the time of this report, 140 responses have been received from our site sign/Shape Your City notification; eight (8) of which were in Support of the application, 108 in Opposition, and 24 identified as “mixed”, being considered as Neutral.

Support for the application noted that the building is appealing and encouraged the need for the development of a new aquatic facility, as it is a community asset.

No comments of opposition were received which relate to the proposed land use and general form and massing of the building. Instead, concerns focused on the exterior design of the facility, with some noting that the building is too similar to the existing building. In addition, nearly all opposing responses expressed concern about interior programming and emphasized the need to accommodate multiple user groups, community interests, and competitive swimming by providing a larger swimming pool than what is currently proposed.

Staff Response:

The intent of the Development Permit process is to review an application against the Zoning and Development By-law and applicable guidelines and policies, while ensuring regulatory compliance. The Development Permit approves land use, form, and massing, as well as other elements such as landscaping, parking and built form. General programming – such as interior functions, features and amenities – is not within the scope of staff to review during the Development Permit review. Such matters are directed to the appropriate staff in Real Estate and Facilities Management (REFM) and the Parks Board, who are responsible for the programming, design, and implementation of Civic Facilities. All comments received during the public notification process will be distributed to REFM and the Parks Board for their review and consideration. Staff maintain that this application complies with the requirements of the *R1-1 District Schedule* and other applicable policies.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

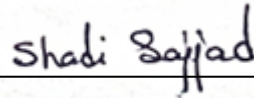
The Staff Committee has considered the approval sought by this application and has concluded that with respect to the R1-1 District Schedule of the Zoning and Development By-law pertaining to this site, it requires decisions by both the Development Permit Board and the Director of Planning.

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

The Staff Committee supports this proposal, including the relaxation requests for height, FSR, floor area, impermeability and loading, subject to the conditions contained in this report.



M. So
Chair, Development Permit Staff Committee



S. Sajjad
Development Planner



G. Sneddon
Project Coordinator

Project Facilitator: J. Smallwood

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

Urban Design Conditions

- A.1.1 design consideration to enhance Universal Accessibility.

Note to Applicant: Further refine the design to enhance accessibility for a wide range of users by leveling the entire deck with the pool elevation and providing an accessible route to the exterior. This will ensure seamless connections and support safe, comfortable movement throughout this important civic facility. See also, standard Park Board condition A.1.8.

Development Review Branch Conditions

- A.1.2 compliance with Section 5 – *Off-Street Loading Space Regulations* of the Parking By-law for a minimum of two (2) Class B loading spaces for Community Centre use, per Section 5.2.3.

Note to Applicant: Three (3) Class B loading spaces are required and a relaxation of one (1) Class B loading space may be considered with the submission of an updated relaxation rationale.

- A.1.3 correction to Floor Area totals and Floor Space Ration (FSR), updated to include the following:

- i. access and stairs to mechanical rooms.
- ii. circulation at mechanical level.
- iii. stairs located at pool level.
- iv. covered bike area.

- A.1.4 confirmation of compliance with Section 3.2.2 for front, rear and side yards of the R1-1 District Schedule.

Note to Applicant: Applicant to provide dimensioned setbacks to outside of cladding.

- A.1.5 confirmation of compliance with Section 3.2.2.7 – *Site Coverage* and Section 3.2.2.8 – *Impermeable Materials* of the R1-1 District Schedule.

Note to Applicant: Provide site coverage and impermeability overlays to verify compliance.

- A.1.6 submission of a digitally sealed survey.

Park Board conditions:

- A.1.7 design development to improve Crime Prevention Through Environment Design (CPTED) conditions at the northwest corner of the building.

Note to Applicant: Adding lighting or implementing other CPTED measures may improve perceptions of safety in this area. See *Figures 6 and 7* below.

Figure 6: Plan View CPTED conditions

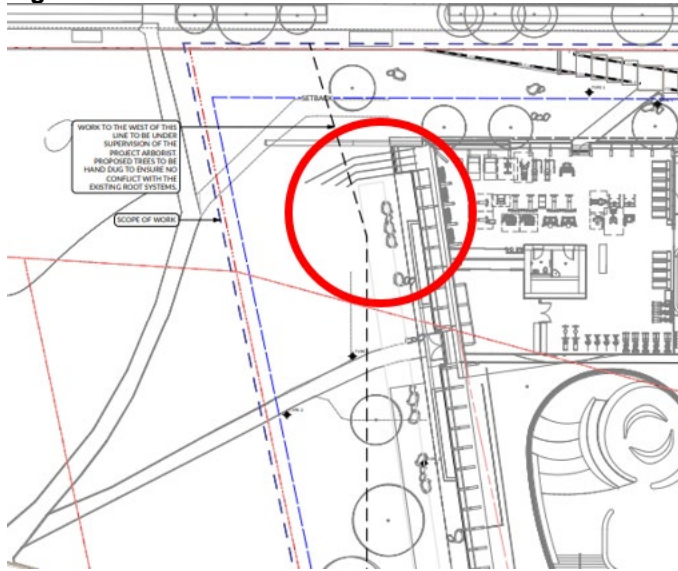
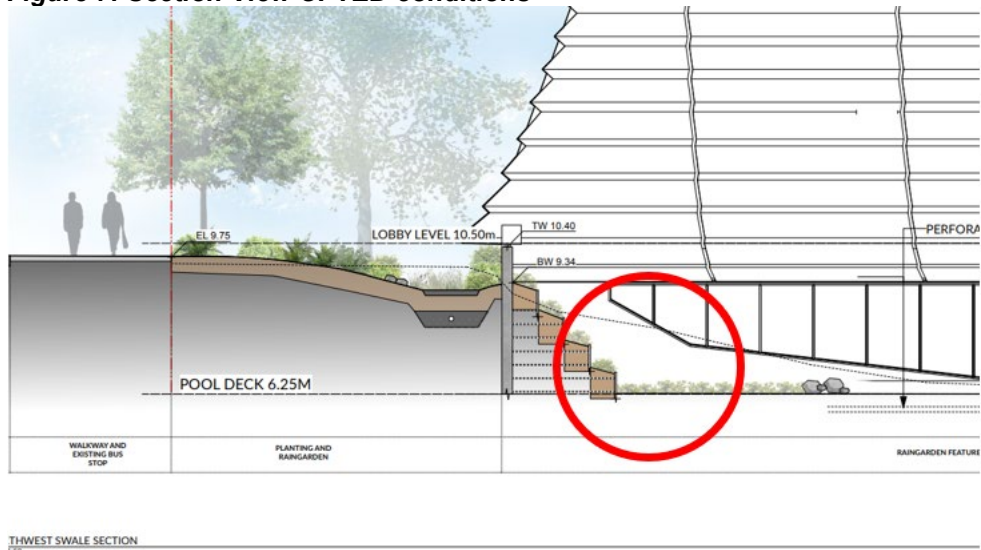


Figure 7: Section View CPTED conditions



- A.1.8 design development to improve interface between sundeck supports and MUP along south and southwest sides of the building.

Note to Applicant: Consideration to add design interest to the wall in case planting fails and improve screening of the wall through planting plan. See images below. See also, standard Urban Design condition A.1.1. See *Figures 8 and 9* below.

Note to Applicant: This tree is in fair condition and located slightly outside of the main disturbance footprint. The tree is currently flagged for removal in the DHC Report and shown as retained on the PWL Tree Management Plan. Given its ecological value and condition, this tree should be prioritized for retention and protected throughout the development process.

- iii. clearly identifies the line of excavation in relation to the existing trees and their tree protection zones on the Tree Management Plan.

Note to Applicant: Clearly delineate the line of excavation and show only existing trees with the overlay of proposed design and not have the landscape plan overlaid with proposed planting to avoid confusion.

- iv. identifies the total proposed trees to be removed in the Arborist Report.
- v. identifies all existing trees and not proposed planted trees.

Note to Applicant: Proposed new trees are to be shown only on the Landscape Plans to avoid duplication and reduce confusion.

- vi. clarifies Arborist Supervision and Reporting.

Note to Applicant: Revise the Tree Management Plan and Arborist to include the following note:

“that all work within 1.5 m of a TPZ/CRZ will occur under the supervision of the project arborist, and following this work site supervision memos will be submitted to Urban Forestry.”

- vii. includes a Heron Management Plan.

Note to Applicant: The submitted Arborist Report and Tree Management note there is a Great Blue Heron Colony onsite and references a ‘Great Blue Heron Colony Management Plan’ that was not included in any of the reports or submission material. This report is to be submitted for further review. Tree 343a flagged for removal appears to be associated with the heron colony. Removal or relocation would require a Section 70 or 71 permit under the *Migratory Birds Regulation*.

A.1.11 provision of adequate tree species selection, including the replacement of:

- i. all proposed *Tilia* species, including *Tilia tomentosa*, with alternate tree species better suited for urban conditions and long-term resilience.

Note to Applicant: *Tilia* species have known issues related to aphids and maintenance. Consider continuity with existing street trees to the north (i.e. *Carpinus betulus* – European hornbeam).

- ii. *Cornus kousa* and *cornus* x ‘Eddie’s White Wonder’;sdv

Note to Applicant: This species is susceptible to anthracnose and drought stress.

- iii. *Fraxinus americana*.

Note to Applicant: This species is at risk to Emerald Ash Borer.

- iv. *Styrax* spp.

Note to Applicant: This species has limited urban resilience.

Note to Applicant: The above species are not recommended and should be replaced with more resilient, climate-adapted alternative.

- A.1.12 clarification and illustration of soil volumes/rooting space.

Note to Applicant: Illustrate soil depths and volumes per City standards. Confirm structural soil vs. planting soil extents via plan and details. Also, include root barriers for trees within 2 m of paved surfaces in details.

A.2 Standard Engineering Conditions

- A.2.1 provision of street improvements, and appropriate transitions, along Beach Ave adjacent to the site, including:

- i. removal of the existing driveway crossing and reconstruction of the curb and gutter.
- ii. enhancements to the new driveway and the bike lane to reduce conflicts between pedestrians, cyclists, and vehicles at the new driveway crossing; and

Note to Applicant: These enhancements may include raising the grade and changing the alignment of the bike lane through the driveway crossing, including a new catch basin. Examples of enhanced driveway crossings for bike lanes can be found [here on Richards Street](#), as well as [standard detail drawing C7.3](#). Detailed requirements and cost sharing for this driveway will be determined through the civil design review process and coordinated with Engineering.

- iii. concrete sidewalk.

- A.2.2 provision of a Memorandum of Understanding to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: A letter of commitment signed by the General Manager of the Vancouver Park Board is required to be provided in-lieu of standard legal agreements to ensure:

- i. shared access is provided and maintained between the adjacent parcels which form the Project Boundary; and
- ii. that the parking proposed as part of this development permit application is to be utilized and maintained for the benefit of the Vancouver Aquatic Centre at 1050 Beach Ave.

- A.2.3 provision of a complete final hydrogeological study, as required by the Zoning and Development By-law (Section 4.3.4), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

- i. a groundwater management plan and/or impact assessment.

Note to Applicant: Provide a revised hydrogeological study or addendum which includes: 1) details of the recommended groundwater management strategy; and 2) a revised impact assessment that discusses considerations for the adjacent English Bay, including groundwater salinity, tidal fluctuations and sea level rise.

- ii. characterization and/or monitoring of soil and groundwater conditions above the maximum excavation.

Note to Applicant: The final hydrogeological study should include details on the recommended future work, as described in Section 5 of the preliminary hydrogeological study (dated October 8, 2025).

- iii. construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval.

- A.2.4 compliance with the Section 4.3.5 of the Zoning & Development By-law, to the satisfaction of the Director of Planning, by limiting groundwater discharge into the City collection system and limiting environmental impacts by incorporating:

- i. measures to limit groundwater discharge into the City collection system.
- ii. measures to limit or reduce environmental impacts

- A.2.5 provision of applying for and receiving a City of Vancouver Building Grades Permit Plan to inform Development Permit Application Drawings of property line grades at the development site and provision of Design Elevation to be shown on the Site Plan.

Note to Applicant: Design elevations are missing from the plan at the corner of driveway(s), parking stalls, pedestrian plazas, access pathway(s), and middle of entrance(s) along the street. Design Elevations must be directly interpolated between adjacent building grades. Refer to Appendix K for markup locations and details.

City staff are continuing to process the Building Grade application. Application Drawings may need to be revised and resubmitted to the City once Final Building Grades are issued.

- A.2.6 provision of an updated Landscape and Site Plan to reflect public realm changes, including all of the off-site improvements sought for this development permit. The following items and notes are to be added:

- i. provision of new street trees adjacent to the development site, where applicable.

Note to Applicant: Include the following note:

“Final spacing, quantity and tree species 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 Engineering 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 for inspection after tree planting completion”.

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

- b. *“Final design of the driveway onto Beach Avenue will be coordinated with Engineering”.*
- iii. show/reference a City standard C1.1 broom finished, saw cut concrete sidewalk and construction details along Beach Ave;
- iv. delete proposed back boulevard pavers from tying into the back of the City sidewalk shown along Beach Ave.

Note to Applicant: A minimum 1 ft. (0.3 m) CIP concrete tie in, is an acceptable alternative.

- v. reference a City standard C7.2 commercial driveway crossing on Beach Ave.
- vi. delete both of the proposed concrete connecting walks running to the back of curb on Beach Ave.

Note to Applicant: The connecting walks show leading to a non-crossing section of the bike path in the curb lane, and the previous bus stop has been relocated.

- vii. delete proposed Silva Cells from Engineering Right-of-Way along Beach Ave.

Note to Applicant: Structural soil is an acceptable growing medium system alternative.

- viii. delete the newly proposed driveway crossing at the northeast corner of the site, next to the neighbouring driveway and the bridge.

Note to Applicant: All site access must be provided from a single driveway crossing.

Note to Applicant: Where a design or detail is not available, make note of improvement on Landscape and Site Plans.

A.2.7 provision of an updated Parking By-law statistics table(s) noting the following:

- i. *“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”.*
- ii. *“End of Trip Facilities layout shall be in compliance with the Vancouver Parking By-law and the Vancouver Building By-law”.*

A.3 Standard Licenses & Inspections (Contaminated Sites) Conditions:

A.3.1 The property owner must provide:

- i. A Ministry of Environmental Release Notice or Certification Document (e.g. AiP).
- ii. 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 contains a Schedule 2 use. The Site Disclosure Statement has been 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 addressed on or before **June 15, 2026**, tended 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.1.5 Any existing City infrastructure adjacent to the site damaged during construction activities must be replaced to current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents. Replacement is to be determined at the sole discretion of the General Manager of Engineering Services.
- B.1.6 Burrard Bridge is an important piece of City infrastructure. The bridge requires regular maintenance inspection and rehabilitation. Access below and around the bridge to complete the proposed development shall be coordinated with Engineering Services to ensure this important work to maintain the bridge can still occur.

B.2 Conditions of Development Permit:

- B.2.1 The issuance of this permit is subject to the confirmation and provision of an Archaeological Impact Assessment program under S. 12 Heritage Conservation Act and First Nations permits prior-to any construction work below grade. All subsequent management recommendations resulting from ongoing field results during construction and the testing program must be followed. This may result in amendments to this permit.
- B.2.2 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. Note that the City's rainwater management requirements are currently undergoing a proposed update that is anticipated to apply to this development. See vancouver.ca/rainwater for more information.

- B.2.3 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.
- B.2.4 Provision of a signed and sealed memo prepared by a qualified professional engineer confirming the proposed parking lot regrading and re-pavement work will have no negative impact on the load carrying capacity or long-term durability of the bridge structure prior to the issuance of the Building Permit.

Note to Applicant: Analysis should account for the excavations adjacent to the bridge and any temporary construction loading due to equipment or material. Rationale for findings, including all data used and analyses conducted, must be provided in the report. This provision assumes that the proposed building's footing location and elevation are relatively similar to the existing building's footing location and elevation, as per information submitted to Engineering, September 22, 2025. If changes are made in future submittals to the proposed building's footing location and elevations, Engineering should be informed by the applicant, and additional conditions may be applicable.

- B.2.5 A bridge proximity agreement shall be registered on title of City owned properties prior to the issuance of the Building Permit.

Note to Applicant: The bridge proximity agreement acknowledges that the development is in close proximity to the bridge and is aware of bridge related environmental conditions/nuisances such as noise, debris, wildlife, maintenance requirements, traffic, etc.

- B.2.6 Provision of a Bridge/Structure SRW - Statutory Right of Way (SRW) in favor of the City shall be registered on title for the purposes of access, maintenance, repair, rehabilitation, and retrofit of the bridge prior to the issuance of the Building Permit.

Note to Applicant: The SRW shall be a minimum of 3m wide and shall be taken from the drip line of the bridge. Designs of improvements or regrading of the SRW space shall be to the acceptance of the GMES (bridge and or structure access requirements must be considered)

- B.2.7 Encroachment agreements shall be registered on title of the parcel where the bridge is located prior to the issuance of the Building Permit, for any modification of, or attachments to City bridges or structures, or specialty treatments or facilities that the City deems to be private infrastructure locate on public property.

Note to Applicant: If a surface SRW is provided on top of a portion of a building (i.e. underground parkade), the building shall be designed to accommodate full traffic live loading surcharge per CAN/CSA S6 CL-625 Loading.

- B.2.8 Provision of a Bridge/Structure Monitoring Plan for the Burrard Bridge, to the satisfaction of the General Manager of Engineering Services (GMES) prior to the issuance of the Building Permit.

Note to Applicant: The Monitoring Plan could be waived, if a qualified professional engineer determines that excavation works will not negatively impact the bridge or pose a safety risk to the bridge. Rationale for findings, including all data used and analyses conducted, must be provided in a signed and sealed report.

The purpose of the monitoring plan is to protect public safety, and to protect the long-term health of the structure adjacent to excavation works ("works").

The Monitoring Plan is to:

- i. Be owned and executed by the proponent and accepted by the City.
- ii. Be developed and managed by a professional engineer registered in good standing in the province of BC.
- iii. Develop ground movement/displacement predictions resulting from the shoring and excavation operations and related works. Predictions are to be developed by the geotechnical engineer.

- iv. Establish acceptable bridge movement (displacements and rotations) thresholds and stop work movement thresholds as determined through analysis by a bridge engineer. The engineer is to assess the movement induced stresses, resulting force levels and impacts to the bridge health and/or bridge stability. An engineering memo/report to be submitted summarizing the analysis and the recommended movement thresholds.
- v. Provide baseline measurements prior to the commencement of excavation to comfortably rule out any background noise or false positives. It is suggested that a minimum of 2 weeks of data be collected prior to the commencement of site preparation activities.
- vi. Record any movement the bridge experiences during excavation and backfilling operations.
- vii. Include a plan showing the locations of the monitoring stations. Each monitoring station shall be individually labelled. Survey control points shall also be labeled. The survey control points, and methodology will need to be reviewed and accepted by the City Surveyor.
- viii. Include action plans or mitigation measures for each movement threshold limit with clearly defined roles and responsibilities for the designated parties. A minimum of three threshold limits are required, for example Green – “all is fine”, Amber – “increased monitoring and/or mitigation required” and Red – “stop work”. It is expected that a stop work procedure, a bridge closure plan, a communications plan, and a start work procedure are included as part of the plan.
- ix. Provide the City with timely and ongoing reporting throughout the duration of the excavation and backfilling operations. The reporting shall be completed by the professional of record for the monitoring strategy/plan. The reporting frequency shall be as determined by the plan. Reports shall include an executive summary front page that summarizes recorded movements (current and in aggregate), assesses the movements and their impacts to the structure, describes any remedial actions performed, makes recommendations for remedial actions. The body of the report shall include survey data, survey data interpretation, basis and rationale for any mitigation remedial actions and/or recommendations.
- x. Provide excavation and shoring plan(s) along with design details, and background geotechnical reports.
- xi. Include written consent from the owner that designates and empowers the professional of record to execute the plan.
- xii. Review and provide for appropriate levels of insurance; and,
- xiii. Be compiled in one document prior to commencing work and amended and resubmitted upon completion of the works to include all monitoring reports, record drawings, and records of remedial actions taken.

The Burrard Bridge is a major City Bridge. Any negative impact on the bridge piers and foundations could lead to the closure of the bridge and significant traffic disruption in the False Creek area.

Submitted engineering documents are to be signed and sealed. Should mitigation measures be required that result in any repairs or alterations to City infrastructure, a servicing agreement or legal instrument will be required to the satisfaction of Legal Services in consultation with the General Manager of Engineering Services. Deposits or other forms of security may be required.

A refundable deposit of \$10,000 is required to facilitate an independent peer review of the plan.

B.2.9 All impacted utility companies shall be contacted and notified of the following requirements:

- i. all utility services (e.g., BC Hydro, Telus and Rogers) shall be underground;
- ii. all required electrical equipment (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.

B.2.10 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:

- i. 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
- ii. 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.

B.2.11 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 or 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.2.12 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (street restoration manual section 02596 and Encroachment By-law (#4243 section 3A) and access around existing and future utilities adjacent to your site.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of

written acknowledgement of this condition is required. Please contact Engineering Services for details.

- B.2.13 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 and 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.

Please note that as the City of Vancouver prepares for the FIFA World Cup 26™, street use for public and private construction during and around the event period will be limited so additional consideration should be given to planning for and requesting street use where required. To help you plan, Vancouver's match dates for 2026 are:

Saturday, June 13
Thursday, June 18
Sunday, June 21
Wednesday, June 24
Friday, June 26
Thursday, July 2
Tuesday, July 7

For questions, please contact the City at streetusereview@vancouver.ca. To learn more about FIFA World Cup 26 Vancouver™ and stay updated, visit www.vancouverfwc26.ca.

- B.2.14 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.2.15 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.
- B.2.16 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.**
- B.2.17 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.
- B.2.18 All work on the site must be conducted in compliance with British Columbia's Environmental Management Act and Contaminated Sites Regulation.

- B.2.19 In the event that contamination of any environmental media is encountered, a Groundwater Quality Declaration or Waste Discharge Permit Application must be submitted prior to commencing dewatering activities.
- B.2.20 Contact pbdevelopment.trees@vancouver.ca prior to tree removals to initiate minimum 20-day public notification process.
- B.2.21 Tree protection fencing specifications should follow City standards and recommendations in the approved tree management plan. Protective fencing shall be in place prior to mobilization and building demolition and remain in place until the completion of the development project. Applicant to contact pbdevelopment.trees@vancouver.ca for tree protection fencing inspection.