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

**DEVELOPMENT PERMIT STAFF COMMITTEE
(DPSC) MEETING
June 22, 2022**

**for THE DEVELOPMENT PERMIT BOARD
July 25, 2022**

**123 E 6th Ave
DP-2021-00983 – I-1B**

CS/DS/KH/JB/JS

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
D. Lee, Engineering Services
J. Olinek, Urban Design & Development Planning

Also Present:

C. Stanford, Urban Design
D. Sharif, Landscape
K. Hsieh, Development Services
J. Boldt, Heritage Planning
J. Larsen, Cultural Services
T. Simmer, Real Estate and Facilities Management
J. Smallwood, Development Services

APPLICANT:

123 E 6th Ave Limited Partnership
1090-880 W Georgia St.
Vancouver, BC
V6E 3V7

PROPERTY OWNER:

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

EXECUTIVE SUMMARY

● **Proposal:**

To develop this site with a 12-storey building containing wholesale and office uses and the relocation, restoration and designation of the existing two-storey Heritage “B” building containing artist studio class A and B, all over four levels of underground parking, having vehicular access from the lane.

See	Appendix A	Standard Conditions
	Appendix B	Standard Notes and Conditions of Development Permit
	Appendix C	Building Review Branch Comments
	Appendix D	Urban Design Panel Meeting Minutes
	Appendix E	Plans and Elevations
	Appendix F	Shadow Study
	Appendix G	Landscape Drawings
	Appendix H	Applicant’s Design Rationale
	Appendix I	Arts and Culture Studio Technical Guidelines
	Appendix J	Vancouver Heritage Commission Meeting Minutes

● **Issues:**

1. Public Realm;
2. Massing & Articulation; and,
3. Heritage interface.

● **Urban Design Panel: Support with Recommendations 8-1**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2021-00983 submitted, the plans and information forming a part thereof, thereby permitting the development of a 12-storey building consisting of Wholesale and Office uses and the relocation, restoration and designation of the existing two-storey Heritage "B" Building (Simon Fraser Elementary School Annex) consisting of Class A and B Artist Studio, subject to the below conditions of approval:

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

- 1.1 design development to provide a more lively and activated public realm interface with particular consideration of the following:
 - i. provide an improved corner entrance at Quebec Street and East 6th Avenue more appropriately scaled to the neighborhood context;
 - ii. improve the ground-oriented frontage activation with an enhanced pedestrian experience and consideration of additional entry points;
 - iii. remove impediments to public circulation at grade whether landscaping, changes of elevation, or new built elements;
 - iv. refine and more effectively activate the interface of public space between the lane and the plaza;

Note to Applicant: Consider incorporating needs for occasional arts and culture event use in the plaza to allow for more effective activation. Contact Cultural Planner, Julie Larsen (julie.larsen@vancouver.ca), for further coordination and discussion of arts and culture event use and associated needs.

- v. improve accessible design by refining colors, materials, texture & patterns for use as tactile identifiers for the sensory deprived enhancing the public experience; and,

Note to Applicant: See also Standard Condition A.1.4

- vi. refine public realm features to better reflect the unique character of the area as envisioned in the *Mount Pleasant Community Plan*;

Note to Applicant: The above should be read in conjunction with the recommendations and comments expressed in the Urban Design Panel meeting minutes of May 25, 2022.

- 1.2 design development to improve the architectural expression, articulation of massing, visual variety, and execution of the buildings elements with particular consideration of the below:
 - i. ensure that mechanical plant and associated screening are recessed from the roof edge so as to be not visible from the street below or cause visual obstruction contrary to a high quality aesthetic;
 - ii. improve the expression of the upper stories of the building for a more cohesive relationship with the buildings expression and articulation of form;
 - iii. explore methods that are sensitive to the retention of the heritage building and alleviate the blank nature of the side façade now facing E 6th Ave.; and

Note to Applicant: This can include landscaping treatment, or other.

- iv. maintain the use of high quality durable materials as the design progresses in the later stages of the permitting process.

Note to Applicant: The above should be read in conjunction with the recommendations and comments expressed in the Urban Design Panel meeting minutes of May 25, 2022 (Appendix D).

- 1.3 design development to improve the heritage interface of the proposal, enhancing the relationship of the buildings shared spaces, and more effectively reflecting the transition of form;

Note to Applicant: This can include the expression of materials, textures and articulation of the modular grid façade as it transitions from the new building to the heritage building to achieve a more sympathetic integration. For further information please see the recommendations and comments expressed in the Urban Design Panel meeting minutes of May 25, 2022.

- 1.4 arrangements to be made for the existing building to be added to the Vancouver Heritage Register and Designation By-law is approved by Council for it to ensure its ongoing protection and that the By-law is enacted to the satisfaction of the Director of Legal Services;

Note to Applicant: The addition to the Vancouver Heritage Register and the Designation By-law require a separate report to Council. Please contact the Heritage Planner, James Boldt (James.Boldt@vancouver.ca) with any question in this regard.

2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.

3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

● Technical Analysis

TECHNICAL REVIEW for 123 East 6th Avenue				DP-2021-00983	I-1B		
	Permitted/Required			Proposed			
Site Area¹							m ² 2,764.1
Uses²	Outright/Conditional Use			Wholesale: Class TBV			
				Cultural and Recreational Use:			
	Outright Use			Artist Studio A			
	Conditional Use			Artist Studio B			
	Conditional Use			General Office and			
	Conditional Use			Digital Entertainment + Information			
				Communication Technology (DEICT)			
Setbacks				<u>m</u>			<u>m</u>
	Quebec St.			1.50			1.50
	6th Ave.			0.65			0.65
	N/S Lane			3.00			3.00
	E/W Lane			0.60			0.60
	Heritage building			0.00			3.21
Height³				<u>m</u>			<u>m</u>
	I-1B Max provided a) to c)			38.00			
	Mass timber building (Section 10.21A)			2.16			
	Heritage building (Section 5.1.2)			<u>5.59</u>			
				45.75			45.75
	<i>I-1 B Max requirements for building portions > 18.3 m height</i>						
		a) min. (m)	b) max. (m)	c) max. (m ²)	<u>m</u>	<u>m</u>	<u>m²</u>
		setback	1/3 rd width	80% flr area	setback	1/3 rd	flr area
	along Quebec St.	6.1	11.68	15,576.80	1.5	24.70	19,471.0
	along E 6th Ave.	4.5	16.82		4.5	49.37	
	along N/S lane	9.1			22.53	0	
	<u>Level 1 - Floor to Floor height</u>			<u>min. (m)</u>			<u>m</u>
	New building			5.35			5.33
	Industrial Use			6.00			
Heritage - ground floor			none			3.73	
View	3.24 - View of Northshore Mtn.			<u>max. (m)</u>			<u>m</u>
Cone⁴	Geodetic height			73.2			69.47

FSR⁵		<u>min.</u>	<u>max.</u>			<u>FSR</u>	
	I-1B max site total provided a) to c)		6.00				
	10% Heritage Designation bonus		0.60				
	SITE TOTAL with Heritage Bonus		6.60			6.60	
	<i>I-1B min./max per use required for max 6.0 FSR site increase</i>						
	b) General Office		2.00	Includes heritage bonus		2.60	
	a) DEICT	3.00				3.00	
	c) Uses listed per 4.5.1 (a)	1.00		Wholesale		0.64	
	Other Uses		1.00	Artist Studio Class A +B		0.36	
	Floor Area⁵		<u>min. (m²)</u>	<u>max. (m²)</u>			
I-1B max provided a) to c)			16,584.9				
10% Heritage Designation bonus			1,658.5				
SITE TOTAL w/Heritage Bonus			18,243.4			18,236.1	
<i>I-1B min./max per use required for max 6.0 FSR site increase</i>							
b) General Office			5,528.3	Includes heritage bonus		7,177.8	
a) DEICT		8,292				8,292.2	
c) Uses listed per 4.5.1 (a)		2,764		Wholesale		1,778.3	
Other uses				Artist Studio A + B		987.7	
Exclusions⁵		<u>%</u>	<u>max. (m²)</u>		<u>%</u>	<u>(m²)</u>	
Amenity		10%	1,824.3		5%	975.2	
Balconies		12%	2,188.3		0%	0.0	
Patio + Roof Deck		DOP Discretion	DOP Discretion				
Artist Studio Class B storage			20 m ² /studio			TBV	
Parking⁶			<u>Minimum</u>	<u>Maximum</u>			
	Non-Residential Total	257	456			179	
	Standard	184				116	
	Small (25%)		64			54	
	Accessible	9				9	
	Motorcycle					24	
Loading⁷	<u>Class</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>A</u>	<u>B</u>	<u>0</u>
	Wholesale	0	2	0		TBV	
	Artist Studio	0	0	0		TBV	
	Office	3	3	2		TBV	
	Total:	3	5	2	3	3	3
Bicycle⁸	<u>Class</u>	<u>A</u>	<u>B</u>		<u>A</u>	<u>B</u>	
	Wholesale	1	0			TBV	
	Artist Studio	0	0			TBV	
	Office	91	6			TBV	
	Total:	92	6		100	6	
	<u>Class A type</u>		<u>Minimum</u>	<u>Maximum</u>			
	horizontal		23				10
	stacked (30%)			28			30
	stacked + vertical (60%)			55			44
	oversized (5%)		5				6
	lockers (10%)		9				10
Passenger⁹	<u>Class</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>A</u>	<u>B</u>	<u>C</u>
	Wholesale	0	0	0		TBV	
	Artist Studio	0	0	0		TBV	
	Office	2	0	0		TBV	
	Total:	2	0	0	2	0	0

Notes:

- 1. Note on Site Area:** The 2,764.1 m² (29, 753.0 ft²) site area is taken from the submitted survey prior to any dedications or consolidation. Standard Development Review Branch condition A.1.30 seeks submission of digitally signed and sealed legal survey.
- 2. Note on Use:** This development proposes Wholesale, Retail, Office, Artist Class A and B uses. Standard Development Review Branch condition A.1.24.ii seeks confirmation of Class of Wholesale proposed.
- 3. Note on Height:** Peak height is measured from base surface, established from the official building grades, to the top of the parapet of the new building. Standard Development Review condition A.1.29 seeks submission of finalized official building grades to verify the accuracy of the peak height.

This application seeks a variance of the peak height to 45.75 m (150.1 ft.), an additional height of 7.75 m (25.3 ft.) beyond the I-1B district schedule maximum of 38.0 m (124.7 ft.), and a reduced setback of 4.6 m (15.09 ft.) from the required 6.1 m (20.01 ft.) along Quebec St., and of the entirety of the building width facing Quebec St. and E 6th Ave. for portions of the building exceeding 18.3 m (60.04 ft.) height.

This application is seeking an additional peak height of 2.16 m (7.08 ft.), as supportable through Section 10.21A, where additional height for mass timber buildings may be considered by the Director of Planning with the intent of the relevant district schedule and all applicable council policies and guidelines. Standard Development Review Branch condition A.1.28 seeks a signed letter and drawings confirming that the building complies with [Mass Timber Variances Bulletin](#).

The remainder of the 5.59 m (18.34 ft.) height variance and setbacks proposed may be supported through Section 5.1.2 of the Zoning and Development By-Law where the retention and heritage designation of the existing building may be considered by the Development Permit Board or Director of Planning, and where Council determines that the building is considered a protected heritage property.

Additionally, the first level of the new development must comply with minimum floor-to-floor height requirements as per Section 4.3.1(d) and [Development Criteria For Functional Industrial Space Bulletin](#) minimums. Standard Development Review Branch condition A.1.21 seeks compliance with floor-to-floor height minimums.

- 4. Note on View Cone:** This site falls into the View Protection Zones 3.2.4 (View of Northshore Mountains). The proposed development appear compliant and fall below the maximum height limits set by this view cone.
- 5. Note on Floor Area:** This application is seeking an increased site total of 6.00 FSR through contribution of amenity shares and an additional 10% floor area (0.60 FSR) through heritage designation of the existing building on site, for a total of 6.60 FSR. The proposed site total meets the site total maximum FSR but does not meet the 1.0 FSR minimum for uses listed in Section 4.5.1 (a). Standard Development Review Branch condition A.1.22 seeks compliance with floor area and accurate accounting of all floor areas.
- 6. Note on Parking:** This application proposes 179 parking spaces and is required to meet the minimum required 257 parking spaces per Section 4.1.7 of the Parking By-Law. Standard Condition A.1.23 seeks compliance with Section 4 of the Parking By-Law.

7 to 9. Loading, Bicycle and Passenger Loading: Parking, loading and bicycle space requirements are calculated per each use floor area as per Sections 5 to 7 of the Parking By-Law. Artist Studio

use have different rates than Wholesale uses and are calculated under Sections 5.2.4, and 6.2.3.5 rates. Updated calculations for each use, Artist Studio, Wholesale and Office, are required to verify compliance. Changes to floor area calculation is anticipated and may affect these calculations and need to be updated accordingly. Variances for vehicular loading spaces may be considered with the submission of a Loading Management and TDM Plan. Standard Development Review Branch condition A.1.23 seeks confirmation of compliance with Parking By-Law. Refer also standard Development Review Branch condition A.1.22 and Standard Engineering conditions A.2.8, A.2.9 and A.2.11.

● **Legal Description**

Lot: C (Explanatory Plan 8505)
 Block: 30
 District Lot: 200A
 Plan: 197

● **History of Application:**

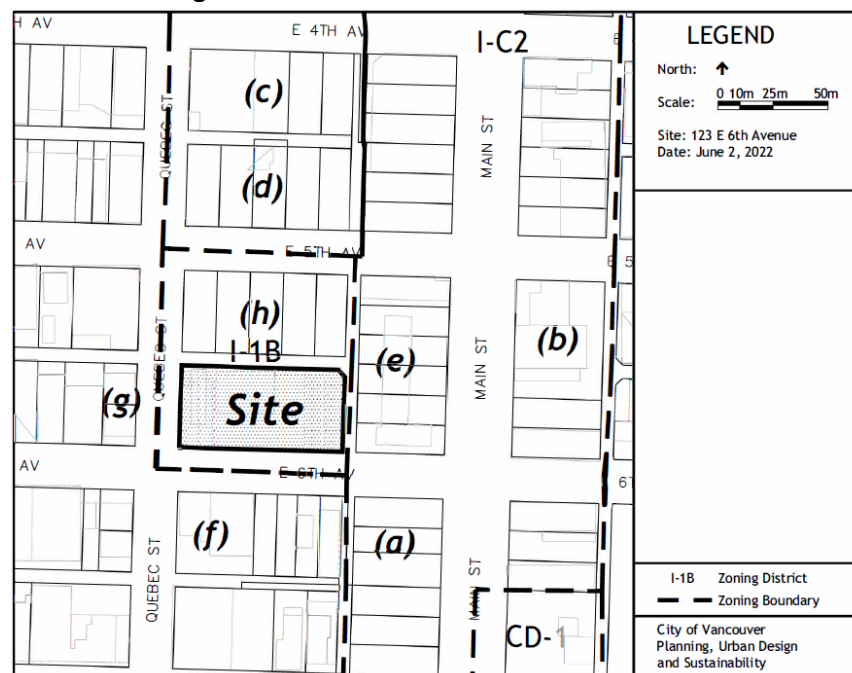
2022-02-25 Complete DP submitted
 2022-05-09 Heritage Commission
 2022-05-25 Urban Design Panel
 2022-06-22 Development Permit Staff Committee

● **Site:** The site is comprised of one lot located on the northeast corner of the intersection of Quebec St. and E 6th Ave. It is a rectangular shaped site with an approximate site area of 2,764 m² (29,753 ft²) and is located in I-1B zoning. The frontages are approximately 37.06 m (122 ft.) on Quebec St. on the western edge of the site 74.31 m (244 ft.) on E. 6th Ave. on the southern edge, 71.36 m (234 ft.) on its northern edge and 34.11 m (112 ft.) on its eastern edge. It has a rear lane to its northern edge and a side lane to its eastern. The Property slopes moderately rising from west to east. The site and surrounding area comprise low-rise light industrial to midrise with higher density development that is mostly commercial in character or mixed use closer to Main St. There an approved development permit to the north for a 9-storey commercial building on a site-zoned 1-1B. I-1A sites are located further north of this. To the south east of the proposal is a CD-1 zoned site with an 8 storey multiple dwelling building and to the east of the site across the side lane is an I-C2 zoned site is known as the 'City Centre Motor Lodge'. Directly south across E 6th Ave. are a series of I-1 sites.

● **Context:** Significant adjacent development includes:

- a) 188 E 6th Ave. - 8 storey multiple dwelling building
- b) 210 E 5th Ave.- 8 storey Mixed Use(multiple dwelling/ commercial building)
- c) 114 E 4th Ave. - 8 storey commercial building
- d) 111 E 5th Ave. - 4 storey commercial building
- e) 2111 Main St.- 2 storey commercial building
- f) 106 E 6th Ave. - 3 storey commercial building
- g) 2043 Quebec St. - 2 storey commercial building
- h) 108 E 5th Ave. - 9 storey commercial building

Figure 1: Site and surrounding context



● **Background:**

Staff worked closely with the applicant throughout the pre-application process. A development permit application was submitted on February 25, 2022 for the development of this site under I-1B zoning. This proposal seeks to develop the site with a proposed new 12 storey office & industrial building located at 123 E 6th Ave. with retention of an existing heritage building on site all over four levels of underground parking, having vehicular access from the lane. The project includes the relocation, designation and conservation of an existing two-storey (10,632 ft²) heritage building on site known as the Simon Fraser Elementary building originally built in 1929.

The site is located in the Mount Pleasant Industrial Area on the southwest corner of the intersection of Quebec St. and E 6th Ave. The Mount Pleasant Industrial Area is a centrally located dynamic area initially developed as a single-family neighborhood in the 1890s and then transformed slowly to industrial use beginning in the 1940s. It is centrally-located, close to transit, has a mix of land uses, and is close to housing and amenities like cafes, parks, and shops. These factors are attracting an increasing number of digital and creative businesses, making Mount Pleasant a major cluster within Vancouver's growing innovation economy. The site is presently occupied by the Simon Fraser Elementary School Annex classification group B heritage building. The heritage building designed by the Vancouver School Board architect Harry Walter Postle, is a two-storey Arts and Crafts style schoolhouse located along E 6th Ave. and constructed in 1929. The Annex is to be converted to Artist Studio Class A & B use with the studios generally aligning with the original classroom and restored in its new location.

The application is seeking additional height variance and setbacks relaxations through Section 5.1.3 of the Zoning and Development By-Law where the retention and heritage designation of an existing building may be considered by the Development Permit Board or Director of Planning. It is being submitted to the Development Permit Board for consideration due to the complexity/ scope of the relaxations, its heritage importance, and the community context. As such, interdepartmental reviews determined this project was more appropriate for the Boards review.

The Vancouver Heritage Commission reviewed this project on May 9, 2022. It supported the Simon Fraser Elementary buildings addition to the Vancouver Heritage Register as a category 'B' heritage building and the 90 degree rotation of the Annex building with relocation to the east side of the site. The Commission FURTHER recommended design development. The proposal was reviewed by the Urban Design Panel on May 25, 2022 and supported with recommendations.

The recommended conditions 1.1 to 1.4 reflect the considerations of the Urban Design Panel, the Vancouver Heritage Commission, as well as staff reviews. In summary, these include providing an improved public realm interface, architectural expression, heritage interface and arrangements to add the Simon Fraser Elementary School Annex to the Vancouver Heritage Register.

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

- The I-1B District Schedule;
- The Mount Pleasant Community Plan;
- The View Protection Guidelines (2011);
 - View cones 3;
- Heritage Policies (2020); and
- Culture| Shift: Blanketing the City in Arts and Culture (2019) and Making Space for Arts and Culture (2019).

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

Introduction

Located at prominent corner this development has the potential to stand as a recognizable point in the neighborhood, intensifying this street from the existing lower scale in the west to the higher rise elements to the east and along Main St. Having reviewed this application against the performance criteria contained in the policy framework, considering urban design best practice principles, and on reflection of related policies and guidelines, staff have determined that the proposal is supportable subject to the Conditions of Approval contained in this report.

I-1B District Schedule

I-1B is a relatively new zoning. In 2016 Council approved policies to support and grow the economy in light of the importance of the innovation economy, and particularly the digital and technology sector. The primary intent of the I-1B District Schedule created in 2017 is to permit light industrial uses, including complementary commercial uses, such as office and retail, with a particular focus on digital entertainment and information communication technology use. This replaced the I-1 Zoning with I-1A (33.5 m (110 ft.)) and I-1B, and the rezoning of four blocks east of Quebec St. to these new industrial zones to allow larger and taller buildings in order to retain, support and grow the innovation economy.

Use and Density: The I-1B designation allows an outright density of 3.0 FSR but can consider higher densities under an amenity share cost schedule, as per Schedule F of the Zoning and Development By-law. This can potentially allow for a total FSR of 6.0 (1.0 FSR for industrial uses; 2.0 FSR for general office uses; and, 3.0 FSR for digital entertainment and information technology uses). The I-1B designation also allows for the consideration of additional density, beyond this up to a maximum of 10%. The total floor area proposed here in this application is 18,236 m² (196,292 ft²) or 6.6 FSR the absolute maximum density allowed.

Section 8.2 of the City's Heritage Policies allows for an increase of density up to 10% beyond the maximum permitted density, (using, in this case, the provisions of Section 5.1.2 of the Zoning and Development By-law), without a detailed pro-forma review or Heritage Revitalization Agreement (HRA), where heritage property is conserved. In consideration of this, the Director of Planning may limit the site area which is eligible for the 10% density increase to the parcel or parcels upon which the heritage resource is currently sited. In the case of this application, given the considerable work to relocate the heritage building and rehabilitate it, staff support the use of the above noted provisions to allow for an increase across the entire development site of up to 10% over the maximum permitted density, subject to conservation of the heritage building and protection by a Designation By-law (see the heritage section of this report for further information).

The proposed use and density substantially conforms to the provisions of the district schedule subject to technical compliance requirements and corrections as noted in Standard Development Review Branch condition A.1.22.

Height: The I-1B zoning allows for the consideration of height up to 38 m (125 ft.) The proposal includes a Section 10.21A mass timber by law variance request. This additional 5.77 m (19 ft.) allows an increased maximum of 39.98 m (131 ft.) from (the 38 m (125 ft.) zoning limit) due to the buildings use of mass timber in its construction. In this case, additional height can be obtained up to approximately 48 m (160 ft.) or the underside of the view cone whichever is lesser. This is subject to the designation of the Simon Fraser Annex Heritage-B candidate building, and the proposals overall urban design performance.

The retention and restoration of a heritage building on site can affect the maximum development potential of a parcel. As a result, relaxations were requested to compensate for this displacement at the outset of this project via heritage policies and provisions. Section 8.2 of the City's Heritage Policies can utilize the

provisions of Section 5.1.2 of the Zoning and Development By-law, to facilitate additional height up to the underside of the view cone. In the case of this application, given the considerable work on the rehabilitation of the heritage building, staff supported the increase of height subject to conservation of the heritage building and protection by a Designation By-law (see the heritage section of this report for further information).

Therefore, in light of the above, the proposed height substantially conforms to requirements subject to technical requirements and corrections identified in the Technical Analysis Note 3.

Setbacks: Under the zoning the setback of a building at grade must be 1.50 m (4.9 ft.) from Quebec and 0.65 m (2.1 ft.) from E 6th Ave. Above 18.3 m (60 ft.) of height it requires from Quebec St. 6.10 m (20 ft.) and 4.50 m (14.8 ft.) from E 6th Ave. respectively. Section 5.1.2 of the Zoning and Development By-law permits the Director of Planning to relax the provisions of the Zoning and Development By-law for a building or site on the Heritage Register. In order to retain the heritage building in this case, a number of relaxations of yards and setbacks and other regulations are necessary to relocate the building to the east end of the site, and staff support the listed relaxations to facilitate this.

The View Protection Guidelines (2011)

The Vancouver City Council has adopted particular view cones to protect selected threatened public views. The current proposal is located under View Cone 3. This view cone dictates the maximum height calculated for view protection and includes appurtenances such as mechanical penthouses, decorative roofs and aerials. The applications maximum height is not impacted by this view cone, which has an absolute maximum height limit of 73.2 m (240 ft.) geodetic height at its lowest point. The building proposes a height of 45.75 m (150 ft.) (geodetic height 69.47 m (228 ft.)) as its uppermost limit, which is approximately 3.6 m (12 ft.) under the view cone.

Mount Pleasant Community Plan

The Mount Pleasant Community Plan was adopted by Council in 2010 and sets land use policy for this area. The geographic scope of the Community Plan includes a strip of the Mount Pleasant Industrial Area from the lane west of Main St. to Quebec S. Two of the eleven principles of the plan are particularly pertinent to this proposal. Section 3.6 of the plan requires development to *'Encourage laneways in suitable locations as a prized feature of Mount Pleasant, activating commercial lanes to make them places to walk, live, and work, while still serving commercial loading/unloading and waste management routes.'* It further suggests *'animating lanes by encouraging commercial activity on the lane – e.g., presentation/ studio space for artists, and by creating small courtyard/ mini-plazas'*, and to provide a *'second face' of Mount Pleasant with expanded opportunities to position architecturally innovative new development along these routes, strengthening the vitality of Mount Pleasant as a business district by promoting dual-entrance options, laneway-facing studios or other small businesses, temporary art installations, and other "back route" enhancements'*. Section 3.8 requires development to *'Recognize and preserve all heritage buildings'*. The proposals designation and restoration of the heritage building address this item. Section 3.9 requires development to *'retain existing – and develop new – gathering, creation, production, presentations, and support spaces (with an emphasis on flexible use) for cultural, social and economic activities, which contribute to the neighbourhood character, reflect its wide-ranging creativity, and also mirror its multicultural identity'*. The proposals designation and restoration of the Heritage Building addresses these items.

Heritage Policies (2020)

Simon Fraser Elementary School Annex is a two-storey, Arts and Crafts style schoolhouse located along E 6th Ave. in the Mount Pleasant neighbourhood of Vancouver. The building, constructed in 1929, is characterized by its prominent roofline with paired gabled wall dormers, central entryway set significantly above grade and large multi-paned operable windows. The proposal is to relocate the building to face the

lane and to rehabilitate it on new foundations and converted to Artist Studio use. The existing wood windows are to be retained and refurbished. A entry forecourt is to be created on the south side to access the building. Having the heritage building face the lane is consistent with the Mount Pleasant Community Plan which supports activation of this lane for cultural events and displays.

In early reviews staff concluded that the heritage building could not be retained in-situ to allow for reasonable development on the site and therefore indicated that relocations of the heritage building could be considered. Due to a number of site challenges including site slope it was concluded that turning the building 90 degrees and relocating it to the east side of the site, where it is to be rehabilitated, could be supported, which would optimize opportunities for new development on the balance of the site as envisioned under the I-1B District Schedule.

The application proposes to add the existing building to the Vancouver Heritage Register in the 'B' evaluation category and to designate it as protected heritage property with a Designation By-law, which will require Council approval at a Public Hearing. A Restoration Covenant is also to be completed and registered on title to ensure the long term maintenance of the building.

On May 9, 2022, the Vancouver Heritage Commission reviewed and unanimously supported the project including the heritage conservation of the Heritage Building with recommendations (see Appendix J).

Culture| Shift: Blanketing the City in Arts and Culture (2019) and Making Space for Arts and Culture (2019)

In September 2019, Vancouver's new culture plan, *Culture| Shift: Blanketing the City in Arts and Culture*, was approved by Council along with the embedded cultural infrastructure plan, *Making Space for Arts and Culture*. Vancouver's arts and culture community is facing an affordability and displacement crisis, and there is an urgent need for cultural spaces. Artist production space, including studios, rehearsal spaces and music production spaces, are prioritized, given their particular vulnerability to displacement. Converting the Heritage Building to Artist Studio use offers the opportunity to secure affordable and accessible space for local arts production, and will contribute to the existing cluster of arts and culture spaces in the Mount Pleasant area.

Form of Development

The proposed new building includes industrial use (wholesale) at grade and part of level 2 with a single corner entry off Quebec St. and E 6th Ave. for this use. The parkade entry and loading access is off the rear north lane. The heritage building on site sits tight up against the eastern edge of the new building with an abrupt shift in scale down to the adjoining lane. The existing entry staircase has been removed from the heritage building for access and grade reasons. It proposes two storey of self-contained artist studio use separated from the new building with no direct connection between them. The heritage building will be accessed primarily off the east lane with a secondary entrance off the plaza. The building entry for the office use is located adjacent to the corner of E 6th Ave. and the eastern lane at Level 2 off the plaza and further design development and improvement of the entry area and public realm has been requested through recommended condition 1.1. Office use predominates from level 3 onwards with small terraces and setbacks providing relief to the façade expression. The floor layout is typological of most office buildings with a centrally located vertical circulation core and surrounding perimeter office space.

The building form is articulated incrementally and provides a sense of neighborhood scale through a series of step-backs and set-backs required by the I-1B District Schedule. A series of outdoor terraces have been created. These occur at level 06 at the North West corner, level 07 at the South West corner, at level 08 along the southern edge, and at level 11 along the southwestern corner. Office space with a small terrace occupy the penultimate floor surrounded by a glazed perimeter. Mechanical space and a small terrace occupy the roof with an office mezzanine floor facing south. The mechanical plant is pushed northwards and is currently flush with the offices below. Design development to improve architectural

expression and architectural massing, including recession and screening of the mechanical plant and improvement of the outdoor roof terraces has been requested through recommended condition 1.2.

The materiality of the building has subtle integration of a textural quality with the rhythm and modulation of the building subdivided at the base with a large expanse of glass. Materials used include wood at the entrance at grade, brick in the expression of the first a couple of stories and concrete, brick, metal panel and perforated metal across the façade treatment. The repeating modular expression of the façade is a common feature of massed timber buildings. The expression of the material treatment of the proposal mirrors this feature with the exception of the timber frame, which is exposed at the two primary entrance points. The project is monochromatic in its expression with materials at grade understated. These include raw cold-rolled steel, board-formed concrete and masonry.

The success of the proposal and its architectural expression rests on the execution of high quality detailing, establishing high quality public spaces, and achieving a sympathetic contextual transition (both to the neighbourhood and to the heritage building).

Public Realm & Landscape rationale

With regard to the public realm interface, the primary area of façade activation is at the junction of the heritage building and the new building off the plaza. Excepting the corners, the façade at grade of the new building has no entry points along E 6th Ave. with potentially reduced activation as a consequence. The side façade of the heritage building faces onto a small plaza and E 6th Ave. presenting a small secondary entrance here. Landscaping separates the heritage façade from the lane and a series of steps lead up to the plaza on both the lane and E 6th Ave. There is no programming art, or cultural piece currently proposes for use on the plaza.

Shadows studies were conducted on the Equinox and solstices and demonstrate minimal impact on the surrounding context with no significant impact on parks, amenities, or public spaces.

• Conclusion:

In concert with the recommendations of the UDP, staff agree that further refinement is required on the public realm, some elements of the building (particularly the uppermost stories) and its relationship with the heritage building. However, the proposed design does represents a high quality of sustainable design consistent with the intents of the policies and guidelines. Staff have concluded therefore, that the proposed building will contribute positively to the character of this neighborhood subject to the refinement and improvements contained in the conditions of the report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on May 25, 2022 and Urban Design Panel Meeting minutes are included in Appendix D attached to this report.

VANCOUVER HERITAGE COMMISSION

The Vancouver Heritage Commission reviewed the application on May 9, 2022, and resolved the following:

WHEREAS the Simon Fraser Elementary School Annex, located at 123 E 6th Ave., is a two-story Arts and Crafts style schoolhouse that the Vancouver Heritage Commission supported for addition to the VHR as Category “B” in 2016;

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission supports a 90 degree rotation of the Annex building and its relocation to the east side of the site;

FURTHER THAT the Vancouver Heritage Commission supports the Conservation Plan and rehabilitation strategy; and

FURTHER THAT the Vancouver Heritage Commission recommends further clarification from the city on the definition of Art Walk and how future developments will address the laneway.

CARRIED UNANIMOUSLY

Vancouver Heritage Commission Meeting minutes are included as Appendix J attached to this report.

ENGINEERING SERVICES

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

LANDSCAPE

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

REAL ESTATE AND FACILITIES MANAGEMENT AND CULTURAL SERVICES

The recommendations of Real Estate and Facilities Management and Cultural Services are contained in the prior-to conditions noted in Appendix A attached to this report.

ENVIRONMENTAL PROTECTION BRANCH

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

BUILDING REVIEW BRANCH

The recommendations of Building Review Branch are contained in the prior-to conditions noted in Appendix I attached to this report.

NOTIFICATION SYNOPSIS

Two Development Permit application signs were installed on the property on April 11, 2022, one facing E 6th Ave and the other facing Quebec St. Approximately 803 notification postcards were distributed in the neighbourhood on April 12, 2022. Notification and application information, and an online comment form, was provided on the Shape Your City webpage for this application.

At the time of this report, twelve (12) responses have been received from our postcard/site sign notification; five (5) of which were in Support of the application, five (5) of which were in opposition, and two (2) provided feedback that did not identify if they were in Support or Opposition, this being considered as Neutral.

Support for the proposal cited the following:

- Provision of artist space;
- Retention of a valuable heritage building.

Concerns expressed by respondents included the following:

- Building height, density and neighbourhood context;

Staff Response: The application is seeking additional height through the retention, restoration and designation of the Heritage “B” Building, which is supported by Section 8.2 of the City’s Heritage Policies, in conjunction with Section 5.1.2 of the Zoning and Development By-law.

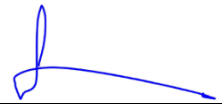
Staff recommend conditions 1.1 and 1.2, which outline additional design improvements to establish a better at-grade interface with the neighbourhood and improvements to the architectural expression and massing of the building.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and has concluded that with respect to the CD-1 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 subject to the conditions contained in this report.



J. Greer
Chair, Development Permit Staff Committee



C. Stanford
Development Planner



K. Hsieh
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 identification on the Plans and Elevations of any built elements contributing to the building's sustainability performance and further strategies to improve green building performance with identification of significant thermal bridges and their resolution on design drawings;

Note to Applicant: Additional strategies could include but not be limited to utilizing solar shading devices, passive mechanisms and green roof technologies.

- A. 1.2 confirmation of integration of all rooftop mechanical equipment, including elevator override service volumes, photovoltaic panels, window washing infrastructure, cell tower, antennae elements or any other service equipment within the proposed mechanical enclosure and to ensure service equipment does not protrude into the public view;

Note to Applicant: The roof should remain uncluttered, as proposed, with all equipment being housed in the appurtenances. Where possible, enclosures should be of non-opaque materials and contribute to the overall architecture of the building. Refer also to Section 10.18 of the Zoning and Development By-law and *Roof Mounted Energy Technologies and Green Roofs Bulletin*.

- A. 1.3 maximize access and usability of outdoor spaces for enjoyment, urban agriculture, and extensive green roofs, etc.;

Note to Applicant: Refer to Standard Landscape condition A.1.32.

- A. 1.4 provision of universally accessible connections where so ever possible for pedestrians and people using wheelchairs, to all common open space areas throughout the site;

- A. 1.5 incorporate continuous weather protection at grade that is integrated with the building design, demountable and effectively provides pedestrian comfort;

- A. 1.6 ensure all Statutory Right of Ways (SRW), setbacks, step-backs, form of development considerations, information, documents and general requirements governing the subject site are provided, adequately dimensioned, consistently reflected in the proposal and identified in all drawings;

- A. 1.7 provision of a conceptual lighting strategy facilitating seasonal activity, ensuring appropriate lighting levels, optimizing Crime Prevention Through Environmental Design (CPTED) performance and minimizing glare for nearby residents;

- A. 1.8 provide large scale architectural details sufficient to fully reflect the articulation of the proposal and clarify the high quality of detailing implied as necessary to execute the proposed design aesthetic including but not limited to the following items:

- i. feature elements;
- ii. balcony and guardrails;
- iii. gutter and weather protection details at building edges; and,
- iv. items pertinent to the discharge of conditions;

- A.1.9 provision of details of any built features intended to create a bird friendly design;

Note to Applicant: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Heritage conditions

- A.1.10 arrangements to be made for the owner to enter into a restoration covenant/219 covenant, to the satisfaction of the Director of Planning and the Director of Legal Services, which will ensure the protection of the heritage building during the construction process and related matters, and that the covenant is completed and registered on title to the lands prior to issuance of the development permit;

Note to Applicant: Please contact the Heritage Planner, James Boldt (James.Boldt@vancouver.ca) in this regard.

- A.1.11 submission of a final version of the Conservation Plan by the heritage consultant, which is to form a part of the development permit to the satisfaction of the Director of Planning;

- A.1.12 provision of elevations and details, in regard to elements, materials and structure, which clearly distinguish the following related to the Heritage Building:

- i. existing retained in-situ;
- ii. existing refurbished and installed in existing location (or new location);
- iii. replication of existing or original; and,
- iv. new construction (distinguishable from existing or original);

Note to Applicant: See also, Standard Development Review Branch condition A.1.24.

- A.1.13 regarding the Heritage Building, if a rainscreen is required, ensure details or elements which are indicated as being retained can be in fact retained;

Note to Applicant: Provide details and notes which show the strategy proposed. For example, it may be possible to avoid a rainscreen in the gable ends in which case the half timbering can be maintained as shown in the drawings. Ensure that section details align with notes and details on Elevations and Plans.

- A.1.14 provision of a window refurbishment strategy for the Heritage Building;

Note to Applicant: As the large existing windows are the key aesthetic heritage features, ensure that notes and details reflect the window refurbishment program. For example, clearly identify windows which are to be removed, refurbished and reinstalled, in consultation with the Heritage Consultant and the Conservation Plan. A window schedule may be warranted in this regard. Additionally, ensure the sectional notes do not conflict with other plans and documentation as currently some sections refer to “refurbished or new”.

Real Estate and Facilities Management and Cultural Services conditions

- A. 1.15 design development of the Heritage Building to meet the intended use as a Cultural and Amenity Facility to the satisfaction of the Director of Facilities Planning and Development and Managing Director of Cultural Services;
- A. 1.16 provision of an outline specification defining and the condition in which the amenity will be sub-leased to the City, to the satisfaction of the Director Facilities Planning and Development and Managing Director of Cultural Services;
- A. 1.17 provision of the design, construction and delivery of the Heritage Building as a fit and finished Cultural Amenity Facility containing Class A and Class B artist studios and ancillary support spaces, to the satisfaction of the Director Facilities Planning and Development and the Managing Director of Cultural Services, including:
- i. design development to adhere to the City's *Arts and Culture Studios Technical Guidelines* (refer to Appendix I), *Facilities Standard Manual* and forthcoming City of Vancouver 123 E 6th Functional Program and Test Fit to be provided by the City;
 - ii. identification of dedicated bicycle spaces associated with the Class A/Class B artist studios;
- Note to Applicant:** It is preferred that the artist studios have separate bicycle storage rooms. A rationale is to be provided if separate bicycle rooms is not possible. See also, Standard Development Review Branch condition A.1.23 and Standard Engineering condition A.2.7.
- iii. provision of security and access systems that are independent of the adjacent building that conform the City of Vancouver Security Standards, and access devices/equipment (including pass card, fobs, and related hardware/software need to program devices) based on the City's forthcoming detailed functional program;
- A. 1.18 provision of separate written Mechanical and Electrical concept and an Owner's Project Requirements (OPR) for commissioning for City of Vancouver Operations to be submitted for review with City Staff and to the satisfaction of the Director of Facilities Planning and Development and Managing Director of Cultural Services including:
- i. a brief Mechanical memorandum outlining the selected approach to heating, cooling and ventilating of the development, as well as all other mechanical systems at a concept design level with outline specifications for mechanical systems and components for staff to understand the design intent; and
 - ii. a brief Electrical memorandum outlining the selected approach to electrical, data, fire alarm, emergency power systems, lighting design for both interior and exterior, at a concept design level with outline specifications for electrical systems and components for staff to understand the design intent.
- A. 1.19 design development to adhere to the Passive House standard, EnerPhit, for existing buildings;
- Note to Applicant:** Refer to <https://www.passivehousecanada.com/enerphit-certification/> for further information.
- A. 1.20 design consideration of the Heritage Building to allow for occasional presentations and events;

Note to Applicant: The layout as proposed has potential impacts to accommodate gatherings of greater occupancy. Consideration to allow for a space that is more open, without affecting the Heritage elements and integrity of the building is encouraged.

Development Review Branch Conditions

- A. 1.21 compliance with Section 4.3.1(d) of the *I-1B District Schedule* of the Zoning and Development By-law and the [M and I Districts - Development Criteria for Functional Industrial Space Bulletin](#) (floor-to-floor height);

Note to Applicant: Dimension and provide additional elevation sections clearly illustrating minimum required heights for industrial uses such as wholesale use and other proposed uses.

- A. 1.22 compliance with Section 4 (*Floor Area and Density*) of the *I-1B District Schedule* of the Zoning and Development By-law as follows:

- i. provision of a minimum 1.0 Floor Space Ratio (FSR) for uses listed under Section 4.5.1(a);

Note to Applicant: In order to consider the proposed increase from 1.0 FSR to 2.0 FSR for general office use, the proposed ground floor area for uses listed under 4.5.1 (a) must be equivalent to the proposed general office floor area increase as per Section 4.5.1 (b). The proposed use of wholesale does not meet the minimum FSR and the proposed Artist Studios does not qualify as a use listed under 4.5.1 (a).

- ii. label, dimension, provide area calculations and coordinate floor area plans with floor area verification sheets and project data summary for the following:

- a. provide updated floor area calculations for each use:

Note to Applicant: Each unit and use must be defined and enclosed with walls. The net floor area for each use should also include pro-rated spaces that are shared between uses (such as corridors/hallways, stairs, elevators etc.). Circulation such as stairs and elevators used to access amenity areas are included in this calculation. The net floor areas are required to calculate loading, bicycle and passenger loading spaces. Refer also to Standard Development Review Branch condition A. 1.24. ii.

- b. amenity areas;

Note to Applicant: Stairs and circulation required as an exit path or circulation to other parts of the development, such as the area adjacent to Level 2 lobby, is not considered as part of the amenity space. The floor area amenity borders should be clearly defined on both the architectural and FSR sheets. Refer also to [Amenity Areas – Excluded from FSR Bulletin](#).

- c. all circulation areas;

Note to Applicant: All stairs and elevators are included in floor area, as measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located. Include ground floor stairs in heritage building in floor area, and Level 11 “mezzanine”.

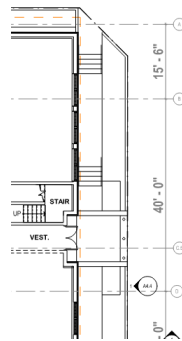
- d. illustrate access to “Office mezzanine” on the top level;

Note to Applicant: The proposed development illustrated must demonstrate that accessibility and interconnectivity of each use and floor. It should not be reliant on future construction.

- e. all indoor and outdoor, below, at and above grade floor area exclusions;

Note to Applicant: All indoor and outdoor areas on all levels (parking, below grade mechanical, patios, roof decks, storage etc.) excluded from floor area must be accounted for in the floor area verification sheets. Update outdoor spaces labelled “terrace” to correspond with the appropriate defined use such as roof deck, patio, balcony etc. as defined under Section 2. Refer also to the [Balconies, deck, entries, porches and verandahs Bulletin](#). Storage areas associated with an Artist Studio Class B located below surface, may be excluded up to a maximum 20 sq. m (215.3 sq. ft.) for each artist studio.

- f. identify the area beside the vestibule on Level 2 of the Heritage building, between gridlines A and C.5;



Note to Applicant: Refer also to [Section 2 \(Definitions\)](#) of the Zoning and Development By-Law and account in floor area accordingly.

- A.1.23 compliance with Section(s) 4 to 7 for Parking, Loading, Bicycle, and Passenger Loading spaces of the Parking By-law, including the following:

- i. provision of a minimum 257 site total parking spaces as per Section 4.1.7;

Note to Applicant: Explore Payment-in-Lieu, and/or Transportation Demand Management (TDM) Plan process options to vary required spaces. Refer to Sections 3 and 4.1.12, 4.1.13. 3.2 of the Parking By-Law and Standard Engineering condition A.2.9.i. Additional conditions may apply including but not limited to payments and legal agreements, should payment-in-lieu or TDM options be pursued.

- ii. reduction of stacked and vertical class A bicycle spaces to a maximum of 60% of the total spaces provided as per section 6.3.13;

Note to Applicant: See also, Standard Real Estate and Facilities Management and Cultural Services condition A.1.17.iii Standard Engineering condition A.2.7.

- iii. provision of an updated technical data table for parking, loading and bicycle spaces with drawings, including:
 - a. references to applicable By-law sections and required number of spaces;

- b. proposed number and size of each space;

Note to Applicant: See also, Standard Engineering condition A.2.9.i. Should parking variances be resolved through a TDM Plan, the TDM variances (numbers and percentages) are to be included on the technical data sheet.

- A.1.24 submission of a digitally signed and sealed, colour-coded heritage retention drawings;

Note to Applicant: The required drawings must include floor plans, elevations and a roof plan that indicate the existing building and those portions that will be retained. Information regarding proposed strategies for the retention of structural members, trim, finish and cladding materials, windows and doors are to be included. Refer to Standard Heritage condition A.1.12.

- A.1.25 provision of a revised drawing package to including the following:

- i. dimensions of proposed and required setbacks on the Site Plan;
- ii. confirmation of proposed Wholesale use (Class A or B), as defined under Section 2 (*Definitions*) of the Zoning and Development By-law;
- iii. removal of all references to future work and uses;

Note to Applicant: Provide and reference what is to be proposed as part of this development permit application. Future work or proposed changes are processed as a Minor Amendment of issuance of this development permit.

- A.1.26 notation on the plans of the following:

- i. *“All building dimensions, setbacks and yards are to the outside of cladding”;*
- ii. *“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”;*
- iii. *“Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building”.*
- iv. *“Provision of energized outlets in accordance with Section 4.14 and 6.3.21 (Electric Vehicle Charging Infrastructure Requirements) of the Parking By-law”.*
- v. deletion of all references to the proposed signage, or notation on plans confirming that: *“all signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner[s] assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits”;*

Note to Applicant: The Sign By-law Coordinator should be contacted at 604.873.7772 or sign.permits@vancouver.ca for further information.

- A.1.27 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building’s open space and the Public Realm;

- A. 1.28 submission of signed letter and dimensioned drawings from the Coordinating Registered Professional confirming that the building meets the definition of mass timber in Zoning and Development By-law, as outlined in the *Mass Timber Bulletin*;
- A. 1.29 submission of finalized official building grades;
- A. 1.30 submission of digitally signed, and sealed survey plan of the site, verified by a British Columbia Land Surveyor;
- A. 1.31 Submission of a confirmation letter to the satisfaction of the Director of Planning committing to payment of a density bonus contribution in relation to floor area increase through amenity or affordable housing shares as described in Section 4.5.5 and 4.5.8 (*Floor Area and Density*) of the *I-1B District Schedule* and per Schedule F (*Affordable Housing and Amenity Share Cost*) of the Zoning and Development By-law;

Note to Applicant: Density bonus contribution is calculated at the rate in effect on the date of the DP issuance but may be subject to annual inflation adjustments. In-stream applications are exempt from density bonus contribution rate increases provided that a Building Permit has been submitted to the City and an associated application fee has been paid. Payment on the density bonus is a condition of Building Permit issuance and payment is to be submitted in full prior to issuance of the Building Permit. Refer also to the [Density Bonus Zoning and Public Benefits Bulletin](#).

Landscape Conditions

- A. 1.32 design development to expand programming to include extensive or intensive green roof on flat portions, including urban agriculture plots, softening with planting at edges, with further opportunities for common social interactions;

Note to Applicant: Urban agriculture plots should follow the City's *Urban Agriculture Guidelines for the Private Realm* and include infrastructure required, such as potting benches, hose bibs, etc. The soil depth should be sufficient for successful planting results. See also, Standard Urban Design condition A. 1.3.

- A. 1.33 design development to provide additional small trees on Roof Deck, to meet the intent of the Urban Forest Strategy;

Note to Applicant: Adding trees on the roof outdoor area will improve the landscape design and enhance user experience. Soil depths should exceed Canadian Landscape Standards.

- A. 1.34 provision of a Tree Management Plan, coordinated with arborist report to show:
- i. scaled and dimensioned tree protection barriers around the trees on private and public property coordinated with Arborist Report;
 - ii. tree number for all on site and off site trees;
 - iii. notations of all recommendations from Arborist (ie. trigger points, grading and pruning specifications, etc.);

- A. 1.35 provision in the Landscape Drawings of landscape features intended to create bird friendly design;

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the *Bird Friendly Design Guidelines* for

examples of landscape features that may be applicable, and provide a Design Rationale for the features noted. For more information, see the guidelines at:

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

- A.1.36 design consideration to enhance visual interest of the Public Realm by screening of substation and gas meters;

Note to Applicant: Refer to standard Development Review Branch condition A.1.27.

- A.1.37 design consideration to provide a variety of plantings, including substantial shrub species in each plant bed;

Note to Applicant: This can be achieved by mixing hardy evergreen shrubs and perennials (which will die back in winter months) in plant beds for year round presence an structure.

A.2 Standard Engineering Conditions

- A.2.1 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a building setback and surface statutory right-of-way (SRW) for public pedestrian use over a portion of the site, along Quebec St. to achieve a 1.5 m (5 ft.) offset distance measured from the property line to the building face for widened sidewalks;

Note to Applicant: The SRW will be free of any permanent obstruction such as structure, mechanical vents, stairs, and planter walls at grade and is to accommodate the underground parking structure within the SRW agreement.

- A.2.2 provision of a Statutory Right of Way (SRW) over the Energy Transfer Station (ETS) room and the Neighbourhood Energy Utility (NEU) piping which will run from the building entry point to the ETS room;

- A.2.3 provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the development site (collectively called the “Services”) such that they are design, constructed and installed at no cost to the City and all necessary street dedications and right-of-ways for Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the development site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in their sole discretion and holds shall be placed on such permits as deemed necessary in their sole discretion. Except as explicitly provided for in Condition A.2.4.i, the Services are not excess and/or extended services and the applicant not entitled to a Latecomer Agreement;

- i. improvements at the intersection of Main St. and E 6th Ave., including:
 - a. design and installation of a new traffic signal; and
 - b. provision of geometric changes and new curb ramps at the intersection to the satisfaction of the General Manager of Engineering Services on all four corners;
 - c. entire intersection lighting upgrade to current City of Vancouver standards and IENSNA recommendations; and
 - d. provision of new pad mounted service kiosk/cabinet on E 6th Ave.;

- ii. street improvements along the frontages of Quebec St. and E 6th Ave. adjacent to the site and appropriate transitions, including the following:

- a. minimum 1.2 m (4 ft.) wide front boulevard with street trees where space permits;

Note to Applicant: Measurement is from the back of the existing curb.

- b. minimum 2.4 m (8 ft.) wide broom finish saw-cut sidewalk;

- iii. removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;

- iv. provision of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossing on Quebec St. and E 6th Ave. adjacent to the site;

- v. provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting adjacent to the site to current City of Vancouver standards and IESNA recommendations;

Note to Applicant: LED Switch out is required, in addition note and label on all plans.

- vi. Quebec St. and E 6th Ave entire lighting upgrade and mid-block crosswalk to current City of Vancouver standards and IESNA recommendations;

Note to Applicant: LED switch out is required, in addition note and label on all plans.

- vii. provision of new or replacement duct bank adjacent to the development site that meets current City standards;

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure.

- viii. provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached COV lane lights planned to be removed; and

Note to Applicant: The City may consider alternative arrangements should the applicant propose lane lighting affixed to the building with power provided from the building that meets conditions to be outlined by the General Manager of Engineering Services.

- ix. the ducts must be connected to the existing COV SL infrastructure;

Note to Applicant: 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 City of Vancouver Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

- A.2.4 provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- i. improvements at the intersection of Main St. and E 6th Ave. per condition A.2.3.i.a, A.2.3.i.b, A.2.3.i.c and A.2.3.i.d;

A.2.5 provision of an updated Landscape and Site Plan to reflect the public realm changes including all of the off-site improvements sought for this development permit, and shall include the following items and notes:

- i. an SRW along Quebec St. to be clearly shown and labelled on all plans;

Note to Applicant: See also, Standard Engineering condition A.2.2.

- ii. deletion of all landscaping, stairs, benches, drip strip, specialty paving, and any other obstruction from within the SRW area along Quebec St. which prevents the area from being used as a public sidewalk;
- iii. City standard broom finish concrete sidewalk within the full extent of the SRW area along Quebec St.;

Note to Applicant: Future improvements to Quebec St. require that a public sidewalk be installed within the SRW area along Quebec St. The required 2.4 m (8 ft.) wide sidewalk should occupy the full 1.5 m (5 ft.) setback/SRW area and extend onto the Quebec St. right of way for the remaining 0.9 m (3 ft.). The SRW area must be free of any obstruction that prevents the full SRW area being used as a public sidewalk. See also, Standard Engineering condition A.2.3.

- iv. deletion of the bulge proposed on E 6th Ave (at the lane) and the bulge proposed on Quebec St.;

Note to Applicant: A protected bike lane is planned to be installed adjacent to the site on Quebec St. This will not accommodate the proposed curb bulge on Quebec St. The bulge proposed on E 6th Ave. at the intersection with Quebec St. is desirable and may remain. Coordination with Engineering will be required for the construction of the protected bike lane and the offsite improvements required for this site. See also, Standard Engineering condition A.2.3.

- v. notation on the Landscape plans which states:

“street improvements adjacent to the site will be as per City issued geometric design and coordinated with COV Engineering”;

Note to Applicant: A geometric design will be provided by the City.

- vi. an updated plant list to include the plant labeled with the symbol “L” on the Landscape Plan;

Note to Applicant: Refer to sheet L1.01. See also, Standard Engineering Condition A.2.6.

A.2.6 provision and confirmation of the following are required in order for Engineering to support plan materials on the ROW:

- i. all plant material within the same continuous planting area which is located on the street right-of-way within 10 m (32.8 ft.), measured from the corner of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas, shall not exceed a mature height of 0.6 m (2 ft.), measured from the sidewalk;
- ii. all plant material within the street right-of-way that is located outside of the areas described above, shall not exceed a mature height of 1 m (3.3 ft.), measured from the sidewalk;

- iii. plants shall be planted in such a way as to not encroach the sidewalk, street, lane, and/or bike lane and shall provide a minimum 0.45 m (1.5 ft.) buffer of low groundcover with a mature height less than 0.3 m (1 ft.) or sod grass for plantings adjacent to sidewalks;

Note to Applicant: The proposed *Buxus s. "Winter Gem"* is not acceptable.

- iv. no permanent irrigation system shall be installed in the street right-of-way; and
- v. all planting on street right-of-ways are to be maintained by the property owner.

Note to Applicant: Refer to the *City of Vancouver Boulevard Gardening Guidelines* for more information. See also, Standard Engineering condition A.2.4.vi.

A.2.7 provision of improved access and design of bicycle parking, including provision of the following:

- i. automatic door openers for all doors providing access to Class A bicycle storage;
- ii. provision of end-of-trip facilities as per Section 6.5 – *End of Trip Facilities* of the Parking By-law;
- iii. provision of manufacturer's specifications identifying design statistics for stacked bicycle racks including dimensions, vertical and aisle clearances; and

Note to Applicant: Racks must be usable for all ages and abilities.

- iv. provision of minimum 0.6 m (2 ft.) width for Class B bicycle spaces.

A.2.8 provision of improved access and design of loading spaces and compliance with the *Parking and Loading Design Supplement*, including provision of the following:

- i. confirmation that the slope of the loading bay must not exceed 5%;
- ii. confirmation of minimum 2.3 m (7.5 ft.) vertical clearance required for access and maneuvering to all Class A loading spaces;

Note to Applicant: Overhead projections into loading spaces are not permitted.

- iii. confirmation of minimum 3.8 m (12.5 ft.) vertical clearance requires for access and maneuvering to Class B loading spaces;

Note to Applicant: Overhead projections into loading spaces are not permitted.

- iv. provision a standard widened loading throat to facilitate maneuvering;
- v. provision of improved maneuvering for loading on the site by resolving the conflicts between Class A and B loading;
- vi. provision of additional loading bay width for the second and subsequent loading spaces;
- vii. removal of any/all columns encroaching into required maneuvering areas;

Note to Applicant: See also, Standard Engineering conditions A.2.10 and A.2.11.

A.2.9 provision of improved access and design of the parkade layout and compliance with the *Parking and Loading Design Supplement* to the satisfaction of the General Manager of Engineering Services, including the following:

- i. provision of improved two-way flow for vehicles on the ramp and in the parking areas, including parabolic mirrors on the main ramp and throughout the parkade for additional visibility;
- ii. confirmation that minimum 2.3 m (7.5 ft.) of vertical clearance is provided for access and maneuvering to all disability spaces; and
- iii. provision of minimum dimensions for all parking spaces/types;

Note to Applicant: Some small car spaces adjacent to walls do not meet the minimum 2.6 m (8.5 ft.) width.

Note to Applicant: See also, Standard Engineering condition A.2.10.

A.2.10 provision of the following information as part of the drawing submission to facilitate a complete Transportation review;

- i. a complete tech table which includes the applicable by-law section(s) and calculations for the minimum required parking, loading, bicycle spaces, end-of-trip facilities and passenger loading spaces and the number of spaces being provided;
- ii. dimensions of all columns and column encroachments into parking stalls, additional setbacks for parking spaces adjacent to columns, walls, etc., maneuvering aisles and drives aisles at the parking entrance and all gates;
- iii. section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps and security gates;

Note to Applicant: Ensure areas of minimum vertical clearances are labelled on all parking plans. Minimum clearances must consider mechanical projections and built obstructions. See also, Standard Engineering condition A.2.8.

- iv. design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible spaces, and at all entrances;

Note to Applicant: The slope and length of the ramped sections at all breakpoints are to be shown on the submitted drawings.

- v. illustration of the stair-free access route from the Class A bicycle spaces to the outside;

Note to Applicant: Stair ramps are not generally supported.

- vi. clarification of the garbage and recycling room locations;
- vii. illustration of all existing street furniture, including bus stops, benches, etc.
- viii. notation on the Landscape Plan:

"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 Site Inspector for details."

Note to Applicant: Further conditions may result upon receipt and review of the above information.

A.2.11 provision of a Loading Management Plan (LMP), including the following:

- i. clarification of how the loading facility will operate;
- ii. management of the facility, including on-site loading manager;
- iii. size of the largest delivery vehicle delivering to the site and the expected frequency of all deliveries;

Note to Applicant: Clarify the largest truck that the loading space(s) are designed to accommodate and provide all vehicle dimensions.

- iv. specification of the routing of trucks from the arterial streets to and from the loading space;
- v. an expected Schedule of Loading Activity table for all uses;
- vi. identification of loading bays that can be used for unscheduled loading deliveries; and
- vii. Loading Management and Communications Protocol for all tenants;

Note to Applicant: See also, Standard Engineering condition A.2.8.

A.2.12 provision of the following building grade design information to the satisfaction of the General Manager of Engineering Services, including:

- i. design elevations required at all entrances, driveways and parking areas;
- ii. markers showing exact locations of building grades; and
- iii. ensure all building grades are legible;

Note to Applicant: The building grades in the main lane are not legible.

A.2.13 provision of clarification of the NEU room located on the drawing set and compliance with the following design provisions related to the NEU compatibility to the satisfaction of the General Manager of Engineering Services:

- i. provision of an adequate and appropriate dedicated ETS room 6 m x 4 m (20 ft. x 13 ft.), located on P1, for connection to NEU, prior to issuance of development permit;

Note to Applicant: This site will be serviced by the NEU from E 6th Ave., and the NEU room must be located along the southern wall of the building. Service penetration must be installed between the eastern property line and 19 m (62 ft.) east from the western property line. If the ETS room cannot be located at the above NEU service location, the Owner will be responsible for the cost of pipe and installation from the NEU service location to alternate location, as approved by the General Manager of Engineering Services. The applicant must coordinate with City staff to ensure proposed ETS room location is acceptable.

- ii. confirmation that the dedicated NEU room will be free of other equipment, prior to issuance of development permit;
- iii. provision of a minimum 1.8 m (6 ft.) continuous pathway from the exterior of the development to the NEU room and double doorway entry where required, to accommodate installation of the skid mounted ETS;

Note to Applicant: Refer to the *Neighbourhood Energy Utility Connectivity Guidelines & Requirements* (Section 6.1) for complete set of ETS room requirements. See also, Standard Engineering condition A.2.2.

A.2.14 provision of utility design to the satisfaction of the General Manager of Engineering Services through provision of:

- i. all third party utility services (ie. BC Hydro, Telus and Shaw) to be underground;
- ii. primary BC Hydro service; and
- iii. all required electrical plants provided are to be entirely within private property;

Note to Applicant: Provide written confirmation that BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement. 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 Utilities Management Branch (UMB). For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

A.2.15 submission of a Draft Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated 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*;

Note to Applicant: Refer to <https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>.

- ii. all third party service lines to the development is 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, contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

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

A.3.1 Submit a Site Disclosure Statement to Environmental Services;

- A.3.2 As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter and Section 85.1(2)(g) of the Land Title Act, if applicable;
- A.3.3 If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this development, until a Certificate of Compliance for each of the on-site contamination and the dedicated lands, if any, have been issued by the Ministry of Environment and provided to the City. Make arrangements to enter into a remediation agreement to the satisfaction of the Manager of Environmental Protection and Director of Legal Services, for the remediation of the site and any contaminants which have migrated there on terms and conditions, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this development, until a Certificate of Compliance or an “Instrument of Approval” satisfactory to the City for the on-site contamination, issued by the Ministry of Environment, has been provided to the City;

Note to Applicant: A Site Disclosure Statement has been received and does not indicate any Schedule 2 uses have occurred on the site. Based on current information, a remediation agreement will not be required.

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Building Review Branch, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated June 22, 2022. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the “prior-to” response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been addressed on or before **January 25, 2023**, this Development Application may be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.6 The Broadway Subway construction has begun with an anticipated completion date by 2025. During construction, street use (above and below grade) along Broadway, 2nd Ave / Great Northern Way and intercepting north-south streets (e.g. Main St and Quebec St) will be highly restricted in order to facilitate Broadway Subway construction and maintaining movement along the corridor. As such, we are providing advance notice to any future development to bare this in mind during planning for any construction activities within the area.
- B.1.7 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.1.8 The construction of a protected bike lane along Quebec St. is not being included as a condition of this DP. However, similar to other recent developments in this area, coordination between Engineering and the applicant will be required so that the bike lane is constructed along with the required offsite works for this site.
- B.1.9 provision of payment of NEU connection levy;
- Note to Applicant:** Refer to Bylaw 9552 *Schedule C* for Connection Levy rates.
- B.1.10 Provision of payment of incremental cost of approved alternate ETS room location (if applicable);
- Note to Applicant:** This condition is only applicable if an alternate location for the ETS room is proposed.
- B.1.11 Provision of a mitigation plan to minimize street use during excavation and construction (ie. consideration to the building design or sourcing adjacent private property to construct from);

Note to Applicant: The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

B.2 Conditions of Development Permit:

- B.2.1 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning* (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or an alternate standard approved by the Director of Sustainability). The requirements are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of the permit process. For more detail on what must be submitted at the building permit stage, 5.5 of *Guidelines for the Administration of Variances in Larger Zero Emission Buildings*.

- B.2.2 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking Bylaw prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.4 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.5 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.6 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- B.2.7 All new buildings in the development must meet the requirements of the *Administration of Mass Timber Variances* bulletin at the building permit stage.

This development includes a relaxation of height to accommodate mass timber construction. The applicant will be required to demonstrate that the development meets the bulletin.

B.2.8 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.

B.2.9 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.2.10 All work on the site must be conducted in compliance with British Columbia's Environmental Management Act and Contaminated Sites Regulation.

B.2.11 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.2.12 As a condition of building occupancy, The General Manager of Engineering Services will require to upgrade street lighting infrastructure adjacent to the site that includes the following but not limited to:

- i. provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting adjacent to the site to current COV standards and IESNA recommendations;
- ii. Quebec St. & E 6th Ave. entire intersection lighting upgrade and mid-block crosswalk to current COV standards and IESNA recommendations;
- iii. provision of new or replacement duct bank adjacent to the development site that meets current City's standards;

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure.

- iv. provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached COV lane lights planned to be removed; and

Note to Applicant: The ducts must be connected to the existing COV SL infrastructure.

- v. provision of new pad mounted service kiosk/cabinet on E 6th Ave.

Notes to Applicant: 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.2.13 The developer should prepare a Sewer abandonment plan to cut and cap all of the existing connections from the site **prior to building permit issuance.**

Note to applicant: Please contact Keith Der, P.Eng., PMP, Senior Engineer, Technical Review (keith.der@vancouver.ca, 604-871-6430).

B.2.14 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.2.15 submission of an Application for Thermal Energy Services;

Note to Applicant: The building(s) heating and domestic hot water system shall be designed to be compatible with the NEU system to supply all heating and domestic hot water requirements. An NEU Connectivity Review, including detailed design of the HVAC and mechanical heating system must be reviewed and approved by the General Manager of Engineering Services prior to issuance of building permit. See *NEU Connectivity Guidelines & Requirements* for specific design requirements, which include provisions related to the location of the mechanical room(s), centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements. The applicant is encouraged to work closely with Staff to ensure adequate provisions for NEU compatibility are provided for in the mechanical design.

B.2.16 No use listed section 2.2 of the I-1B District Schedule, except a full serve gasoline station and a lumber store, shall be carried on other than wholly within a completely enclosed building, except for off street parking and loading, heating and mechanical equipment, or other facilities or equipment which in the opinion of the Director of Planning are similar to the foregoing.

B.2.17 No use listed in section 2.2 of I-1B District Schedule shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares; radioactive material; rags or cotton waste; and, except for a full serve gasoline station, compressed gas, petroleum, coal or tar products or derivatives.

B.2.18 All uses listed in section 3.2 of this schedule, except a Cardlock fuel station, vehicle dealer and transportation and storage uses, shall be carried on wholly within a completely enclosed building unless appropriate measures are taken, to the satisfaction of the Director of Planning, to eliminate any dangerous, injurious, noxious or otherwise objectionable impact that could adversely affect the surrounding area and adjoining non industrial districts.

B.2.19 No use listed in section 3.2 of this schedule shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares; radioactive material; rags or cotton waste; and, except for a Cardlock fuel station, compressed gas, petroleum, coal or tar products or derivatives.

B.2.20 No use listed in section 3.2 of this schedule shall involve the storage, other than wholly within a completely enclosed building, of toxic or corrosive chemicals or acids; scrap; fungicides, herbicides or pesticides; paint, varnish, oil shellac or turpentine; grain, hops, or sugar; fish, fish oil or meal, animal oil or fat, or vegetable oil.

B.2.21 No use listed in section 3.2 of this schedule shall involve the storage of goods or materials other than wholly within a completely enclosed building unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access.