CITY OF VANCOUVER

DEVELOPMENT, BUILDINGS & LICENSING
Development Services
Development Review Branch

October 30, 2026

Jeff Christianson
Arcadis Architects (Canada) Inc.
700 - 1285 W.Pender St.
Vancouver, BC
V6E 4B1

RE: 808 Broughton Street (formerly 1394 Robson Street), Vancouver, BC
Development permit application number DP-2026-00432

On behalf of the Director of Planning, your application has been approved to develop a residential development comprised of a 17-storey residential tower on a 2-storey commercial podium containing 72 units in total of which 15 are going to be turnkey social housing units with 2 levels of underground parking.

A permit may be issued upon the completion of the revisions and conditions noted below under items 1.0 to 2.12 of this “prior-to permit issuance” letter.

HOW TO RESPOND TO THIS LETTER

1. **Write and sign a response letter.**
   - Explain how you addressed each condition.
   - Only changes made pursuant to addressing Prior To conditions are accepted as part of your response. Ensure all changes are clearly identified.
   - *Provide a complete response to avoid delays or extra fees.*

2. **Ensure relevant documents have digital signatures and seals** from registered professionals.
   - Review requirements at vancouver.ca/permits-eplan.

3. **Upload your response letter and documents.**
   - Log into your permit account at vancouver.ca/permit-apply.

APPLY FOR BUILDING PERMIT(S)

Apply using the Development and Building Services Centre form at vancouver.ca/contact-dbl.

Questions? Contact your Project Facilitator, Janu Raj (Janu.Raj@vancouver.ca).

1.0 Prior to the issuance of the Development Permit, revised digital drawings shall be submitted, to the satisfaction of the Director of Planning, clearly indicating:

Urban Design conditions:

1.1 design development to improve the visual quality and create an engaging interface with the existing hotel building at 1348 Robson Street;

Note to Applicant: The proposed development provides a blank wall condition along the eastern interface. Given the relatively close building separation from the existing hotel, the applicant is to explore opportunities to provide a more visually engaging and thoughtfully designed interface for the neighbouring hotel units. This should include consideration of changes in plane, materiality, texture, pattern, architectural detailing, landscaping, or other appropriate measures to soften and enhance the interface.

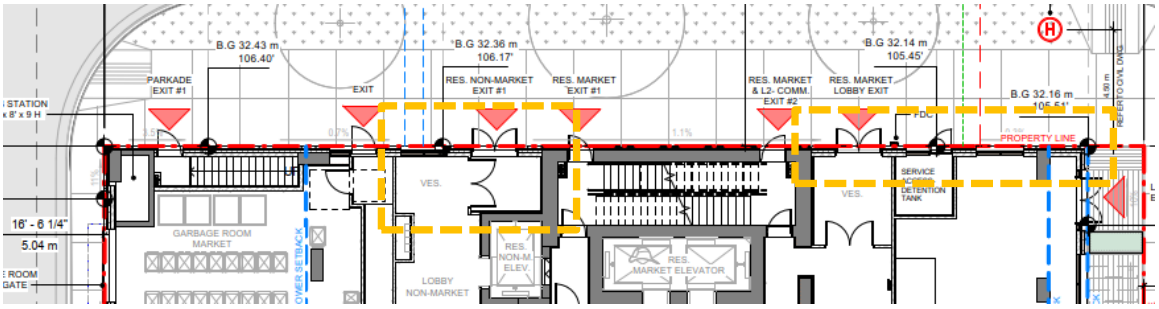
1.2 design development to improve the public and private realm along Broughton Street as follows:

i. consider providing entry canopies and/or recessed entry spaces at the two residential entries to improve safety, comfort, and weather protection;

ii. refine and improve the non-market housing entry sequence;

Note to Applicant: Consider reducing conflicts between the circulation path and the proposed door between the vestibule and lobby area to provide smoother and safer pedestrian circulation.

iii. consider incorporating additional site furniture and/or landscape elements to enhance the public realm along Broughton Street;



Development Review Branch conditions:

1.3 compliance with Section 4.1.4- **Required Accessible Parking Spaces** and Section 4.10.5- **Security Design** of the Parking By-law;

Note to Applicant: A minimum of one accessible parking space for non-residential use. The residential parking space shall be provided within secured area. The proposed non-residential accessible space shall be outside of the secured residential parking level.

1.4 compliance with Section 5.2.1- **Table of Number of Required Off Street Loading Spaces** of the Parking By-law and provision of the required one Class A loading space for Dwelling Use;

1.5 compliance with Section 5.5.1.2- **Design Standards for Loading Spaces** of the Parking By-law;

Note to Applicant: Vertical height clearance is required for the proposed loading Class B space. Please dimension this requirement on the drawings.

1.6 provision of a total of 2 class A passenger loading spaces, one designated for Dwelling and one for Retail Use in compliance to Section 7.0 of the Parking By-law;

Note to Applicant: These should be provided underground if at-grade is not possible and clarify how these spaces would be accessed.

Landscape Review conditions:

1.7 provision of updated Landscape Drawings;

Note to Applicant:

i. Include plant quantities in the plant lists.

ii. Provide the depth of all planters. Ensure planter soil depths meet or exceed Canadian Landscape Standards for the proposed planting conditions over structure.

iii. Revise the tree planting-on-slab detail to demonstrate adequate soil volume and growing medium depth for long-term tree viability. Soil depths must meet or exceed Canadian Landscape Standards.

Engineering Services conditions:

1.8 removal of encroachments within the City right-of-way including but not limited to the following:

i. delete Class B bike racks, parking intake vent grill, planters proposed, and white object, at roof level, noted within the dedication along Robson Street;

Note to Applicant: Specifically for the parking intake vent grill and planters refer to sheet A0.17 and for the white object at roof level refer to sheet A0.06.

ii. door swings along all streets and lane;

Note to Applicant: All new door swings shall not extend more than 0.3 m (1 feet) onto City property.

iii. relocate fire department connection (FDC) points to be fully on site;

iv. white objects protruding from structure or floating adjacent to structure;

Note to Applicant: Refer to rendering, elevation, section, and floor plan level 1 drawings, above grade white objects are consistently indicated adjacent to grid lines 1 and between grid lines 6 and 7.

v. below grade void noted between grid lines 6 and 7;

Note to Applicant: Refer to section drawings. For example, drawing A 3.02 appears to show an areaway that encroaches over the Building Line and future dedication (Ultimate Property Line). Ensure there are no encroachments on to City property.

vi. clarify if objects protruding from structure along Robson and Broughton are canopies that are fully demountable;

Note to Applicant: Refer to rendering drawings, pending clarification a canopy street use application form is to be completed along with additional sketches for the canopy structure. The canopy structure is to be fully demountable and meet Vancouver Building By-Law requirements, Section 1.8. If these are not demountable canopies then the protruding object are to be removed from City right-of-way.

1.9 provision of clarification of on-site electrical plant;

Note to Applicant: Typically, a 'PMT' at grade or a 'Unit Substation' room is indicated and labeled on the plans. Engineering notes a 'Main Electrical Room' on level P1, clarify if this space is to house a 'Unit Substation' or equivalent electrical plant.

1.10 provision of loading space(s), per Parking By-law Section 5 and the Design Supplement, including a minimum 1.8 m (5.9 ft) wide loading/unloading area, an overhead door, or an access corridor leading to an entry door for Class B spaces;

1.11 provision of bicycle space(s), per Parking By-law Section 6, including:

i. an elevator for all spaces, accommodating two people with two bicycles. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly;

Note to applicant: Demonstrate the current elevators are able to accommodate two people with bicycles.

ii. minimum 1.5 m (5 ft) wide access route(s) in front of oversized Class A spaces;

1.12 provision of City issued Building Grades to be shown on the site plan/A1.04:

i. building grade elevations are missing from the plan along Street and Lane;

ii. building grade elevation at Street and Lane is incorrect; refer to Building Grade Plan BG-2026-00032 for correct elevation;

Note to Applicant: There are three Street Design Building Grade Markup PDFs available for reference. These documents can be retrieved from Posse. For further information and clarification contact building.grades@vancouver.ca.

1.13 provision of Design Elevations to be shown on the site plan/A0.07/A1.04. Design Elevations are missing from the plan at corner of driveway(s), parking stalls, access pathway(s), middle of entrance(s) along Street and Lane. Design Elevations must be directly interpolated between adjacent building grades;

Note to Applicant: There are three Street Design Building Grade Markup PDFs available for reference. These documents can be retrieved from Posse. For further information and clarification contact building.grades@vancouver.ca.

1.14 provision of providing survey benchmark information on the site plan/A0.07/A1.04 to ensure it is consistent with City issued Building Grades survey benchmark Monument V-4240. Alternatively, provide written confirmation specifying the benchmark denoted on any topographic survey used for design purposes is consistent with the benchmark elevation established on the building grade plan issued by the City;

1.15 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. Where a design or detail is not available, make note of the improvement on the site and landscape plans. The following items and notes are to be added to the landscape plan:

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

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

Note to Applicant: At this time, Engineering does not anticipate any new Street trees to be provided. Street trees along Robson Street may or may not be impacted pending on the final City issued geometric design to be provided during the later part of the construction phase.

ii. existing trees on Broughton Street to remain due to conflict with existing water main will prevent replacement tree planting;

iii. clearly note the following statement 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. Contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.';

iv. show a metric scale on the design for measuring purposes;

v. indicate dimensions for the front boulevard and sidewalks;

vi. show a cold control joint in sidewalk at the property line on Robson Street;

vii. clearly and consistently indicate and label all flatworks on the plans;

Note to Applicant: Refer to the Section 2.0 Servies Agreement line items for flatwork items including, curb and gutter, sidewalks, boulevards, lane crossings, driveway crossings, curb ramps and curb returns.

viii. clearly label following statement:

"Offsite design along Robson Street will be as per final approved City issued geometric".

Note to Applicant: The final approved City issued geometric is to be provided during the later part of construction phase.

Housing Regulation conditions:

1.16 provision of dedicated social housing support spaces per the City of Vancouver's *Housing Design and Technical Guidelines*;

Note to Applicant:

i. Provision of a dedicated social housing janitor room.

ii. A project office, Separate mechanical and electrical room, and heat treatment room is not required for this project.

1.17 design development to align the social housing with the City of Vancouver's *Housing Design and Technical Guidelines*;

Note to Applicant: The following design development for the indoor amenity room is required:

i. Include one storage closet in the indoor amenity room, for the purpose of stacking chairs and folding tables.

ii. Include a kitchenette in the indoor amenity room.

iii. Include an accessible washroom for the indoor amenity room.

1.18 provision of updated drawings to support the review of both the social housing and strata-titled portions of the proposed project.

Note to Applicant: The following should be clarified on the drawings:

i. Indicate the extent of the social housing floor area with a contrasting colour hatch or outline separate from the strata and Commercial uses, including all below grade spaces, and including labels for all social housing spaces.

ii. Clarify access for all indoor and outdoor amenity space by marking areas that will be shared between the strata, commercial and social housing uses in the building.

iii. Identify the location of the social housing accessible parking space(s) on the plans.

2.0 **Condition(s) to be met prior to the issuance of the Development Permit:**

Development Review Branch conditions:

2.1 An additional fee of $2,041 is required to complete the processing of the development application.

Note to Applicant: The preparation of the Services Agreement and Statutory Right-of-Way Agreement from the rezoning referral report includes the requirement for collection of a fee for service as approved in the following Council Report: https://council.vancouver.ca/20231003/documents/r2.pdf and will be due prior to issuance of the Development Permit.

2.2 Written confirmation required on indicating what commercial space is being proposed.

Note to Applicant: Based on the indicated proposed commercial space, loading, bicycle and off-street passenger space requirements may change.

2.3 Written confirmation that the notification site sign has been removed.

2.4 Provision of digitally signed and sealed survey plan prepared by a BC Land Surveyor.

2.5 Provision of digitally signed and sealed Architectural drawings that are not locked, require passwords or any other document restrictions.

Engineering Services conditions:

2.6 Make arrangements for the dedication of the north 7 feet of the site for road purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required in accordance with the Subdivision By-law. For general information, see the subdivision website at: http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx.

2.7 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

i. Street improvements, and appropriate transitions, along Robson Street adjacent to the site, including:

   a. Minimum 3.0 m wide broom finish saw-cut concrete sidewalk (refer to City standard C2.2 broom finished saw cut concrete sidewalk and construction details.)

   b. 1.2 m wide front boulevard

   c. 20 m long bus bulge, including relocation of the existing catch basin, and road reconstruction as required to accommodate the bus bulge.

      Note to Applicant: The City to provide a geometric design for these improvements.

ii. Street improvements, and appropriate transitions, along Broughton Street adjacent to the site, including:

   a. Minimum 3.0 m wide broom finish saw-cut concrete sidewalk (refer to City standard C1.1 broom finished, saw cut concrete sidewalk and construction details).

   b. 2 m wide grass boulevard.

   c. Standard concrete lane crossing, new curb returns and curb ramps (refer to City standard C9.2 concrete lane crossing).

iii. Street improvements, and appropriate transitions, along Rosemary Brown Lane adjacent to the site, including:

   a. Minimum 1.2 m wide broom finish saw-cut concrete sidewalk.

   b. Type E curb between the sidewalk and the lane.

   c. A City standard C7.5 driveway crossing, and construction details shown on Rosemary Brown Lane.

Note to Applicant: Streets Design will accept the proposed sidewalk and curb and gutter on Rosemary Brown Lane as part of the Laneway 2.0 program. Sidewalk to be minimum 200 mm concrete thickness.

iv. New or replacement duct bank that meets current City standard.

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

v. City standard C8.1 double curb ramp and construction details on Broughton Street and Robson Street intersection.

Note to Applicant: For general Latecomer Policy information refer to the website at https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect.

The preparation of this legal agreement includes the requirement for collection of a fee by Development, Buildings, and Licensing for service as approved in the following Councl
Report: https://council.vancouver.ca/20231003/documents/r2.pdf and will be due prior to issuance of the Development Permit.

Housing Regulation conditions:

2.8 Provision of written clarification demonstrating how the design of the social housing meets the City of Vancouver's Housing Design and Technical Guidelines.

Note to Applicant: The following items should be clarified or confirmed in writing:

i. Provide rationale to support the relaxation to one elevator and confirm that one elevator will be shared between the market housing and social housing.

ii. Provide a letter from a private waste management provider, demonstrating access, maneuverability, and pick-up feasibility for the social housing garbage and recycling room.

iii. Provide confirmation that the following accessible unit requirements are met:

a. Provide a wheelchair accessible washroom conforming to the BC Housing Guidelines 8.2.6 including: a clear transfer space at least 900 mm wide next to the toilet and shower, and a turning radius of not less than 1500 mm diameter.

b. Provide a wheelchair accessible kitchen conforming to the BC Housing Guidelines 8.2.6 including require d work surfaces and clearance.

c. Provide wheelchair accessible circulation conforming to BC Housing Guidelines 8.2.2 including required turning areas of not less than
1500 mm in diameter in required locations.

iv. Provide written confirmation that the proposed strata unit mix, including 11 studio units (19%), 22 one-bedroom units (39%), 22 two-bedroom units (39%) and 2 three-bedroom units (4%), will be maintained per the West End Plan. Any changes in the unit mix may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25% of the strata units, designed to be suitable for families with children.

v. Provide written confirmation that the proposed social housing unit mix, including 3 studio units (20%), 4 one-bedroom units (27%), 4 two-bedroom units (27%) and 4 three-bedroom units (27%), will be maintained per the City of Vancouver's Housing Design and Technical Guidelines. Any changes in the unit mix may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 50% of the dwelling units designed to be suitable for families with children.

2.9 Make arrangements, at no cost to the City, and to the satisfaction of the Director of Legal Services in consultation with the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Real Estate and Facilities Management, to secure the applicant's obligation to design, build and deliver to the City an air space parcel containing the social housing units and associated parking and bike storage for such social housing. The agreement or agreements will include, but not be limited, to the following:

i. A minimum of 20% of the total residential floor area, or 13,070 sq.ft. sq. m (1215 sq. m) whichever is greater, must be included in the air space parcel and used for social housing, secured to the City's satisfaction.

ii. All associated storage lockers, vehicle and bicycle parking to be provided is not included in the above net floor area in (a).

iii. Breakdown of unit types (i.e. studios, one-bedroom units, two-bedroom units, accessible units, etc.), sizes, parking, numbers and finish specifications must be as per the Housing Design and Technical Guidelines and High Density Housing for Families with Children Guidelines.

iv. Unit design and associated storage and amenity space must be as per the Housing Design and Technical Guidelines and High Density Housing for Families with Children Guidelines.

v. The air space parcel for the social housing must be designed to be as autonomous as possible, with design considerations maximizing the efficiency and minimizing the cost of operations over the life of the project and within the larger development.

vi. Transfer to the City at a nominal cost an air space parcel containing the social housing units together with the appropriate rights and obligations applicable to the ownership and operation of the legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations; OR (if ASP being delivered to a non-profit or First Nation" (f) Grant the City an option to purchase, for a nominal purchase price, the social housing air space parcel, exercisable upon completion of construction of the social housing.

vii. Provide that, as a condition of issuance for the Building Permit, a Letter of Credit or alternate forms of security to the satisfaction of the Director of Legal Services will be required in an amount equal to the estimated cost to complete and deliver the Social Housing Parcel to the City and it will be in compliance with and in the form set out in the City's Letter of Credit Policy AF-002-02. This includes the costs to finish and equip, provide all furnishings and equipment; complete all landscaping, if any; and cover all soft costs such as consultant design fees and permit fees for the Social Housing Parcel.

Note to Applicant: The value of the Letter of Credit will be determined in the rezoning negotiation or at the Development Permit stage.

viii. To the extent possible, the social housing air space parcel will be built with separate dedicated building systems so that its operating costs are accounted for and managed separately from the balance of the respective development.

ix. Such other terms and conditions as the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability and the Director of Facilities Planning and Development may in their sole discretion require.

2.10 Make arrangements to the satisfaction of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the Director of Facilities Planning and Development, to enter into a Housing Agreement to secure the social housing air space parcel for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:

i. A no separate sales covenant.

ii. A no stratification covenant.

iii. A provision that none of such units will be rented for less than 90 consecutive days at a time.

iv. A requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit.

v. A requirement that all units comply with the definition of "social housing" in the applicable DCL By-law.

vi. Such other terms and conditions as the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability and the Director of Facilities Planning and Development may in their sole discretion require.

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

Urban Forestry conditions:

2.11 Provision of updated drawings by providing sewer and water service locations outside of City tree protection zones and provide to COV Engineering for review.

Note to Applicant: Update Tree Management Plan and site plan to show sewer/water service locations when finalized.

2.12 Provision of Letter of Assurance from consulting arborist

3.0 **Development Permit Terms**:

3.1 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.

Note to Applicant: In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit (amount to be determined by the City) as a guarantee for completion of the work by an agreed upon date.

3.2 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.

3.3 This Development Permit is valid for a period of 12 months from the date of issuance - unless otherwise validated by a Building Permit.

3.4 No exposed ductwork shall be permitted on the roof or on the exterior face of the building without first receiving approval of the Director of Planning.

3.5 If the development is phased and construction is interrupted, the project will require an amendment, to the satisfaction of the Director of Planning, to address how the incomplete portions of the development will be treated.

3.6 This site may be affected by a Development Cost Levy By-law. Levies will be required to be paid prior to the issuance of Building Permits.

3.7 Amenity areas/common residential storage spaces excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the building; and Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.

3.8 The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure details on the approved plans and are not to be used as an integral part of the interior space of the building.

3.9 All impacted utility companies shall be contacted and notified of the following requirements:

i. All utility services (e.g., BC Hydro, Telus, and Rogers) shall be underground.

ii. All required electrical equipment (e.g., PMT, LPT, Vista, etc.) provided for entirely within private property.

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

3.10 All approved off-street vehicle parking, loading, and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law **prior to the issuance of any required occupancy permit**, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.

3.11 The property owner must fulfill requirements of Section 571(B) of the Vancouver Charter and Section 85.1(2) of the Land Title Act by submitting a complete and accurate Site Disclosure Statement and entering into legal agreements, if required, as follows: i) an agreement to remediate the site and contaminants that have migrated therefrom; and ii) a Section 219 Covenant to restrict occupancy until a Certificate of Compliance or Final Determination is issued by Ministry of Environment and Parks for the site, including any dedicated lands.

3.12 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work. All work on the site must be conducted in compliance with British Columbia's Environmental Management Act and Contaminated Sites Regulation. In the event that contamination of any environmental media is encountered, a Contaminated Site Groundwater Quality Declaration or Waste Discharge Permit Application must be submitted prior to commencing dewatering activities.

4.0 **Notes to Applicant:**

4.1 It should be noted that your Development Permit will be issued when you have complied with all the above conditions. However, if these conditions have not been complied with **on, or before March 02, 2027,** this Development Application may stand refused.

4.2 A new Development Application will be required for any significant changes. This approval is subject to any change in the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.

4.3 If this application necessitates the demolition of existing residential rental, per Section 10.14.2 and except as set out in Section 10.14.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued.

Note to Applicant: The requirements listed above may be varied subject to the provisions outlined under Section 10.14.4.

4.4 Maintain social housing requirements per The City of Vancouver's Housing Design and Technical Guidelines, including the following currently met:

i. A minimum of 5% of the social housing units required to be wheelchair accessible.

ii. Vehicle parking for the social housing, including 0.33 spaces per social housing unit. Accessible parking is to be calculated per the City of Vancouver's Parking Bylaw and is to be calculated separately for social housing, with a minimum of one dedicated accessible parking space for the social housing units.

iii. 20% of the required bike parking spaces for the development are allocated for social housing.

iv. A ratio of a minimum 2.0 sq.m (21.5 sq.ft) per dwelling unit for outdoor amenity space.

v. A minimum indoor amenity space of 37 sq.m. (398 sq.ft.) for projects with less than 26 units.

vi. 20% of excluded floor area for residential storage above base surface is allocated to the social housing units. Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin.

4.5 A Key Plan shall be submitted by the applicant, and approved by the City prior to any third-party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

i. The Key Plan shall follow the specifications in the City of Vancouver Key Plan Process and Requirements Bulletin https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf; and

ii. All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, Telus, Rogers, 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 the Utilities Management Branch at umb@vancouver.ca.

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

4.7 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.

4.8 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

4.9 Provision of a cash security deposit of $30,000 to be retained prior to demolition for new bus stop passenger amenities adjacent the site (stop# 60504, EB Robson Street), including shelter, seating, litter can, advertising panels, foundations, drainage, electrical connection, etc. determined by Engineering Services.

Note to applicant: All Installation of street furniture shall be by the City's street furniture contractor, and coordinated with the City of Vancouver Street Furniture Coordinator. Bus shelters shall be place in such a way as to maintain

accessibility for bus boarding and alighting. Refer to the City's Engineering Design Manual (Section 9.2.2) for additional information.

4.10 If this Development Application included a written notification of neighbouring property owners or other interested parties, a copy of this letter will be sent to all respondents advising them of the decision.

4.11 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows, and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors, and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows, or ventilation openings.

Yours truly,



Maitrayee Shah,
maitrayee.shah@vancouver.ca
(604) 707-5407

MS/jk

cc: Janu Raj- Project Facilitator
Hiroko Kobayashi- Development Planner
Gwen Polivka- Landscape Specialist
Darren Tessier- Engineering Services
Molly Blower- Housing Regulation Planner
Harry Kettmann- Urban Forestry
Rose Budau- Contaminated Sites Review