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October 27, 2026

City of Vancouver
Development and Building Centre
515 West 10th Avenue
Vancouver, BC V5Z 4A8

Attention: **John Freeman**
Project Facilitator
John.freeman@vancouver.ca

Dear John:

Re: **4545 W10th Avenue**
REZONING CONDITION RESPONSE
DP APPLICATION

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

	Urban Design	
1.1	**Design development to the interface of the plaza and pedestrian mews to enhance activation and safety of the public places.**	
1.1.a	Activating the west side of the plaza by integrating the features of existing commercial frontage and open space into the overall plaza design.	
	The west edge of the plaza is animated through the seamless integration of existing commercial frontage into the broader design. An approximately 8 m opening within the planting establishes a clear, welcoming connection between the two developments. A signature evergreen at the southwest corner grounds the space and anchors the overall composition.	Drawing Reference: A203 L2.0, L2.2
1.1.b	Striving for a floor-to-floor height of no less than 17 ft. for the corner retail to enhance viability.	
	Due to the grades of the site, and balancing the heights of the other retail and ground floor uses, the maximum floor-floor height we can achieve is 15'-9".	Drawing Reference: A401 section A-A
1.1.c	Providing outdoor amenities on the second level roof of building one to make a more sociable interface with both mews.	
	The second level roof was removed due to Building 1 redesign to avoid the existing tree on West 9th. The portion of Building 1 that extends to the mews is 4 storeys in height, and an outdoor amenity space has been located on top of the 4 storey portion of the building.	Drawing Reference: A204 (see removal of level 2 roof) A207 (New 4th storey amenity deck)

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1.1.d	Creating gathering opportunities at the entrance of the mews on West 9th Avenue.	
	A thoughtfully integrated new parklet along W. 9th rests in the shade of a majestic existing cedar, offering an intimate setting for quiet gathering and retreat. Informal seating blocks invite connection, pause, and everyday use. The landscape below the existing tree has been carefully coordinated with the project arborist to ensure the tree's long-term health.	Drawing Reference: A203 L2.1
1.1.e	Adding visual interest to the exterior wall of the parkade access ramp along the west-east mews.	
	The east–west mews is designed with clustered tree plantings to establish a "forest trail" condition. Combined with adjacent understory planting, these elements provide visual screening from adjacent buildings and contribute to a strong sense of spatial enclosure.	Drawing Reference: A022 A303.1
1.2	**Design development to mitigate the impact of privacy on the existing buildings.**	
1.2.a	Avoiding excessive balconies and windows that face the adjacent existing building.	
	Where there are corner units on Buildings B1 and B2, the balconies are rotated to the building face which is not across from the 7 storey residential building at 4597 W 10th Avenue. This reduces the number of balconies facing 4597 W 10th Ave from 25 to 15 balconies, a reduction of 40%.	Drawing Reference: A205, A206, A207
1.2.b	Adding perimeter landscape screen for the outdoor amenity space on level six.	
	A 6'-5" windscreen has been incorporated into all primary outdoor amenity spaces to improve resident comfort and noise mitigation.	Drawing Reference: L-7.3 Section 2 A307
1.3	**Design development to improve the public realm interface with the residential streets to add visual interest and strengthen residential character.**	
1.3.a	Emphasize individual entry identity of ground-oriented units with customized entry doors, porches, canopies, patios, and landscaping.	
	The townhomes are designed to create a clear transition between the public sidewalk and the private residences while maintaining an active and welcoming streetscape. Each unit features a private entry terrace that is set back approximately 12 feet from the property line, allowing for generous landscape planting that enhances privacy and creates a comfortable residential frontage.	Drawing Reference: A018, A019, A306

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	The raised terraces are accessed by a short flight of steps from the sidewalk, further defining the semi-private outdoor space. At each entry stair, a gate and integrated address marker provide clear unit identification and a sense of arrival. Individual front doors are highlighted with protective canopies and wall-mounted sconces, reinforcing the residential character of the street and providing both weather protection and nighttime illumination.	
1.3.b	Provide recognizable and inviting residential entrances as distinctive features in the streetscape.	
	Please read the comment above for the individual residential units. For the residential lobby entries, A similar language is used for all entries which incorporates wood structure canopies, racked brick bonding, and similar materials. The goal was to create a tactile, warm and inviting front door. By making them all similar we increase the legibility for the entire project.	Drawing Reference: A019
1.3.c	Reduce the visual impact of the parkade entrance on Tolmie Street.	
	The parkade entrance on Tolmie is one storey in height. The main commercial (retail) parkade entrance is on Sasamat St reducing the need for commercial signage. The exterior ramp wall, along the east-west mews has been integrated with the architecture of the building by matching openings in the ramp wall with windows above, and bringing the brick material down to ground. (Sheet 303, south and west elevation)	Drawing Reference: A303 (south and west elevation)
1.3.d	Minimize exposure of retaining walls through treatments like stepped ground levels, natural grading, terraced planters, layered landscaping, etc.	
	The use of landscape walls along W. 9th and Sasamat have been reduced in scope, with wall heights not exceeding 610 mm, and terracing confined to a maximum of two tiers along W. 9th only.	Drawing Reference: A017, A308 (north elevation), L2.7
1.3.e	Limit the impact of the generator and gas meter to make room for more usable open space and landscaped areas whenever possible.	
	The landscape design includes dense planting along the generator frontage on W. 9th, complemented by several trees that provide vertical screening for the building.	Drawing Reference: L2.5, L7.1 (Section 4)
1.4	**Design development to enhance livability and sociability.**	
1.4.a	Enhancing connections between buildings to facilitate the sharing of indoor and outdoor amenities in the central building.	
	The public realm is designed to prioritise pedestrian movement and reinforce connectivity between buildings. Buildings 1 and 2 are linked through two mews and an intervening plaza, while Building 3 is accessed via a defined pedestrian route along the 9th Avenue frontage leading to the lobby. North elevator extended to Level 3,	Drawing Reference: A205, A207 (Bld 1 amenity), A209

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	with additional amenity space provided in Buildings 1 and 3 in response to this comment.	(Bld 3 amenity)
1.4.b	Locating outdoor amenities on the roof of the south podium for better solar access.	
	Sunlight access drives the placement of key outdoor amenities, including children's play areas and urban agriculture planters. Urban agriculture planters are located on Level 5 to take advantage of consistent year-round solar exposure. The play area is located at the north end of Building 7's east deck, selected to minimise building shadow impacts and optimise solar access.	Drawing Reference: L-2
1.4.c	Encouraging intentional design of the lobbies and corridors to promote social interaction and resident well-being, with features like seating in lobbies, naturally lit corridors, social nooks, and wider corridor spaces.	
	The project prioritizes resident well-being and opportunities for social interaction through the design of its common spaces while balancing the need for an efficient and financially viable building layout. Given the project's density and feasibility requirements, naturally lit corridors are not proposed, as introducing additional exterior-facing circulation space would significantly reduce the net saleable-to-gross buildable area ratio. Instead, the design focuses on creating welcoming and functional shared spaces at key points within the building. Residential lobbies are designed as inviting gathering areas with seating and enhanced finishes that encourage informal resident interaction. Corridor layouts incorporate widened areas at elevator lobbies, creating opportunities for social engagement and visual relief within the circulation network. The project also emphasizes resident well-being through access to high-quality amenity spaces, and outdoor open areas. Together, these elements provide meaningful opportunities for community building and resident interaction while maintaining the efficiency necessary to support the project's overall feasibility and housing delivery objectives.	
1.4.d	Considering bringing the north elevator of the central building up to the courtyard.	
	The north elevator at the residential entrance on 9th Ave has been brought up to the courtyard terrace on Level 3.	Drawing Reference: A206
1.5	**Design development to the parkade and/or building footprint to support tree retention along the north property line.**	
	Note to Applicant: Refer to Landscape Condition 1.6. This condition requires the applicant to explore building design solutions at the development permit application stage to ensure that the proposed retention of the on-site trees can be successfully achieved.	

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	The building footprint along W. 9th has been modified to support the retention of the feature cedar tree within the proposed parklet. Tree retention has been carefully evaluated by the design team, with priority given to preserving trees located outside the parkade footprint. This includes the feature cedar tree on W. 9th, as well as street trees along Tolmie Street, Sasamat Street, and West 9th Avenue.	
	Landscape Design	
1.6	**Design development to ensure successful retention of existing trees. Refer to Urban Design Condition 1.5. This may be achieved by, but not limited to the following:**	
1.6.a	Updated Arborist Report and Tree Management Plan (TMP):	
	The new arborist report and TMP (refer to appendix C in the new arborist report) shows the final proposed tree retention/protection and removal based on current site and tree conditions as well as relative to the proposed design which has been modified to enable the protection of certain viable and valuable trees.	Drawing Reference: TMP appendix C
1.6.a.i	Further arborist reporting is required to ensure certainty and to comment on the specific conditions of safe tree retention	
	The provisions necessary to ensure the successful preservation of specified retained trees are detailed on the tree management drawing in the Arborist's report	Drawing Reference: TMP in appendix C of the Arborist's report
1.6.a.ii	Submit an updated Arborist Report and TMP with context of the proposed development, specifically addressing Trees #1610 & #1613 and any necessary mitigation measures or pruning required.	
	Per above, the new arborist report and drawing package includes full consideration for the project design (design revised to suit tree preservation needs).	Drawing Reference: TMP in appendix C of the Arborist's report
1.6.a.iii	Tree protection barriers should be clearly illustrated and dimensioned on TMP.	
	The TPB's are clearly delineated and dimensioned on the new tree management drawing	Drawing Reference: TMP in appendix C of the Arborist's report

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1.6.b	Tree protection zone(s) (TPZ):	
	Tree protection zones are identified by the project Arborist in the Tree Management Plan and shown on the Landscape Plan L1.0.	Drawing Reference: TMP in appendix C of the Arborist's report, L1.0
1.6.b.i	The critical root zones (CRZ) of Tree #1610 and #1613 appears to be impacted by parkade excavation, and the proposed setback along the north property line does not seem adequate to ensure retention. The underground parking structures should be setback further or notched away from the CRZ to protect these trees.	
	The protection zones of trees 414 (formerly 1610) and 415 (formerly 1613) have been specified relative to technical analysis by ACL Group staff, and with consideration of root mapping findings. To that end, the parkade alignments have been designed to suit the prescribed protection setbacks. The specific measures for construction methods and materials for the construction of the building (including parkade), civil works as well as landscape elements are detailed on the new tree management drawing prepared by ACL.	Drawing Reference: TMP in appendix C of the Arborist's report
1.6.b.ii	According to the Arborist Report, the minimum Tree Protection Zone (TPZ) for Tree #1610 is 10.1 m, and 12 m for Tree #1613. However, the TPZ indicated on the TMP is significantly reduced and insufficient. Though root growth may be constrained by the previous retaining wall and building (since demolished), the CRZ is expected to extend at least to the location of the former wall/building. Arborist commentaries and adjustments to the TPZ are needed to ensure these trees receive adequate protection.	
	From the technical analysis by ACL, and reiterating that the new arborist report by ACL supersedes the previous arborist reports, the confirmed tree protection zone setbacks are: Tree 414 (formerly 1610) = 10 m east-west and 6.3 m south AND Tree 415 (formerly 1613) = 7.5 m east-west and 5.5 m south. The tree protection zones will be protected from root and soil damage through construction and the future site conditions in the areas to the east and west of the TPZ's will provide space for future root growth expansion.	Drawing Reference: TMP in appendix C of the Arborist's report
1.6.b.iii	Explore retention of Trees #1618 and #1619. These two trees, identified as high-value and in good condition per the Arborist Report, may be good candidates for retention consideration. A finalized strategy for tree removal/retention, with justifications for each tree coordinated with the site plan, is required.	
	Tree 419 (formerly 1618) was considered for retention. The crown extends 5 m into the building envelope. The scope of pruning required to accommodate the building would cause 50% crown loss (unacceptable) and it was determined by the project design team that	Drawing Reference: TMP in appendix C of the

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	the building could not practically or feasibly be redesigned to accommodate the crown protection zone. Tree 420 (formerly 1619) was considered for retention, however a similar design conflict as noted above for tree 419 cannot be resolved. Additionally, this tree has incurred lightning damage and is permanently impaired as a result. Neither tree can be accommodated for preservation in this project.	Arborist's report
1.7	**Design development to enhance the public-private realm interface with special attention to the streetscape, public plaza, pedestrian mews and lane interface. Refer to UDP consensus items and Urban Design Condition 1.1. This may be achieved by, but not limited to the following:**	
1.7.a	Provide a detailed program for the public plaza at the southwest corner along West 10th Avenue, improving the hardscape-to-softscape balance, and incorporating site furniture and pedestrian-friendly elements, such as benches, lighting, etc., to enhance usability and comfort.	
	The plaza is conceived as a "forest clearing," balancing hardscape and softscape through the integration of tree groves and dense peripheral planting with flexible open areas to support community use. Planting is concentrated along the western edge to frame the space, while boardwalk-inspired paving defines a durable, pedestrian-friendly surface capable of accommodating markets, events, and everyday gathering. The south-facing orientation enhances sunlight exposure and reinforces the plaza's role as a primary arrival space. The plaza is designed as a community hub, incorporating a flexible open area for markets, a small stage for informal performances, and ample seating to support a range of gathering opportunities. Overhead, catenary lighting provides a human-scaled layer of illumination, enhancing safety, comfort, and evening use while reinforcing the character of the space.	Drawing Reference: A007-A012, A203 L2.2
1.7.b	Expand the pedestrian mews and enrich the pedestrian experience. Design visually prominent and inviting entrances along both the front streetscape and rear lane to foster greater community interaction.	
	The mews have been designed as an extension of the forest clearing to symbolize a forest trail walk emphasized by the corridor nature of the spaces and also the paving patterning. Visually inviting entrances have been provided at W 9th through creation of seating at the prominent existing tree and opening up of the western entrance to welcome people into the site.	Drawing Reference: A012, A020, A203 L2.0, L2.1
1.7.c	Implement a landscape terracing strategy to address grade transitions and reduce the need for tall exposed retaining walls, especially at the northeast corner, using screening where appropriate.	
	The use of landscape walls along W. 9th and Sasamat have been reduced in scope, with wall heights not exceeding 610 mm, and	Drawing Reference: L3.2, L7.2 (Section 2)

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	terracing confined to a maximum of two tiers along W. 9th only. Refer to Landscape Grading Plans.	
	Standard conditions required at time of development permit:	
1.8	Provision of a detailed Landscape Plan illustrating soft and hard landscaping. Note to Applicant: The plans should be at 1/8 in.: 1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The Landscape Plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.	
	Landscape Materials Plan – Series 2 illustrates the extents of all hardscape and softscape areas. Noted. Plans are at least 1:300 scale. Plant lists include the botanical name and common name, size and quantity. All details requested are on the plans.	Drawing Reference: L2.0- L2.13
1.9	**Provision of detailed architectural and landscape cross sections (minimum 1/4 in. scale) through common open spaces, semi-private patio areas and the public realm.** Note to Applicant: The sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms. Soil volumes for tree planning, growing mediums and planting depths must exceed CSLA standards.	
	Landscape Sections - Series 7 are drawn at 1:50 scale and show this information.	Drawing Reference: L7.0 – L7.3
1.10	**Provision of a Tree Management Plan as part of the Landscape Plans, in coordination with arborist report tree management plan.** Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/protection related matters.	
	The arborist, ACL Group, has provided their tree management drawing to the landscape architect, Connect LA, for inclusion in their landscape drawing set. The landscape drawing set refers the reader to the ACL Group arborist report for full and complete tree protection details.	

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	Landscape Tree Management Plan shown in the landscape drawings and captured for coordination with Arborist plans and reports.	
1.11	**Provision of an arborist "letter of undertaking" to include signatures by the owner and arborist.** Note to Applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.	
	AKA Arboricultural Letter of Assurance The Letter of Assurance is included in the ACL Group arborist report. It is unsigned at this time so that any further updates or adjustments that may be necessary before the DP is issued can be incorporated into the documents and drawing that the LOA references before the signatures are executed. The signatories will be included in the next submission prior to DP and/or BP issuance. Note: BGO has not formally retained a Prime or General Contractor so this section of the form will be signed once a Contract is executed. This is acknowledged by ACL Group and is included in the content of the LOA and the reference documents and drawings. This has been relayed to the project team.	Drawing Reference: Arborist's report Appendix E
1.12	**Coordination for the provision of new street trees or any proposed City-owned tree removals adjacent to the development site, where applicable.** Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows: "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 in. deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".	
	Landscape has included notes and illustrations on drawings.	Drawing Reference: L2.0 – L2.7
	Housing	
1.13	**The design and layout of at least 35% of the market rental units, and at least 35% of the below-market rental units must:**	
1.13.a	be suitable for family housing; and	

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1.13.b	include two or more bedrooms.	
	Comply - Please review the statistics page to see 37.8% of total Dwelling Units are either 2 or 3 bedrooms. 35% of Below Market units are either 2 or 3 bedrooms. The location of the below-market units are colour coded on the FSR overlay drawings.	Drawing Reference: A001
1.14	A minimum of 20% of the total residential floor area must be below-market rental units.	
	Please refer to the statistics page on Sheet A001 for the market and below-market residential areas. The total residential unit area is 343,601 sf, of which 68,672 sf (20%) is allocated to below-market housing. The below-market units are colour-coded on the FSR overlay drawings. CoV staff have brought to our attention that the current scheme provides 19.98% below-market residential area, which is non-compliant with the CD-1 as approved by Council. This discrepancy resulted from an unintentional rounding error. The shortfall of 0.02% (approximately 61 sf) will be addressed and incorporated into the scheme when responding to the DP prior-to conditions, ensuring compliance with the approved CD-1. No variance will be sought.	Drawing Reference: A001
1.15	**The proposed unit mix, including 35 studio units (6.1%), 325 one-bedroom units (56.9%), 170 two-bedroom units (29.8%) and 41 three-bedroom units (7.2%) is to be included in the Development Permit drawings.** Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children.	
	We have adjusted the unit breakdown of the units: Studio 28 (5%), 1 Bed 322 (57.2%), 2 Bed 175 (31.1%) 3 Bed 38 (6.7%). This was the result of a detailed suite review exercise in coordination with the mechanical, electrical, and structural disciplines. Although there has been an adjustment to the overall unit mix, the number of family units remains above 35% for both the market units and the below-market units.	Drawing Reference: A001
1.16	**The unit mix to be included in the Development Permit drawings, including studio units, one-bedroom units, two-bedroom units, and three-bedroom units, will generally target the unit mix guidelines in the Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives, for both the market rental and below-market rental income units, and must include 35% family units (two-bedroom and three-bedroom units).**	

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	Note to Applicant: Any changes in the unit mix from the rezoning application may only be considered under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children and meets the intent of the unit mix guidelines in the Moderate Income Rental Housing Pilot Program.	
	Noted. The number of below-market units generally follows the unit mix guidelines and a minimum of 35% of units are suitable for families.	Drawing Reference: A001
1.17	**The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:**	
	an outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);	
1.17.a	An outdoor play amenity has been provided on Building 2 Level 7 East. It includes a feature play structure, mounded and flat playfall surfacing, perimeter fencing and seating. Urban agriculture has been provided in a central location on Building 2 Level 5 and will include compost, hose bibs, storage and harvest tables Please refer to Landscape drawings and architectural Sheet A207, Building 2, for Urban Agriculture, and Sheet A209 for Children's Play Area.	Drawing Reference: A207, A209 L2.10, L2.11
1.17.b	a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);	
	Comply – Provided with a mixture of in-suite and external bulk storage locations, every unit has been allocated at least the minimum require storage.	Drawing Reference: A001
1.17.c	a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and	
	Provided with DP submission. We have provided multiple amenity spaces throughout the development, majority situated adjacent outdoor amenity decks providing a wide range of uses. For Building 1 refer to Sheet A207, Building 2 refer to Sheets A205 (Level 3), and Sheet A212 (Tower rooftops). For Building 3 refer to sheets A203 (ground floor) and Sheet A209.	Drawing Reference: A203, A205, A207, A209, A212 L2.8, L2.9, L2.12, L2.13
1.17.d	a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: The below-market rental units should be designed to the same standards of livability as the market rental units.	

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	Comply - Provided with DP submission. Noted. All suites have been reviewed and designed to the same standards.	
	Social Policy	
	Fulfill, to the satisfaction of the Managing Director of Social Policy, the Sustainable Food Systems requirements of the Rezoning Policy for Sustainable Large Developments by providing the following three food assets: urban agriculture plots, edible landscaping, and a third food asset.	
1.18	**Improve and revise design of urban agriculture boxes to follow *Urban Agriculture Guidelines* by:**	
1.18.a	Confirming in drawings and a table that the number and size of plots meets the criteria set in Section 3.1.3(a).	
	The project team is seeking a relaxation in the total number of garden plots. The proposed development has 497 units with less than 100sf of patio. The required agricultural plot area is 333 sq m (497 units x 30% x 24sf) which would consume an extensive area on all rooftops. The Level 5 community gardens provide 171 m^2 of dedicated planting area within a 425 m^2 amenity deck designed to support a range of resident wellness, recreation, and social activities. The garden amenities include a hose bib, harvest table/potting bench, storage shed, composting facilities, and electrical outlets, supporting year-round gardening and community stewardship. The planting area yields approximately 76 plots, or one plot per 7.5 residential units. The proposed garden area reflects a deliberate balance between opportunities for urban agriculture, and the broader amenity needs of a growing residential community. BGO confirmed that the amount of garden space proposed is consistent with observed utilization patterns at comparable developments, such as Viridian at 1783 W 14th, Vancouver. Providing the full planting area prescribed by the guidelines would have required a substantial reduction in other shared outdoor amenities that support a broader spectrum of resident activities and wellness outcomes. The proposed allocation therefore represents an efficient and practical response that aligns garden provision with anticipated demand while preserving a diverse and functional amenity offering for all residents. The gardens are strategically located to maximize access to sunlight and are expected to achieve the solar exposure necessary for productive urban agriculture. Positioned prominently within the amenity deck, they will serve as both a productive landscape and focal point for the community, creating opportunities for residents to gather, learn, and connect through shared gardening activities. Beyond food production, the gardens contribute to identity, environmental stewardship, and resident well-being, reinforcing the project's commitment to creating vibrant, healthy, and resilient	

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	neighbourhoods. This was discussed with City staff on June 10 2026 and we understood this compromise was acceptable.	
1.18.b	Confirming in drawings the provision of support facilities including hose bibs, storage shed, composting, potting bench, and an electrical outlet. (Section 3.1.5).	
	The provision of these elements is shown on the landscape plans for Level 5.	Drawing Reference: L2.10
1.18.c	Providing a shadow study proving no less than 4-to-6-hours of direct sun exposure on garden plots (Spring & Summer).	
	The Level 5 community gardens are positioned to maximise direct sunlight and achieve the required 4–6 hours of daily sun exposure.	Drawing Reference: A003 L0.3
1.19	**Revise the edible landscaping proposal to be consistent with the Sustainable Large Developments Administrative Bulletin, including:**	
1.19.a	Providing a table of areas outlining the total edible landscape area as subtotal of total landscape area.	
	Table provided on the Planting Plan Legend L5.0	Drawing Reference: L5.0
1.19.b	Confirming in drawings that edible plantings will be substantively included throughout the site's landscaped areas. Please also indicate in drawings areas with concentrated plantings to demonstrate sufficient provision.	
	Refer to Planting Plan Series 5 for demonstration of how we have distributed edible planting.	Drawing Reference: L5.0 – L5.13
1.19.c	Providing a plant list of the specific plants proper for edible landscaping.	
	List provided on the Planting Plan Legend L5.0	Drawing Reference: L5.0 – L5.13
1.19.d	Confirming educational or interpretive signage next to plantings. Note to Applicant: The current proposal, design of and content does not meet requirements from Urban Agriculture for the Private Realm Guidelines and Sustainable Large Developments Administrative Bulletin.	
	Interpretive signage has been provided at the two main public access points to the site - the parklet and the plaza. Landscape design has been revised to meet requirements.	Drawing Reference: L2.0 – L2.13

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1.20	**Provide a third food asset to satisfy the requirements of the Rezoning Policy for Sustainable Large Developments.** Note to Applicant: Please note the scale of apiculture is insufficient to be considered an eligible food asset on its own. Rather, it can be considered as part of edible landscaping to be one eligible food asset. As such, the Applicant is asked to propose another food asset. Preliminary community input suggests a potential asset could be infrastructure for a community food market (e.g., space for 1-10 tents, outdoor seating, and access to electricity and water). The Applicant is encouraged to reach out to food policy staff to discuss food asset options prior to resubmission to streamline the review process. (foodpolicy@vancouver.ca).	

	As discussed with City staff June 10, 2026, we are proposing an integrated on-site foodscape with teaching kitchen and beehive as the third food asset. This links the urban agriculture and edible landscape with programmed education and cooking opportunities to take advantage of food grown on site. The teaching kitchen is located on Level 3 adjacent the rooftop courtyard amenity, and is also linked to the multi-purpose room, allowing programmatic flow-through. This integrated on-site foodscape will include:
	• Programmed teaching kitchen for residents
	  ○ Residential style commercial-grade appliances
	  ○ Focus on produce that can be harvested on site.
	  ○ Additional programming for food literacy, cultural food demonstrations, youth cooking
	  ○ Can be booked by residents for large family meals.
	• Food-based amenities on Level 7 including:
	  ○ Outdoor BBQ, pizza oven and dining space
	  ○ Farm tables for sharing meals
	• Food asset educational signage
	• Resident welcome package with information about the on-site food assets
	We understood from City staff in the June 10 meeting that this would be an acceptable 3rd food asset.
		Drawing Reference: A205, A209

	Sustainability	
1.21	**All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezonings** (amended July 25, 2023) located here https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf Note to Applicant: Refer to the most recent bulletin Green Buildings Policy for Rezonings – Process and Requirements.	
	The design will meet the requirements of the Green Buildings Policy for Rezonings. Refer to the Sustainability Rationale.	
	Engineering	

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1.22	**Provision of updated architectural and landscape plans to reflect the Public Bike Share (PBS) space in compliance with the Design Standards for Public Bike Share to the satisfaction of the General Manager of Engineering Services, including:**	
1.22.a	Minimum 16 m by 4 m (52 ft. by 13 ft.) station fully on private property at/near the intersection of Tolmie Street and West 9th Avenue. Note to Applicant: Shift PBS space east so that full 4 m is located on private property. Ensure PBS maneuvering space is not in conflict with existing electrical kiosk cabinet.	
	Bike station is provided at Tolmie Street and West 9th Avenue to be fully located on private property.	Drawing Reference: A203
1.22.b	Removal/relocation of building elements and/or landscaping in conflict with the station. Note to Applicant: Shift PBS space east and remove portion of proposed landscaping.	
	Bike station provided at Tolmie Street and West 9th Avenue to be fully located on private property. The design complies with these requirements	Drawing Reference: A203, L2.1
1.23	**Provision of an updated signed, sealed and finalized Transportation Assessment and Management Study (TAMS), to the satisfaction of the General Manager of Engineering Services, including:**	
1.23.a	Commentary on changes to the development plan as part of the development permit application, as well as any required re-analysis. Including but not limited to:	
1.23.a.i	Updated review of the parking and loading design considering vehicle and truck turning movements and identification of vehicle turning swaths considering the following:	
	Included in updated TAMS	
1.23.a.i.i	Largest anticipated design vehicles and loading vehicles. Note to applicant: Assume a minimum design vehicle of: TAC-P for Class A loading spaces, SU-9 for Class B loading spaces, and WB-17 for Class C loading spaces.	
	Included in updated TAMS	
1.23.a.i.ii	Two-way flow the full length of the west ramp access and maneuvering aisles through the parkade for Class B loading vehicles.	
	Included in updated TAMS	
1.23.a.i.iii	Loading to and from both the east and west lanes.	
	Included in updated TAMS	
1.24	**Provision of a Transportation Demand Management (TDM) Plan** Note to Applicant: Submit TDM Plan A, B, C or D. Council approved amendments to the Parking Bylaw and the Transportation Demand	

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	Management (TDM) Administrative Bulletin. These requirements will apply to site development permits following this rezoning. Refer to Engineering's bylaw enactment condition 2.8 (a) (i).	
	No longer required per Council Direction Dec 10 2025	
1.25	**Provision of parking access, per Parking By-law Section 4 and the Design Supplement:**	
1.25.a	Safe, functional parkade access interface with the City right-of-way, including:	
1.25.a.i	Provide secondary access from east lane.	
	Comply, secondary parkade ramp added.	Drawing Reference: A202, A203
1.25.a.ii	Improved sightlines and conflict mitigation measures at the top of the west ramp.	
	Reduced landscaping height and the ramp has been moved north to widen the aperture to improve sightlines.	Drawing Reference: A203
1.25.a.iii	Minimum 20 ft. offset distance (measured along the Tolmie Street property line) between the edge of the parkade entrance on Tolmie Street to the property line of 4597 West 10th Avenue.	
	Comply, 20ft offset has been provided.	Drawing Reference: A203 – A208
1.25.a.iv	Design of the P1 parking level to accommodate a knock-out panel, for future access to the adjacent site at 4597 West 10th Avenue. Note to Applicant: Refer to Engineering's by-law enactment condition 2.6.	
	knock-out panel introduced.	Drawing Reference: A202
1.25.a.iv. b	Safe, functional grades on the ramp and in parking areas: flattened ramp slopes serving large trucks to an ideal minimum of 10% but no more than 15%, with appropriate transition slopes.	
	Comply, refer to the parkade access ramps.	Drawing Reference: A202, A203
1.26	**Provision of Loading spaces, per the Parking By-law Section 5 and the Design Supplement.** Note to Applicant: Amendments to loading rates and design requirements in the Parking Bylaw were approved by Council on November 15, 2023. New requirements came into effect January 1, 2024 and apply to all development permits received after this date.	
	Please refer to the TAMS	

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1.27	**Provision of bicycle spaces, per Parking By-law Section 6, including:**	
1.27.a	Class B spaces fully on private property, outside of all required SRW areas. Note to Applicant: Refer to Engineering's bylaw enactment conditions 2.2 and 2.3.	
	Class B spaces located on private property per landscape drawings. No Class B spaces encroach on SRW areas.	Drawing Reference: L2.0 – L2.7
1.28	**Provision of passenger space(s), per Parking By-law Section 7 and the Design Supplement.** Note to Applicant: Amendments to the Design Supplement came into effect January 1, 2024 and apply to all development permits received after this date.	
	Comply. Passenger vehicles are labeled "PASSENGER". They are located south of the West entry ramp and next to the visitor stalls. Plus one passenger vehicle is located in the north edge of the loading dock at grade.	Drawing Reference: A202, A203
1.29	**Provision of the following general revisions to architectural plans, including:**	
1.29.a	Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions.	
	Comply, refer to Sheets A401 - A405 showing heights within the parkade level. For the loading access at Tolmie please refer to Sheet 403 section C-C	Drawing Reference: A401 - A405
1.29.b	Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces.	
	Comply	Drawing Reference: A202, A203, A401 - A405
1.30	**Sustainable Large Developments are expected to be leaders in waste minimization and waste diversion. At time of issuance of a development permit, the applicant must provide a Zero Waste Design and Operations Plan that includes:**	
1.30.a	Adequate space for collection bins and zero waste initiatives in buildings (F.3.1). Mandatory requirements for Zero Waste Initiatives:	
1.30.a.i	Solid waste storage amenities should be located at grade (ground level) and adjacent to the area where collection vehicles are allowed access to the amenity. If at grade amenity is not permissible, the amenity should be placed no more than one level down from grade. They must be designed to ensure all waste collection day activities	

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	(e.g. staging and collecting) occur on-site, as opposed to placing bins onto city property collection. A vertical clearance of 4.5 m should be accommodated through the entire access route for a waste collection vehicle. Where the vehicle is tipping a front-end bin, allow 6.5 m-7.5 m vertical clearance.	
	Building 1: Located on P1, east of the elevators and adjacent to bike storage, with recycling, organics and waste facilities. Materials will be consolidated at the Building 2 West Tower facility. **Building 2 – West Tower:** Located on P1 near the elevators, this serves as the main residential waste and recycling hub, with compactors, organics and zero-waste streams, a Reuse and Repair room, textile recycling and a Building Freeware area. **Building 2 – East Tower:** Located on Level 1, north of the lobby, with access from the loading area and facilities for recycling, organics and waste. **Building 3:** Located at the west end of the building, accessible via the parking exit door on the south side. All P1 equipment will be moved up to the staging area adjacent to the Building 3 Recycling Room by a contracted jitney provider, serviced by the hauler, and then returned by the jitney provider on the scheduled collection days. For more details refer to the Waste Management Plan	Drawing Reference: A202, A203, WMP page 2
1.30.a.ii	The size of storage rooms must be in compliance with the guidelines set out in the Garbage and Recycling Storage Amenity Design Supplement allowing a sufficient number of carts/containers to meet the needs of every building.	
	Building 1: 42.6 m^2 (*26 m^2 required*) Building 2 West: 75.9 m^2 (*41 m^2 required*) Building 2 East: 38.0 m^2 (*32 m^2 required*) Building 3: 35.7 m^2 (*32 m^2 required*) For more details refer to the Waste Management Plan	Drawing Reference: A202, A203, WMP page 10-13
1.30.a.iii	The space allotted must exceed the minimum set out in the guidelines to allow for waste diversion programs to ensure items banned from garbage are not put in garbage (e.g. electronics, foam packaging).	
	See 1.30.aii. comment on the sizing of rooms and refer to the Waste Management Plan extra detail	
1.30.a.iv	There must be an infrastructure and maintenance plan to maintain a litter-free environment in exterior areas (e.g. public sidewalks and paths).	
	The property management company, in conjunction with the cleaning staff, will establish a litter-free environment plan. This plan will ensure that all public bins are clearly labelled, that there are no orphaned waste bins, and that public bins adequately address the needs of the area.	WMP page 17

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	For more details refer to the Waste Management Plan	
1.30.b	Occupant/Public communication, education program required (F.3.2); including minimum of three items from Occupant/Public Education and Outreach Actions list under the Sustainable Large Developments Admin Bulletin	
	BGO is committing to implementing C, E, F from the Public and Tenant Education plan. For more details refer to the Waste Management Plan	WMP page 7
1.30.c	Additional Zero Waste Actions: Recycling, Organics and Waste Collection Systems (F.3.3). Buildings must incorporate zero waste efforts beyond the provision of standard recycling bins. The applicant must show how they plan to meet this objective by choosing and implementing as least seven initiatives from a list of 18 items.	
	BGO is committed to implementing 1, 3, 4, 5, 7, 10, 11, 16 from the Additional Zero Waste Actions items. For more details refer to the Waste Management Plan	WMP page 5
1.30.d	Post Occupancy Plan Implementation Report Plan (F.3.4). The applicant must acknowledge intent to provide a Plan Implementation Report post-occupancy, with details regarding who will be responsible for submitting. Prior to DP issuance the applicant must agree to the terms and conditions set out in the Solid Waste Reporting Covenant.	
	Refer to the Waste Management Plan, but BGO will be operating the building post-occupancy, it will be their responsibility to provide and implement the implementation plan.	
1.31	**Provision of a waste management plan with the following information:**	
1.31.a	Types of waste streams to be provided.	
	Provided for each room in the Waste Management Plan	WMP page 10-15
1.31.b	Quantity and type of container for each waste stream.	
	Provided for each room in the Waste Management Plan	WMP page 10-15
1.31.c	Collection frequency of each waste stream.	
	Provided for each room in the Waste Management Plan	WMP page 10-15
1.31.d	Clear description of how the waste containers are to be transported to the designated staging area.	
	The BGO in-house team will transport the carts using either a pickup truck or a dedicated cart-pulling device. Carts will be moved entirely	

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	on-site via P1 and up the east parking ramp to the staging area adjacent to the Building 3 waste room.	
1.31.e	Clear indication of waste staging location on the architectural drawings.	
	The staging area is adjacent to the Building 3 Recycling Room. In the waste management plan, this is referred to for each type that needs to be staged.	
1.32	**Display the following note on the Landscape plan submitted to Engineering:**	
1.32.a	"The required Green Infrastructure improvements on 4545-4575 West 10th Avenue will be as per City-issued design."	
	Notes added to Landscape Drawings	Drawing Reference: L2.0
1.32.b	Illustrate general size and location of Green Infrastructure with appropriate annotations.	
	Notes added to Landscape Drawings	Drawing Reference: L2.0
1.33	**Provision of a landscape and site plan that reflects the improvements to be provided as part of the Services Agreement.** Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the Development Permit application are preliminary and that the drawings will be revised according to the off-site geometric design which will be provided by the City of Vancouver through the Development Permit process.	
	The landscape and architectural plans have been coordinated with the Utility Key Plan. The UKP has been included in the submission.	Drawing Reference: L0.6
1.34	**Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including:**	
1.34.a	All proposed streetscape materials on City property to be City standard materials. Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the Development Permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.	
	Notes added to Landscape Drawings	Drawing Reference: L2.0
1.34.b	Delete proposed "Vibropressed Slabs" special treatment from City boulevard along West 9th Avenue and Tolmie Street.	

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	Note to Applicant: Surface treatment in the lane is to be standard asphalt only. Surface treatments in hardscape areas of the boulevard and plaza are to be in standard concrete only.	
	Notes added to Landscape Drawings	
1.34.c	Provide street trees where space permits.	
	The new street trees are illustrated on the Landscape Drawings.	Drawing Reference: L2.0 – L2.7
1.34.d	Provide engineered soil under new sidewalks for better growing conditions of the street trees.	
	Notes added to Landscape Drawings	
1.34.e	Display of the following note(s):	
1.34.e.i	"This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of eight 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 and Major Projects and/or your Engineering, Building Site Inspector for details."	
	Notes added to Landscape Drawings	Drawing Reference: L2.0
1.34.e.ii	"Tree species, final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 ft. long and 18 in. in depth. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca inspection after tree planting completion".	
	Notes added to Landscape Drawings	Drawing Reference: L2.0
1.35	**Submission to Engineering of an updated architectural plan showing City issued Building Grades for the site.** Note to Applicant: When providing additional property line elevations for proposed entrances, plazas, parking stalls, etc., interpolate a continuous grade between the elevations provided on the City-supplied Building Grade plan. Ensure that any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.	

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	For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.	
	Noted, refer to sheet A101 for the Stamped Survey Drawing by Underhill and the sheet A102 for the City building grades that are included with our submission. Other grades illustrated around the PL have been interpolate.	Drawing Reference: A101, A102
1.36	**Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to issuance of a Development Permit. Provision of a final signed and sealed Rainwater Management Plan, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.**	
	Per the City's new RWM guidelines, a RWMP will be submitted with the Plumbing Permit Application, after BP.	
1.37	**Provision of a final signed and sealed standalone rainwater Operations and Maintenance Manual to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.** Note to Applicant: The development site release rate requirement is intended to mitigate the increased major development discharge flows and future impacts to the surrounding West 9th Avenue storm sewers in lieu of sewer upgrades. Developer's Engineer to ensure site's rainwater overland flow route is outlined on-site grading plans for review.	
	Per the City's new RWM guidelines, a RWMP will be submitted with the Plumbing Permit Application, after BP. No O&M is required.	
1.38	**Provision of a lighting simulation to support all offsite lighting upgrades to City standards and Illuminating Engineering Society of North America (IESNA) recommendations.** Note to Applicant: A lighting simulation is required as part of the Building Permit application process.	
	This will be provided as part of the Building Permit process.	
1.39	**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:**	
1.39.a	The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-design-manual.PDF.	

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	A UKP prepared in accordance with the Design Manual is included with the /dp submission. Utilities have been contacted and applications made.	Drawing Reference: KEY-1
1.39.b	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	
	Existing and proposed utilities are shown on the UKP. Utilities have been contacted and applications made. Temporary power will be coordinated with contractor during Building Permit.	Drawing Reference: KEY-1
1.40	**Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.**	
	Confirmed the gas will NOT be above grade within the road right away. We are aware that this is not acceptable to Fortis or CoV.	
1.41	**Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.**	
	BCH and telecoms forms submitted. Fortis application will be submitted in July. Will estimate gas loads at this time. Design intent will be to have services underground, unless otherwise required by BCH, Fortis, or telecoms.	
1.42	**Provision of written confirmation that all required electrical plants will be provided within private property.** Note to Applicant: 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 of these features. For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.	
	All systems currently proposed on private property. Confirmation will follow through the utility review process.	
1.43	**Developer's Engineer to submit a sewer abandonment plan to the City that details the following:**	
1.43.a	The abandonment or removal of all existing storm, sanitary, and combined connections to the development site.	
	Not required at the DP stage. Abandonment details will be included on the UKP & Servicing plans.	

1.43.b	The abandonment or removal of all existing combined sewer mains that are no longer in use due to the development of the site.	
	Not required at the DP stage. Abandonment details will be included on the UKP & Servicing plans.	
1.43.c	The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.	
	Not required at the DP stage. Abandonment details will be included on the UKP & Servicing plans.	
1.44	**Provision of a Construction Management Plan submitted directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum eight weeks prior to the start of any construction activity**. Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement), on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations. https://vancouver.ca/streets-transportation/traffic-management-for-construction-and-special-events.aspx	
	A construction management plan will be submitted to Translink separately, a minimum of eight weeks prior to the start of any construction activity.	
1.45	**Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.** Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the Building Permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to Occupancy Permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.	
	To be addressed during Building Permit	

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1.46	**The owner or representative is advised to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.** Note to Applicant: Prepare a mitigation plan to minimize street use during excavation 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 for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.	
	To be obtained after Building Permit Issuance Noted. This will be included in the Construction Management Plan which will be submitted at a later date.	
1.47	**Provision of a crossing design application for any new crossing proposals to the satisfaction of the General Manager of Engineering Services, prior to Development Permit issuance.**	
	New pedestrian crossing with twin parallel lines and side mounting signs are warranted at Tolmie and Sasamat crossing W 9th Ave. These are captured in the DP plans, and the application will be filed during Development Permit review. A Commercial Driveway Crossing application for private driveways is usually submitted after the DP is approved. It's coordinated before or during the Building Permit/off-site works phase.	
	Engineering	
	Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:	
2.1	**Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of the following charges from title prior to building occupancy:**	
2.1.a	Right-of-Way 473327M (for pole anchor purposes) Note to Applicant: Confirmation that all utility works have been removed from the Right-of-Way Area is required prior to release of Right-of-Way 473327M.	
	BGO's legal team has initiated discussions on this discharge from title.	
2.1.b	Easement and Indemnity Agreement 28209H (pertaining to a 1920s grading plan of 9th Avenue).	
	BGO's legal team has initiated discussions on this discharge from title.	
2.1.c	Easement and Indemnity Agreements 144294M and 492972M (commercial crossing agreements). Note to Applicant: If the crossing is to remain in its original state, then the release of this agreement will not be necessary.	
	BGO's legal team has initiated discussions on this discharge from title.	

2.1.d	Easement GC68117 (encroachment of a fire protection siamese connection onto West 10th Avenue).	
	BGO's legal team has initiated discussions on this discharge from title.	
2.1.e	Reciprocal Easements 473328M and 473329M (as shown on Explanatory Plan 9811- for joint use of a common commercial crossing no longer in existence). Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.	
	BGO's legal team has initiated discussions on this discharge from title. An undertaking to release has been drafted and is under review at BGO..	
2.2	**Provision of a statutory right-of-way (SRW) for public use of the plaza proposed adjacent to West 10th Avenue.**	
	Public Plaza Agreement. Reference Plan provided to City Legal on April 6 2026. Negotiation on the Agreement with City Legal is ongoing.	
2.3	**Provision of a statutory right-of-way (SRW) for public pedestrian use of the north-south pathway proposed through the site from West 9th Avenue to the plaza and the east-west pathway proposed from Tolmie Street to the north-south pathway.**	
	Public Pedestrian Mid-Block SRW Agreement. 2 SRWs required. Reference Plan provided to City Legal on April 6 2026. Negotiation on the Agreement with City Legal is ongoing. Application to deposit Plan required.	
2.4	**Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to West 10th Avenue, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, bicycle racks, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.** Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required. Refer to Engineering's approval of the form of development condition 1.32.	
	Public Pedestrian (Sidewalk) SRW Agreement. Reference Plan provided to City Legal on April 6 2026. Negotiation on the Agreement with City Legal is ongoing.	
2.5	**Provision of entry into an agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for a statutory right-of-way (SRW) to provide a (16**	

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	m (52 ft.) by 4 m (13 ft.)) Public Bike Share Station on private property at the intersection of Tolmie Street and West 9th Avenue.	
	Public Bike Share Agreement. Reference sketch provided to City Legal on April 6 2026. Negotiation on the Agreement with City Legal is ongoing.	
2.6	**Provision of entry into a shared access agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, to provide access to underground parking to the adjacent development site at 4597 West 10th Avenue.**	
	Shared Access Agreement. Reference Plan sketch to City Legal on April 6 2026. Negotiation on the Agreement with City Legal is ongoing.	
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 Rezoning 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 and provided. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, or other form of security to the satisfaction of the Director of Legal Services and Director of Finance (which other form of security may be pursuant to agreements drafted to the satisfaction of the Director of Legal Services), as security for the Services, is provided. The timing for 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. Except as explicitly provided for in Condition 2.9 (a), 2.9 (b), 2.9 (c), 2.9 (d), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.** Note to Applicant: For general Latecomer Policy information refer to the website at https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect	
	Services Agreement. LC required prior to Development Permit issuance. Cost estimate required to inform value of LC through DP process. Negotiation on the Agreement with City Legal is ongoing. Noted. Latecomer agreement follows off-site design	
2.7.a	Provision of adequate water service to meet the fire flow demands of the project. Based on the confirmed Fire Underwriter's Survey Required Fire Flows submitted by CREUS Engineering Ltd. on August 15, 2023, no water main upgrades are required to service the development.	

	Note to Applicant: The main servicing the proposed development is 200 mm. Should the development require water service connections larger than 200 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300mm. Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.	
	Noted. Currently, connections larger than 200mm are not contemplated.	
2.7.b **Option A**	Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 4545-4575 West 10th Avenue require the following in order to improve Storm and Sanitary sewer flow conditions. Note to Applicant: The Developer has the option to choose the development site servicing towards West 10th Avenue (Option A) or West 9th Avenue (Option B). The associated sewer upgrades for either option is presented below. **Option A:** (West 10th Avenue Site Servicing, Recommended Servicing) Local Servicing Upgrade:	
2.7.b.i	Separate 115.5 m of existing 550 mm COMB main to 900 mm STM and 300 mm SAN in West 10th Avenue from MH_423929 fronting 4545-4575 West 10th Avenue to MH_423931 at the intersection of West 10th Avenue and Sasamat Street.	
	No action required.	
	Off-site Servicing Upgrade:	
2.7.b.ii	Separate 206.4 m of existing 550 mm COMB main to 900 mm STM and 375 mm SAN in West 10th Avenue from MH_423931 at the intersection of West 10th Avenue and Sasamat Street to MH_413068 at the intersection of West 10th Avenue and Trimble Street.	
	No action required.	
2.7.b.iii	Separate 19.7 m of existing 550 mm COMB main to 900 mm STM and 375 mm SAN in Trimble Street from MH_413068 to MH_423938 at the intersection of West 10th Avenue and Trimble Street.	
	No action required.	
2.7.b.iv	Separate 83.2 m of existing 675 mm COMB main to 900 mm STM and 375 mm SAN in Trimble Street from MH_423938 at the intersection of West 10th Avenue and Trimble Street to MH_419451 at the intersection of West 9th Avenue and Trimble Street.	
	No action required.	

	Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance. These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services. Note to Applicant: The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer. Development to be serviced to the proposed 900 mm Storm and 300 mm Sanitary sewers in West 10th Avenue. The Sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition). The City reserves the right to deliver the West 10th Avenue Storm and Sanitary upgrade as per the provisions under the Services Agreement at the applicant's cost. Prior to commencing any design work, the Applicant is to contact the Development Water Resources Management (DWRM) Branch at utilities.servicing@vancouver.ca. The required sewer upgrades on public land are located in or near an archeologically sensitive area. Archaeological review/studies will be required prior to construction.	
Option B	The required sewer upgrades on public land are located in or near an archeologically sensitive area. Archaeological review/studies will be required prior to construction. **Option B**: (West 9th Avenue Site Servicing)	
2.7.b.i	Local Servicing Upgrade: No City sewer upgrades required.	
	Noted	
2.7.b.ii	Off-site Servicing Upgrade: No City sewer upgrades required.	
	Noted	
	The post-development ten-year flow rate discharged from the site shall be no greater than 25L/s/Ha of site area. The post-development estimate shall utilize the 2100 IDF curves to account for climate change.	

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	Note to Applicant: The release rate of 25L/s/Ha is to be adhered to for the total flows discharged from the site and including both stormwater and groundwater flows. Compliance with this release rate control requirement shall be demonstrated by the Developer's Engineer with the necessary supporting calculations, documents, references, and implementation of rainwater detention storage facilities such as an on-site detention tank and/or equivalent detention facilities as approved by the City's Rainwater Management team. All associated release rate control documents and calculations are to be submitted for review as a part of the Development Permit application and to the City's Rainwater Management Team at rainwater@vancouver.ca at Development Permit Stage. Note to Applicant: Development to be serviced to the existing 375 mm Storm and 200 mm Sanitary sewers in West 9th Avenue.	
	Noted, refer to keyplan	
2.7.c	Street improvements, and appropriate transitions, along West 10th Avenue adjacent to the site, including:	
2.7.c.i	Minimum 3.0 m wide broom finish saw-cut concrete sidewalk.	
	Noted	
2.7.c.ii	Curb ramp at the intersection of West 10th Avenue and Sasamat Street adjacent to the development site.	
	Noted	
2.7.c.iii	Approximately 115 m of new curb and gutter where the existing curb has substandard height, including road reconstruction as required to accommodate the new curb and gutter.	
	Noted	
2.7.c.iv	Removal of the existing driveway crossings and reconstruction with full-height curb, boulevard, and sidewalk.	
	Noted	
2.7.d	Street improvements, and appropriate transitions, along Tolmie Street adjacent to the site, including:	
2.7.d.i	2.1 m wide broom finish saw-cut concrete sidewalk.	
	Noted	
2.7.d.ii	Corner curb ramp at the intersection of Tolmie Street and West 9th Avenue adjacent to the development site.	
	Noted	
2.7.d.iii	A single curb bulge at the south east corner of the intersection with West 9th Avenue, including road reconstruction if/as required to accommodate the curb bulge.	
	Noted	
2.7.d.iv	Removal of the existing driveway crossing and reconstruction of the curb.	

	Noted	
2.7.d.v	Full-depth road reconstruction from curb to curb, approximately 700 sq. m. Note to Applicant: Road reconstruction on Tolmie Street to meet City "Higher Zoned Street" standards. Note to Applicant: The City will provide a geometric design for these street improvements.	
	Noted	
2.7.e	Street improvements, and appropriate transitions, along West 9th Avenue adjacent to the site, including:	
2.7.e.i	2.1 m wide broom finish saw-cut concrete sidewalk.	
	Noted	
2.7.e.ii	Raised pedestrian crossings and marked crosswalks at the following locations: i. East leg of the intersection with Tolmie Street. ii. West leg of the intersection with Sasamat Street.	
	Noted	
2.7.e.iii	Corner curb ramps at the intersection of West 9th Avenue and Sasamat Street adjacent to the development site.	
	Noted	
2.7.e.iv	A double curb bulge at the southwest corner of the intersection with Sasamat Street, including relocation of the existing catch basin, and road reconstruction if/as required to accommodate the curb bulge.	
	Noted	
2.7.e.v	Full-depth road reconstruction from curb to centreline, approximately 750 sq. m. Note to Applicant: Road reconstruction on West 9th Avenue to meet City "Higher Zoned Street" standards.	
	Noted	
2.7.e.vi	Install a bioretention curb bulge system at eastern downhill end of the street to treat and retain 90% of average annual rainfall from the right-of-wayto the greatest extent practical. Note to Applicant: These improvements generally include placement of plants, growing medium, and perforated pipe sub drain connected to the sewer system. Coordination with geometric required. Note to Applicant: The City will provide a geometric design for these street improvements.	

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	Noted	
2.7.f	Street improvements, and appropriate transitions, along Sasamat Street adjacent to the site, including:	
2.7.f.i	2.1 m wide broom finish saw-cut concrete sidewalk.	
	Noted	
2.7.f.ii	Corner curb ramp.	
	Noted	
2.7.f.iii	Curb and gutter, including relocation of the existing catch basin, and road reconstruction if/as required to accommodate the curb and gutter. Note to Applicant: Road reconstruction on Sasamat Street to meet City "Higher Zoned Street" standards.	
	Noted	
2.7.f.iv	Standard concrete lane crossing, new curb returns and curb ramps at the existing lane entry. Note to Applicant: North side of the laneway entry from Sasamat Street requires relocating the existing wood pole conflicting with access for large Class C loading vehicles. Arrangements to be made with public utility companies for pole relocation.	
	Noted	
2.7.f.v	Install a bioretention curb bulge system at northern downhill end of the street to treat and retain 90% of average annual rainfall from the right-of-way to the greatest extent practical. Note to Applicant: These improvements generally include placement of plants, growing medium, and perforated pipe sub drain connected to the sewer system. Coordination with geometric required.	
	Bioretention conflicts with existing trees. Feasibility of installing to be reviewed with City at later stage as City's preference is typically to protect existing trees. We continue to show the bioretention curb bulge in the UKP, but an associated note on the plan indicates the conflict with the existing tree for further City consideration.	Plan Reference: KEY-1
2.7.f.vi	Installation of a subsurface infiltration trench and/or permeable pavement in the laneway to treat and retain 90% of average annual rainfall from the laneway to the greatest extent practical. Note to Applicant: The City will provide a geometric design for these street improvements.	
	Note that existing contamination in the area prevents installation of an infiltration trench. Environmental consultant also recommends against installing permeable asphalt as it would increase water flow to the area and increase contaminant spread. Permeable asphalt is also	

	unsuitable for the turning movements of the heavy trucks entering the commercial loading bays.	
2.7.g	Street improvements along the existing east-west lane, adjacent to the site and appropriate transitions, including the following:	
2.7.g.i	Full depth pavement reconstruction. Note to Applicant: Lane reconstruction to meet City higher-zoned lane standards.	
	Noted	
2.7.g.ii	Relocate existing catch basin to the lane's centreline.	
	Noted	
2.7.g.iii	New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Sasamat Street.	
	Noted	
2.7.h	Installation of parking regulatory signage on streets adjacent to the site.	
2.7.i	Provision of street trees where space permits.	
	Noted	
2.7.j	Provision of speed humps at the following locations:	
2.7.j.i	Sasamat Street between West 9th Avenue and West 10th Avenue.	
	Noted	
2.7.j.ii	Tolmie Street between West 9th Avenue and West 10th Avenue.	
	Noted	
2.7.j.iii	West 9th Avenue between Sasamat Street and Tolmie Street.	
	Noted	
2.7.j.iv	Lane north of West 10th Avenue between Blanca Street and Tolmie Street.	
	Noted	
2.7.j.v	Lane North of West 10th Avenue between Sasamat Street and Trimble Street.	
	Noted	
2.7.k	Provision of improvements at the intersection of Sasamat Street and West 10th Avenue including:	
2.7.k.i	Design and installation of a new traffic signal.	
	Noted	
2.7.k.ii	Entire intersection street lighting upgrades to current City standards and IESNA recommendations. Note to Applicant: This condition is latecomer eligible.	
	Noted	

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2.7.l	Provision of improvements at the intersection of Tolmie Street and West 10th Avenue including:	
2.7.l.i	Design and installation of a new traffic signal.	
	Noted	
2.7.l.ii	Entire intersection street lighting upgrade to current City standards and IESNA recommendations. Note to Applicant: This condition is latecomer eligible.	
	Noted	
2.7.m	Upgraded street lighting (roadway and sidewalk) and new lighting on plaza to current City standards and IESNA recommendations.	
	Noted	
2.7.n	Provision of street lighting upgrades to current City standards and IESNA recommendations at the intersections of:	
2.7.n.i	Sasamat Street and West 9th Avenue.	
	Noted	
2.7.n.ii	Tolmie Street and West 9th Avenue.	
	Noted	
2.7.o	Provision of new or replacement duct bank that meets current City standard. Note to Applicant: Duct banks are to consist of electrical, communication ducts and cables, and connect to existing electrical and communication infrastructure.	
	Noted	
2.7.p	Provision of new electrical service cabinet/kiosk on Sasamat Street. Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way space shall be provided on-site to accommodate BC Hydro pad mounted transformer. Note to Applicant: A Development and Major Projects construction coordinator will contact the Applicant in the Development Permit stage and coordinate the submission of the detailed Electrical design. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.	
	A location on site for a BC Hydro transformer has been provided. Refer to Utility Kep Plan for preliminary design	
2.8	Provision of a Section 219 Covenant to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to place a hold on the issuance of any Development Permit for the	

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	Rezoning Site, and such agreement shall include, without limitation, the following provisions:	
2.8.a	That no Development Permit for the Rezoning Site or any improvements or building thereon shall be issued until the following have been satisfied:	
2.8.a.i	Provision of a Transportation Demand Management (TDM) Plan for each subsequent development permit of the rezoning site, meeting the requirements as described in the Transportation Demand Management for Developments Bulletin, for the approval of the General Manager of Engineering Services. Note to Applicant: Refer to Engineering's approval of the form of development condition 1.24.	
	No longer required per Council direction Dec 10 2025	
2.8.a.ii	Entry into a shared access agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, to provide access to underground parking to the adjacent development site at 4597 West 10th Avenue. Note to Applicant: Refer to Engineering's approval of the form of development condition 1.25 (a) (iv) and bylaw enactment condition 2.6.	
	Shared Access Agreement required prior to No Development Agreement. Reference sketch required. Ongoing.	
2.8.a.iii	Design of the P1 parking level to accommodate a knock-out panel, for future access to the adjacent site at 4597 West 10th Avenue. Note to Applicant: Refer to Engineering's approval of the form of development condition 1.25 (a) (iv) and bylaw enactment condition 2.6.	
	Knock-out Panel for future access to 4597 W 10th Ave has been located in P1.	Drawing Reference: A202
2.8.b	Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Engineering Services, may in their sole discretion require.	
	Noted	
2.9	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:	
2.9.a	New traffic signal and intersection street lighting upgrade at Sasamat Street and West 10th Avenue per condition 2.7 (k).	

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	AKA No Build / Stage II Agreement. This agreement will allow BGO to recover some costs from the infrastructure improvements over time, less an administration fee. No construction is permitted until the below are completed To be included in the Latecomer Agreement and shown on applicable plans.	
2.9.b	New traffic signal and intersection street lighting upgrade at Tolmie Street and West 10th Avenue per condition 2.7 (l).	
	To be included in the Latecomer Agreement and shown on applicable plans.	
2.9.c	Local and off-site sewer servicing upgrades along West 10th and Trimble Street per condition 2.7 (b).	
	Not required as this was included in servicing Option B, which we are not pursuing.	
	And for and only if the following works constitute excess and/or extended services:	
2.9.d	New electrical service cabinet/kiosk on Sasamat Street as per condition 2.7 (p). Note to Applicant: The benefiting area for these works is under review. Note to Applicant: An administrative recovery charge will be required from the applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement. Note to Applicant: For general Latecomer Policy information refer to the website at https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect	
	To be included in the Latecomer Agreement and shown on applicable plans. Noted	
	Housing	
2.10	**Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Assisted Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for**	

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	such units, subject to the conditions set out below for such units and in accordance with the requirements set out in the Moderate Income Rental Housing Pilot Program Rezoning Policy, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:	
2.10.a	A no separate sales covenant.	
	Achieved through the Housing Agreement. Ongoing.	
2.10.b	A no stratification covenant.	
	Achieved through the Housing Agreement. Ongoing.	
2.10.c	A provision that none of the units will be rented for less than one month at a time.	
	Achieved through the Housing Agreement. Ongoing.	
2.10.d	That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued.	
	Achieved through the Housing Agreement. Ongoing.	
2.10.e	That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services	
	Achieved through the Housing Agreement. Ongoing.	
2.10.f	Following initial occupancy, on a change in tenancy for a below-market rental housing unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy.	
	Achieved through the Housing Agreement. Ongoing.	
2.10.g	That the applicant will verify eligibility of new tenants for the below-market rental housing units, based on the following:	
2.10.g.i	For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and	
	Achieved through the Housing Agreement. Ongoing.	
2.10.g.ii	There should be at least one occupant per bedroom in the units.	
	Achieved through the Housing Agreement. Ongoing.	

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2.10.h	That the applicant will verify the ongoing eligibility of existing tenants in the below-market rental housing units every five (5) years after initial occupancy:	
2.10.h.i	For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and	
	Achieved through the Housing Agreement. Ongoing.	
2.10.h.ii	There should be at least one occupant per bedroom in the unit.	
	Achieved through the Housing Agreement. Ongoing.	
2.10.i	On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing units, and a summary of the results of eligibility testing for these units.	
	Achieved through the Housing Agreement. Ongoing.	
2.10.j	Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion. The Housing Agreement and Section 219 Covenant will also ensure the use and access of the amenity spaces, currently designated on the plans submitted for rezoning as "amenity", and any other amenity spaces as may be shown on the development plans approved in connection with the development permit, shall be shared and made available to all residential occupants and/or tenants of the building as a common space in perpetuity. Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into by the City By-law enacted pursuant to section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law.	
	Achieved through the Housing Agreement. Ongoing.	
	Social Policy	
2.11	**Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the Rezoning Policy for Sustainable Large Developments by delivering a minimum of three food assets. To secure this condition, the applicant may be required to enter into one or more agreements with the City including, but not be limited to, the following:**	
	Food Assets Agreement. Agreement to be released upon confirmation of 3rd food asset. A 3rd food asset was discussed with City staff June 10. Refer to prior comment responses on the integrated on-site foodscape.	
2.11.a	Permit holds subject to completion of the design, construction, and satisfactory acceptance of the food assets.	

	To be included in Agreement.	
2.11.b	Agreements regarding the installation, and maintenance of the food assets.	
	To be included in Agreement.	
2.11.c	Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services may in their sole discretion require.	
	To be included in Agreement.	
	Community Benefit Agreement	
2.12	**As per the City of Vancouver's Community Benefits Agreement Policy, applicant must enter into a Community Benefits Agreement, which will commit the Applicant and its development partners to:**	
2.12.a	Participate in a First Source Hiring program, in consultation and partnership with community stakeholder groups and the City, making new entry level jobs available to equity seeking community members in Vancouver first and striving for an overall target of 10% of labour (including that for contractors, subcontractors and other possible vendors) sourced from low-income communities and equity seeking groups across the city; including women, Indigenous people, racialized communities, and others facing barriers to opportunity due to discrimination, exclusion and stigmatization. They must provide best efforts to achieve this target by prioritizing new and entry-level hires through a First Source Hiring Program, in consultation with community stakeholders and a third party monitor.	
	BGO will opt out of this agreement per the permission granted by City Council on December 10 2025 and as discussed with City staff on May 21 2026.	
2.12.b	Demonstrate best efforts to procure a minimum of 10% of material goods and services from third party certified social impact and/or equity seeking businesses and social enterprises, across the entire lifecycle of the development site, prioritizing Vancouver-based ventures but extending through supply chains regionally and outside the Province and the Country where and when required. This includes, where applicable, post-occupancy and ongoing service needs.	
	BGO will opt out of this agreement per the permission granted by City Council on December 10 2025 and as discussed with City staff on May 21 2026.	
2.12.c	Demonstrate best Efforts to attain 10% procurement of materials, goods and services from Vancouver companies or companies located in Metro Vancouver or British Columbia. These may or may not also be equity seeking third party certified businesses as defined in the policy.	
	BGO will opt out of this agreement per the permission granted by City Council on December 10 2025 and as discussed with City staff on May 21 2026.	

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2.13	**In order to monitor and evaluate these compliance targets, the following must be complete as part of the prior to conditions before development permit issuance:**	
2.13.a	Connect with the Social Planner responsible for the CBA conditions to review the CBA policy and process	
	BGO will opt out of this agreement per the permission granted by City Council on December 10 2025 and as discussed with City staff on May 21 2026.	
2.13.b	Send a high level construction schedule, including estimates on number of workers on site, and amount of procurement activity.	
	BGO will opt out of this agreement per the permission granted by City Council on December 10 2025 and as discussed with City staff on May 21 2026.	
2.13.c	Retain the services of an independent third party to the satisfaction of the City to assist in monitoring and reporting on the progress towards reaching these goals on an agreed upon timeline with the City of Vancouver during and upon completion of the project and its various development phases. This may include, where applicable and where possible, post-occupancy and ongoing service needs.	
	BGO will opt out of this agreement per the permission granted by City Council on December 10 2025 and as discussed with City staff on May 21 2026.	
2.13.d	Participate in a Project Specific Implementation and Monitoring Working Group with City staff, industry and training and skill development bodies, employment services organizations, and community representatives with knowledge of social procurement, social hiring, and community economic development. Note to Applicant: Agreeing to these conditions as per the City of Vancouver CBA Policy does not preclude the applicant from entering into any additional agreements with communities including ones geographically located nearby the development site, or sites, or with First Nations. Please ask to be connected with the Planner on the CBA Policy implementation for more information, questions, and support, as this condition may impact any early procurement processes for this development. Please connect with the CBA planner for more information about the CBA policy (ced@vancouver.ca) and visit our CBA website for more information. https://vancouver.ca/people-programs/community-benefit-agreements.aspx.	
	BGO will opt out of this agreement per the permission granted by City Council on December 10 2025 and as discussed with City staff on May 21 2026.	
	Public Art	
2.14	**Enter into an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in**	

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	accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid official; and provide development details to the satisfaction of the Public Art Program Manager. Note to Applicant: Please contact Eric Fredericksen, Head of Public Art (604-871-6002), to discuss your application.	
	Enter into the Public Art Agreement. BGO has elected the cash-in-lieu option. Noted	
	From the Public Art Agreement	
	prior to enactment of the Rezoning Bylaw, the Owner will deliver the Public Art Checklist to the City; *Prior to issuance of a Development Permit:* *in the case of Option A:* *(i) the Detailed Public Art Plan must be approved to the satisfaction of the Director; and* *(ii) the Owner will deliver to the Director the Option A Payment; or* *in the case of Option B* *the Owner will deliver to the Director notice that the Owner intends to satisfy the Public Art Requirements through Option B.*	
	Public Art Checklist included in DP application. Henry Lau of the City confirmed that the checklist serves as the Notice via email on July 9 2026.	
	Environmental Contamination	
2.15	**If applicable:**	
2.15.a	Submit a site disclosure statement to Environmental Services (Environmental Protection).	
	Included in DP submission. Prepared November 13 2024.	
2.15.b	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.	
	Remediation Agreement. Section 571(B) of the Vancouver Charter allows AIP to fulfill this requirement. AIP issued December 9 2025. AIP included in DP submission.	
2.15.c	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 from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to	

	this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.	
	Certificates of Compliance required prior to Occupancy Permit. Noted	
	Agreements	
	Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act. The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City. The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.	
	Noted	
	Appendix C - Consequential Amendments	
	THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:	
	SIGN BY-LAW No. 11879 - In Schedule A (CD-1 Zoning Districts regulated by Part 9) of the Sign By-law add: "4545-4575 West 10th Avenue [CD-1#] [By-law #] C-2"	
	Amendments to be approved upon approval of the Zoning By-law Amendment, per the Referral Report. See Appendix C of the report.	
	NOISE CONTROL BY-LAW No. 6555 - Amend Schedule B (Intermediate Zone) by adding the following: "[CD-1 #] [By-law #] 4545-4575 West 10th Avenue"	
	Amendments to be approved upon approval of the Zoning By-law Amendment, per the Referral Report. To be brought forward by Director of Legal Services. See Appendix C of the report.	

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We trust that the above responses address your concerns. Please feel free to contact us if you have any questions.

Yours truly,

MUSSON CATTELL MACKEY PARTNERSHIP
ARCHITECTS DESIGNERS PLANNERS



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