

**Refers to item #3  
Public Hearing of June 28, 2020**

## **MEMORANDUM**

July 30, 2020

**TO:** Mayor and Council

**CC:** Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Karen Levitt, Deputy City Manager  
Lynda Graves, Administration Services Manager, City Manager's Office  
Rena Kendall-Craden, Civic Engagement and Communications Director  
Rosemary Hagiwara, Acting City Clerk  
Anita Zaenker, Chief of Staff, Mayor's Office  
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Jeff Greenberg, Assistant Director of Legal Services  
Lon LaClaire, General Manager of Engineering

**FROM:** Gil Kelley  
General Manager, Planning, Urban Design and Sustainability

**SUBJECT:** CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue –  
replacement of Engineering Conditions

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After referral of the above item to public hearing on June 23, 2020, an error was identified in the Referral Report. The Engineering conditions contained in Appendix B were incomplete. This memo contains the correct conditions. The changes do not create any material difference to the conditions and adds a few omitted details which are routine Engineering requirements. The applicant is aware of the proposed changes and does not have any concerns.

Staff recommend that the following wording be added to the end of Recommendation A in the Summary and Recommendation.

### ***RECOMMENDATION***

FURTHER THAT Engineering conditions 1 and 2 in Part 2 of Appendix B of the Referral Report be replaced with the following:

## “Engineering Services

1. Consolidation of Lots 1 and 2, Block 791, District Lot 526, Plan 6011 to create a single parcel and subdivision of that site to result in the dedication of the west 10 feet of the site (the building line area) for road purposes. A subdivision is required to effect the dedication. A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>
2. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called “the services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
  - (a) Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Creus Engineering Ltd. Dated September 16, 2019, no water main upgrades are required to service the development.

Note to Applicant: 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.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development at 4750 Granville St will require the following in order to improve COMB sewer flow conditions:
  - (i) Separate 37 m of 450 mm combined sewer main on W 29th Ave from the L/W of Granville St (MH\_\_G65753) to MH in front of 1551 W 29th Ave (MH\_\_FJCS2C) to a 675 mm STM main, and a 250 mm SAN main.
  - (ii) The developer may submit a flow monitoring study to confirm the extent of the upgrade, which is to be reviewed and accepted by City Engineer. The study shall provide data for minimum 3 months of wet weather flow and dry weather flow, to allow for model calibration and flow estimate verification. The required upgrades may be modified based on the outcomes of the flow monitoring study, at the discretion of the City Engineer. Contact [utilities.servicing@vancouver.ca](mailto:utilities.servicing@vancouver.ca) for direction prior to initiating any flow monitoring work.

Note to Applicant: The COMB sewer upgrade on W 29th Ave from L/W Connaught Dr to Marguerite St is included in DCL program and will be delivered by the City.

- (iii) The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.
- (iv) The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.
- (v) Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including upgrade design drawings (90% design stage or better) are required to be reviewed and accepted by the City Engineer prior to development permit issuance.
- (vi) Development to be serviced to the existing 200 mm SAN sewer and 375 mm STM sewer in L/E Granville St.

Note to Applicant: Groundwater requirements are not currently an immediate concern at this site. The City may require a Hydrogeological Study, Groundwater Management Plan, and/or Impact Assessment if dewatering rates are significant or concerning, to the City's discretion. The developer is advised to undertake adequate investigations to understand the site groundwater.

- (c) Provision of speed humps in the lane east of the 4700-block of Granville Street, from 32nd Avenue to Minto Crescent.
- (d) Street improvements along Granville Street adjacent to the site and appropriate transitions including the following:
  - (i) 1.83 m (6') wide front boulevard with street trees where space permits;
  - (ii) 2.44 m (8') wide broom finish saw-cut concrete sidewalk to COV Standards;
  - (iii) Curb ramp;
  - (iv) Curb and gutter;

Note to Applicant: These improvements will require the removal of the existing hedge within the building line area adjacent the site on Granville

Street and any new trees proposed outside of the front boulevard must be located fully on private property outside of the dedication area.

- (e) Street improvements along W 32nd Avenue adjacent to the site and appropriate transitions including the following:
  - (i) 2.14m (7') wide broom finish saw-cut concrete sidewalk to COV standards;
  - (ii) Curb and gutter;
  - (iii) Removal of existing driveway on W 32nd Avenue and replace with concrete curb, sidewalk and boulevard to current CoV standards;
  - (iv) Provision of street trees where space permits;
  - (v) Mill and pave W 32nd Avenue near the laneway intersection where the existing pavement surface has deteriorated.
- (f) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on W 32nd Avenue adjacent to the site.
- (g) Rebuild lane along the development site's frontage as per CoV "Higher-Zoned Laneway" specification.
- (h) Provision of installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Designs details of off-site improvements to be finalized at the development permit stage.

- (i) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site, Granville/Minto and Granville/W 32nd intersection lighting to current City of Vancouver (COV) standards and Illuminating Engineering Society of North America (IESNA) recommendations.
- (j) Provision of new duct banks adjacent to the development site that meets current City standards. Ducts bank is to consist of electrical and communication ducts sized to meet City needs.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services and in conformance with Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code and the Master Municipal Construction Documents (the latest edition).

Note to Applicant: Should any existing City infrastructure adjacent to the site be damaged during construction activities then the existing infrastructure is to be replaced to current Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code and the Master Municipal Construction Documents (the latest edition). Replacement is to be determined at the sole discretion of the General Manager of Engineering Services.

- 2A. Provision of all utility services to be underground from the closest existing suitable service point for this “conditional” development. In addition, submission of a written confirmation from BC Hydro that all required electrical plant is provided for on the development property.

Note to Applicant: BC Hydro service to the site shall be primary. All BC Hydro infrastructure (e.g., pad mounted transformer, vista switch and control kiosks) shall be located on the development property.

Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan. All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant shall acquire written acceptance from the third party utilities prior to submitting to the city. The review of third party utility service drawings will not be initiated until the Key Plan is completed. For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at [umb@vancouver.ca](mailto:umb@vancouver.ca)”

FURTHER THAT the Engineering conditions in Part 1 of Appendix B be replaced with the following:

**“Engineering Services**

19. The owner or representative is advised to contact Engineering to acquire the project’s permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that 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.
20. 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.
21. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and

Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact [StreetUseReview@vancouver.ca](mailto:StreetUseReview@vancouver.ca) for details.

22. Submission of a letter confirmation construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License.

Note to Applicant: Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act.

23. Submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available, make note of the improvement on the site and/or landscape plans. The landscape plan is to include the following note:

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

24. Remove proposed trees from back boulevard of CoV property along Granville Street.
- 24A. Clarify garbage pick-up operations. Confirmation that a waste hauler can access and pick up from the location shown is required. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.
- 24B. Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement.
  - (a) Provision of convenient, stair-free loading access to/from all site uses.

- 24C. Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:
- (a) Design development to improve the parkade layout to accommodate visitor parking spaces separated from residential parking spaces by a secure residential parking gate as per Bylaw (4.13.5).
- 24D. Provision of the following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
  - (b) All types of parking and loading spaces individually numbered, and labelled on the drawings.
  - (c) Dimension of column encroachments into parking stalls.
  - (d) Show all columns in the parking layouts.
  - (e) Dimensions for typical parking spaces.
  - (f) Dimensions of additional setbacks for parking spaces due to columns and walls.
  - (g) Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates.
  - (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
  - (i) Areas of minimum vertical clearances labelled on parking levels.
  - (j) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
  - (k) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
  - (l) Existing street furniture including bus stops, benches etc. to be shown on plans.

- (m) The location of all poles and guy wires to be shown on the site plan.
  
- 24E. Provision of a draft final Rainwater Management Plan (RWMP) prior to DP issuance. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details.
  
- 24F. Provision of a FINAL RWMP prior to the issuance of any building permit for the construction of any building, submitted to the satisfaction of the Director of Planning and City Engineer.

Note to Applicant: The resubmission at DP must include the following amendments;

- (a) Provision of a report outlining how the current Rainwater Management proposal meets the requirements for Volume Reduction, Release rate and Water Quality as outlined in the Rainwater Management Bulletin. Note that the required Volume Reduction from the site is 24 mm for all areas of the site, with 48 mm required for only high traffic areas.
  
- (b) Provision of an updated site map detailing the different surface types and how rainwater will be directed or retained in each area. Include the following:
  - (i) All routing of water throughout the site
  - (ii) Buildings, patios and walkway locations
  - (iii) Underground parking extents
  - (iv) Location of any proposed detention tank, water quality treatment and flow control system with connections to the sewer system
  - (v) Area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method
  
- (c) Ensure all calculations are provided for pre and post development peak flow rates, including R-value calculations and any assumptions used.
  
- (d) Peak flow calculations for pre-development and post-development to use 1:5 year return period. Inlet time = 10 minutes. Travel time to be estimated by applicant. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values.



- (e) Exploration into grading hardscapes into adjacent (or lower level) landscaping as referenced in the report but not detailed on the site plan. Coordination with the landscape architect, soil storage capacities and a grading plan will be required to support this proposal.
- (f) Calculation of the detention tank volume to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 & Tier 2 practices.”

24G. A Section 219 Rainwater Management Agreement Covenant will be required once the Final RWMP is accepted by the City.”

**Action is required by Council.**

Thank you for your consideration. If you have questions or concerns, please do not hesitate to reach out to Theresa O'Donnell at [theresa.o'donnell@vancouver.ca](mailto:theresa.o'donnell@vancouver.ca).



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