

**Refers to item #2  
Public Hearing of December 2, 2020**

## **MEMORANDUM**

November 19, 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  
Gail Pickard, Acting Civic Engagement and Communications Director  
Rosemary Hagiwara, Acting City Clerk  
Anita Zaenker, Chief of Staff, Mayor's Office  
Neil Monckton, Chief of Staff, Mayor's Office  
Alvin Singh, Communications Director, Mayor's Office  
Gil Kelley, General Manager, Planning, Urban Design and Sustainability  
Tsang-Trinaistich, Issues Manager, Planning Urban Design and Sustainability  
Jeff Greenberg, Assistant Director of Legal Services  
Lon LaClaire, General Manager of Engineering

**FROM:** Theresa O'Donnell  
Deputy Director of Planning – Current Planning  
Planning, Urban Design and Sustainability

**SUBJECT:** CD-1 Rezoning: 4745-4795 Main Street – Replacement of Engineering Conditions

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After referral of the above item to public hearing on October 20, 2020, an error was identified in the Referral Report. The Engineering conditions contained in Part 2 of Appendix B were incomplete. This memo contains updated conditions that allow the applicant to enter into a Latecomer Agreement to recover the costs for off-site infrastructure upgrades beyond what is required to support this rezoning. 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 the Engineering conditions in Part 2 of Appendix B of the Referral Report be replaced with the following:

“2.1 Consolidation of Lot 1, Except the East 10 Feet Now Road, Plan 2959, and Lots A and B, Plan 12771; all of Block 6, District Lot 634 to create a single parcel.

2.2 Release of Easement & Indemnity Agreement 121659M (support agreement) prior to building occupancy.

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.

2.3 Provision of a building setback and statutory right of way (“SRW”) for public pedestrian use to achieve a minimum of 5.5 metres measured from the building face to the back of the existing curb along both Main Street and 32nd Avenue.

Note to Applicant: The SRW will be free of any encumbrance such as vents, structure, stairs, planter walls, benches, bicycle parking, and plantings at grade (and is to accommodate the underground parking structure within the SRW agreement).

2.4 Provision of a Shared Use Loading Agreement for one of the Class B loading spaces between the commercial and residential uses. Label the space ‘Residential and Commercial Loading’, and provide times of use for the shared Class B loading space.

2.5 Provision of a Services Agreement to detail the on- 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 are provided all to the satisfaction of the General Manager of Engineering Services. 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, as security for the Services, is provided. Except as explicitly provided in Conditions 2.6 and 2.6A the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

(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 and domestic flows submitted by R.F. Binnie & Associates Ltd. dated September 18, 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(s) at 4745-4795 Main Street requires the following in order to maintain acceptable SAN sewer flow conditions.

Local Servicing Upgrade:

Separate 24 m of COMB main from MH fronting 4655 Main Street (MH\_FJCR6J) to front of 4745 Main Street. Remove 9 m of STM main from MH fronting (MH\_FJCR6J) to MH (\_\_FJCR6K).

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-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.

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.

Development to be serviced to the 200 mm SAN and 250 mm STM sewers in Main Street.

- (c) Street improvements along Main Street adjacent to the site and appropriate transitions including the following:
  - (i) 1.22m (4') wide front boulevard with street trees where space permits;
  - (ii) Minimum 3.05m (10') wide broom finish saw-cut concrete sidewalk;
  - (iii) Hard surface treatment between the sidewalk and the building;
  - (iv) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
  - (v) Removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;
  - (vi) Curb ramps; and
  - (vii) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

- (d) Street improvements along 32nd Avenue adjacent to the site and appropriate transitions including the following:
  - (i) Minimum 3.05m (10') wide broom finish saw-cut concrete sidewalk;
  - (ii) Hard surface treatment between the sidewalk and the building;
  - (iii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
  - (iv) Curb ramps; and
  - (v) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
  
- (e) Provision of improvements at the intersection of Main Street and 32nd Avenue to primarily address pedestrian access to and from the park and school including:
  - (i) Design and installation of a new traffic signal;
  - (ii) Entire intersection lighting upgrade to current COV standards and IESNA recommendations; and
  - (iii) New curb ramps and associated adjustments to all existing infrastructure to accommodate the proposed improvements (including any replacement or modification of related traffic signal equipment).
  
- (f) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (g) Provision for mill and regrade of the lane adjacent to the development site, to centerline, along the property frontage.
  
- (h) Confirmation that any relocated wood poles in the lane adjacent the site will not impact existing lane lighting, should any relocated pole include lighting impacts, upgrading of the lane lighting to current standard will be required.

- (i) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on 32nd Avenue adjacent to the site.
- (j) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (k) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

2.6 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:

- (a) Design and installation of a new traffic signal at Main Street and East 32nd Avenue to primarily address pedestrian access to and from the park and school.

Note to Applicant: The benefiting area for these works is under review.

2.6A Provision of a legal agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the works contemplated by the following condition(s), which require(s) the applicant to provide excess or extended services.

- (a) Separate 24 m of 200 mm COMB main.

2.6B Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

This proposed development is adjacent to existing BC Hydro electrical works. The applicant shall submit a surveyed clearance drawing to BC Hydro showing all BC Hydro plant and dimensioned clearances from the plant to the development. The applicant shall provide written confirmation from BC Hydro that all required clearances from BC Hydro plant have been satisfied. See BULLETIN 2015-002-EL - Clearances from Existing BC Hydro High Voltage Overhead Conductors and Transformers for more information (<https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf>).

Note to Applicant: Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings. 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/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf>). All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc. The review of third party utility service drawings will not be initiated until the Key Plan is defined.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at [umb@vancouver.ca](mailto:umb@vancouver.ca).

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.”

**Action is required by Council.**

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

A handwritten signature in black ink that reads "Theresa O'Donnell". The signature is written in a cursive, flowing style.

Theresa O'Donnell  
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