

June 11, 2019

APPLICANT:

Mr. Witmar Abele
KBMR Architects
1788 W 8th Ave
Vancouver, BC
V6J 1V6

Dear Mr. Abele:

RE: 2880 Venables Street
Development Application Number **DP-2018-00128 – RS-1**

Your application was considered by the Development Permit Board at its meeting of June 10, 2019, and it was resolved THAT the Board APPROVE Development Application No. DP-2018-00128 submitted, the plans and information forming a part thereof, thereby permitting the development of this site with an all-weather playing field with bleachers for seating, viewing platforms, reconfiguration of retaining walls, reconfiguration of the parking and loading, subject to the following conditions:

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

1.1 Provision of a good neighbor commitment outlining measures including but not limited to the following:

- i. designate a community coordinator to lead the good neighbor commitment with the support of administrators, teachers, parents groups, neighbors and students as required;
- ii. document existing conditions on site;
- iii. liaise with concerned groups to review problems and measure progress;
- iv. liaise with City Hall in relevant matters of concern such as parking and traffic and identify larger events such as championship games etc. where additional management is needed;
- v. indicate the range and variety of seasonal use of the playing field with no third party commercial use clearly shown;

Note to Applicant: permissible uses are listed in the conditions (terms) of the Development Permit.

- vi. specify the intended hours of operations of the playing field;

Note to Applicant: Do not exceed the previous permit hours of operations or later than 8pm.

- vii. issue updates in an appropriately accessible public domain whether school newsletter / community newsletter/ website or other; and

- viii. review plan regularly to monitor meeting targets and goals;

Note to Applicant: the above list is non exhaustive as this is a dynamic plan meant to be flexible and adaptable as new issues arise.

- 1.2 provision of a limited use lighting plan for wayfinding and safety purposes only with confirmation of the exclusion of flood lighting in this plan; and,
- 1.3 provision of regularly spaced, tall canopy replacement trees to replace the Lombardy Poplars;

Note to Applicant: Staff recommend a tall canopy fastigiated species such as Dawycki beech, columnar maple or equivalent trees proposed by the project arborist and landscape architect. Further comments may be outstanding.

- 1.4 provision of improved screening & landscaping along Kaslo Street and around the perimeter of the playing field with associated large scale details as required including the provision of details for barriers/ guardrails and landscaping;

Note to Applicant: Perimeter areas should screen the field and not be utilized as additional seating or standing space.

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

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

IMPORTANT!!! HOW TO SUBMIT YOUR REVISIONS

We are making improvements to the way we process responses to "prior-to" conditions so that we can serve you better. Our objective is to increase efficiency and to reduce process time. As a first step, we have changed our method of receiving "prior-to" responses. We will now meet with you when you submit your response. The purpose of our meeting will be to complete a preliminary review of your submission and to schedule the review process. As in the past, your submission must include your revised drawings and a written explanation describing how you have addressed each of the conditions. To arrange a meeting, please contact Project Facilitator, Andrew Wroblewski at 604-673-8460 from 9:00 a.m. to 4:00 p.m., Monday to Friday. Please do not mail, drop off or courier your response because this will delay the processing of your application. Thank you for your cooperation in helping us help you.

This letter is based on the minutes of the Development Permit Board meeting of June 10, 2019, which have not yet been adopted by the Board. If any amendments to this approval are made by the Board at its next meeting, you will be advised immediately.

Yours truly,



Claudia Hicks
Project Coordinator
Planning and Development Services
Email: Claudia.Hicks@vancouver.ca
Phone: 604-871-6083

CH\SG

cc: Central Property File
City Building Inspector
Development Planner, Carl Stanford
Project Facilitator, Andrew Wroblewski
Project Assistant, Sheila Gosal

Engineering Services, C. Joseph
Engineering Services, C. Chant

PROPERTY OWNER:

Catholic Independent Schools Of Vancouver Archdiocese
4885 Saint John Paul II Way
Vancouver BC
V5Z 0G3

APPENDIX A

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Conditions

- A.1.1 removal of field lighting foundations and any associated electrical wiring from plans;
- A.1.2 submission of a drainage plan and a site coverage plan to the satisfaction of the Director of Planning and General Manager of Engineering Services;
- A.1.3 provision of additional details regarding any field goal netting and associated structure;
- A.1.4 provision of additional spot elevations showing existing and proposed grades on the site plan;
- A.1.5 provision of seating capacity to be notated on the plans;
- A.1.6 provision of additional application fees of \$4048.00 are required;

Note to Applicant: Fees are based on 5b of the fee schedule.

Standard Urban Design Conditions

- A.1.7 design development to identify green building and energy efficiency strategies;
- A.1.8 identification on the architectural and landscape drawings of any bird friendly features;

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

Standard Landscape Conditions

- A.1.9 provision of tree protection barriers for all retained boulevard trees adjacent the site, to be installed prior to commencement of any site work;

Note to Applicant: Refer to Engineering Guidelines for Protection of Boulevard/ Street trees.

Crime Prevention Through Environmental Design (CPTED)

- A.1.10 provision of a security lighting plan to the satisfaction of the Director of Planning;

Note to Applicant: The security lighting will provide a basic security function and is not intended to light the field at night.

A.2 Standard Engineering Conditions

- A.2.1 provision of updated turning swaths for school buses showing egress from the site without reversing over the driveway crossings at the sidewalk.

Note to Applicant: As per the Traffic Study dated March 14, 2019, in section Appendix C – Parking Lot Circulation Paths, school bus circulation swept path information is provided; however, turning swaths for school buses showing egress from the site has not been provided.

- A.2.2 provision of a school traffic liaison and the formation of a 'school traffic safety working group' made up of the school traffic liaison, school staff, parents and residents to meet on a quarterly basis or as needed to resolve school traffic issues. (see also Recommended Condition 1.1)

A.2.3 clearly state and specify the hours of use for the artificial field on the Development Permit. Install a sign at the field noting any time limit for after school hour events and the contact information for the school traffic liaison.

Note to Applicant: Note signage and location on drawings.

A.2.4 provision of a field use schedule to understand the expected field use, outside of regular school hours (9am-3pm M-F) for a typical school year. Provide details of the events, frequency, duration and expected attendance for each event and clarify if the school intends to make the field available for non-school related functions.

A.2.5 provision of funding for the following:

i. changes to the parking regulations adjacent to the school; and

Note to Applicant: This will include improvements to the pick-up & drop-off area signage and additional regulation signage for the Fire Hall as noted in the traffic report.

ii. Provision of \$12,000 for speed humps in the 2800 block of Parker Street.

Note to Applicant: Implementation of speed humps is subject to City-led residential consultation and approval process.

Note to Applicant: The estimated cost for these items is approximately \$17,000.

A.2.6 submission of a revised Crossing Application for the two commercial loading entrances from Parker Street. Please submit a crossing application and 2 hardcopies of the site plan in minimum 1:100 or 1/8=1" directly to Engineering Services for review.

Note to Applicant: Remove existing driveway crossing on Kaslo Street and indicate replacement with new light broom finish saw cut concrete sidewalk (A100); restore any sidewalk damaged during construction.

A.2.7 provision of two new drop ramps at the intersection of Parker Street and Rossland Street;

Note to Applicant: This can be included in the delivery of the new accesses along Parker Street.

APPENDIX B

B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **January 6th, 2020**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.5 Submit the erosion and sediment control plans to Environmental Protection for review and comment at the Building Permit application stage.
- B.1.6 Submit the Waste Discharge Permit application or the Groundwater Quality Declaration for dewatering activities to Environmental Protection at the Building Permit application stage.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.4 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- B.2.5 Waste Discharge Permit may be required for any dewatering on the site.
- B.2.6 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during subsurface work.

- B.2.7 Must comply with all relevant provincial Acts and Regulations (e.g. Environmental Management Act, Contaminated Sites Regulation, Hazardous Waste Regulation) and municipal Bylaws (e.g. Fire Bylaw 8191, Sewer and Watercourse Bylaw 8093).
- B.2.8 Clarification of the depth of the excavation for the development of the all-weather playing field and the depth where the soil is risk-based on the Site.
- B.2.9 No lighting, other than that for security purposes, shall be installed on site, unless authorized by a separate Development Permit.
- B.2.10 Use of the sports field is limited to sports events directly related to the school, practice sessions rented out to local sports organizations, or in limited cases, community related events as approved under special event licenses.