
33 WEST CORDOVA STREET (COMPLETE APPLICATION)
DE419722 - HA-2

PC/JMB/LK

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
C. Joseph, Engineering Services

Also Present:

P. Cheng, Urban Design & Development Planning
J. Bosnjak, Development Services
L. King, Development Services
A. Gillman, Housing Policy and Projects
Z. Jankovic, Urban Design & Development Planning
H. Ma, Downtown Planning

APPLICANT:

Rui Nunes
Henriquez Partners Architects
402 W Pender Street
Vancouver, BC
V6B 1T6

PROPERTY OWNER:

Provincial Rental Housing
Corporation
Suite 1701-4555 Kingsway Street
Burnaby, BC
V5H 4V8

EXECUTIVE SUMMARY

- **Proposal:** to develop the site with a 10-storey mixed-use building with restaurant, retail and 142 dwelling units (80 social housing and 62 market rental) and retention and conservation of the existing heritage principal facades.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations

Appendix D Applicant's Design Rationale

Appendix E Blood Alley Square Draft Design

● **Issues:**

1. Architectural compatibility of the eastern building with Gastown's historic character.
2. Architectural compatibility and sensitivity to the interface with Blood Alley Square.
3. Coordination with Blood Alley Square revitalization project.

● **Urban Design Panel:** Support with Recommendations

● **Gastown Historic Area Planning Committee:** Support with Recommendations

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE419722 submitted, the plans and information forming a part thereof, thereby permitting the development of a 10-storey mixed-use building with restaurant, retail and 142 dwelling units (80 social housing and 62 market rental) and retention and conservation of the existing heritage principal facades, 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 design development to the eastern building including:

- i) an enrichment to the east elevation, which is a visually-prominent elevation that is taller than the historic building heights in Gastown;
- ii) consideration to select a brick colour that is a slightly darker shade than pure white;
- iii) consideration to lessen the cantilevering expression of the residential balconies on the eastern building by replacing the opaque side walls with a metal or glass balustrade;

1.2 design development to the rear elevation facing Blood Alley Square to increase its compatibility with the nature of Gastown's historic character including:

- i) a visual enrichment to the proposed two-storey glazed element located directly above the pedestrian mews, with finer-scaled materials;

Note to Applicant: While the glazed two-storey element is a welcome public demonstration of the amenity space for the occupants of the social housing component, the expression shows glazing and internal stairs that appear excessively refined for the gritty nature of Gastown. An introduction of finer-grained materials to the elements within the space that is viewable from the outside through the large glazing, or to the elevation itself, is suggested. Further, reusing the existing external stairs and balustrades may help to evoke the historic memory of the original Blood Alley Square design, and is highly encouraged.

- ii) an applied or finer-scaled material treatment to the proposed ground floor elevations fronting the utilitarian functions of garbage, loading and emergency exits;

Note to Applicant: Providing finer-scaled cladding materials would satisfy this condition. In addition, a commitment to apply murals, to be accommodated in a separate mural application, can also be considered.

- iii) a limitation to the amount of transparent glazed areas, on the ground floor, to only two bays due west of the mews and one bay due east of the mews;

Note to Applicant: Staff have received extensive commentary that with the construction of this building and the redesign of Blood Alley Square (a separate city-led initiative), that portions of the Square remain inviting for all demographics living in the area. As such, some areas which have a lesser degree of visual interaction with the ground floor restaurant uses need to be maintained. Further, the third bay west of the

mews entrance is shown to be glazed in the renderings and plan, but must be revised to be opaque.

1.3 provision of large-scale details showing the following elements:

- i) a lighting strategy for the patios facing Blood Alley Square;
- ii) an enhanced material and lighting treatment to the soffit condition over the covered pedestrian mews;
- iii) a treatment to the retaining wall located against the rear property line with brick masonry;
- iv) construction details of the proposed metal and glass canopy off the rear elevation demonstrating a high level of customization and hand-crafting;
- v) consideration for security gates or overhead doors to the front and rear entrances to the pedestrian mews, to be closed only when the Public Surface-Right-of-Way agreement (see Standard Engineering Condition A.2.5) does not require public access, demonstrating a high level of customization and hand-crafting;
- vi) the proposed continuous fabric awning system fronting the Commercial Retail Units and residential entries;
- vii) recessed alcove entries for the six commercial and residential entrances that are directly accessed off West Cordova Street;

Note to Applicant: While staff support the proposal to remove the existing pedestrian galleria fronting Cordova Street, there are concerns for the added pedestrian congestion produced by the new commercial and residential floor area. Providing recessed entries will provide partial relief of congestion on the public sidewalk, while also recreating the historic pattern of Gastown entries.

1.4 provision of a draft Operations Management Plan (OMP) outlining how the non-market units and market rental units will be managed and operated, including information of how common areas between the two residential components will be managed and maintained. Contact information for the overall management of the building including both market and non-market units to be provided to all tenants within the building, and neighbouring property owners, residents and businesses, to the satisfaction of the General Manager of Community Services;

Note to Applicant: A final OMP will be required prior to the issuance of any Occupancy Permit. Arrangements to ensure such management, operation, maintenance and access to be included in such legal agreement(s) as the Director of Legal Services and the General Manager of Community Services may require.

1.5 arrangements to be made to the satisfaction of the General Manager of Community Services and the Director of Legal Services that all 62 market rental units be secured as rental for the longer of 60 years or life of the building, whichever is greater;

Note to Applicant: This will require a housing agreement as per section 565.2 of the Vancouver Charter that will also include covenants requiring all 62 secured market rental units to be legally and beneficially owned by a single legal entity and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units (which will require all such units to be contained within a single air space parcel for the longer of 60 years or life of the building, whichever is greater).

1.6 arrangements to be made to the satisfaction of the General Manager of Community Services and the Director of Legal Services to secure 80 social housing units (which may

have additional supports) as rental for the longer of 60 years, or life of the building, whichever is greater and to secure rents levels for all of the units at the shelter component of Income Assistance;

Note to Applicant: This will require a housing agreement as per section 565.2 of the Vancouver Charter that will stipulate that all of the 80 social housing units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance; and that the social housing units are owned by a non-profit corporation, by a non-profit cooperative association, or by or on behalf of the city, the Province of British Columbia, or Canada. This agreement will also include covenants requiring all 80 social housing units to be legally and beneficially owned by a single legal entity and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units (which will require all such units to be contained within a single air space parcel for the longer of 60 years or life of the building, whichever is greater);

- 1.7 approval by the General Manager of Community Services of a Single Room Accommodation (SRA) Demolition Permit in accordance with the Single Room Accommodation By-Law for the Stanley and New Fountain Hotels, located at 36 Blood Alley Square (015-713-334,015-713-326,015-713-342,015-713-318) to demolish 80 SRA-designated rooms and replaced with 80 units of self-contained social housing; and
 - 1.8 provision of a final Tenant Relocation Plan report, to the satisfaction of the General Manager of Community Services.
- 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.

• **Technical Analysis (HA-2 District Schedule):**

	PERMITTED (MAXIMUM)	MINIMUM	PROPOSED
Site Area ¹	-	-	1,771.8 m ²
Height ²	22.9 m	12.2 m	Top of Parapet (NE) 33.73 m Top of Guard (NE) 34.52 m Top of Mid Roof Parapet 36.26 m Top of Elevator/Stair 39.51 m
Floor Area ³	-	-	Non-Residential 1,687.57 m ² Residential 8,934.58 m ² Total 10,622.15 m ²
FSR ³	-	-	Non-Residential 0.95 Residential 5.05 Total 6.00
Balconies	-	-	245 m ²
Amenity	-	-	182 m ²
Horizontal Angle of Daylight ⁴			- relax to 7.6 m for east tower habitable room (west elevation);
Parking ⁵	Non-Res. 15 Space	Non-Res. 12 Spaces Disability 3 Spaces Residential 31 Spaces Disability 3 Spaces	Non-Res. 0 Spaces Disability 0 Spaces Residential 0 Spaces Disability 0 Spaces
Loading ⁶		Class B Non-Res. 2 Res. 1 Total 3	Total Class A 0 Class B 0
Bicycle Parking ⁷		Class A Class B Total 181 12	Total Class A 180 Class B 12
Use			- Retail - Restaurant - Dwelling Uses
Unit Type			<u>Market</u> <u>Social Housing</u> Studio 0 (0%) 62 (77%) One Bed 48 (77%) 18 (23%) Two Bed 14 (23%) 0 (0%) Total: 62 (100%) 80 (100%)

¹ **Note of Site Area:** The proposed site area is based on the properties being consolidated. See Standard Condition A.2.1.

² **Note on Height:** Section 4.3.2 of the HA-2 District Schedule of the Zoning and Development By-law allow the Development Permit Board to permit an increase to the maximum height of 22.9 m (75 ft.) subject to the conditions outlined in the district schedule. Since the Guardrails/Stairwells/Elevator shaft on rooftop do not comply with Section 10.11 of the Zoning and Development By-law (Greater than 1/3 in one length, as well as greater than 10% floor area), the overall height will be considered to be the top of the mid-roof parapet. Discretionary height increases required to achieve barrier-free access to this space will be considered as per the City of Vancouver bulletin on 'Roof Mounted Energy

Technologies and Green Roofs - Discretionary Height Increases'. Standard Condition A.1.3 seeks confirmation of meeting this bulletin.

³ **Note of Floor Area and FSR:** There is no current requirement for floor area in this zone. Staff have calculated floor area using all habitable floor space including garbage room, amenity and storage rooms. The open balconies have been excluded by staff. Standard Condition A.1.4 seeks confirmation of additional floor area in basement level 1 and 2 as well as level 1.

⁴ **Note of Horizontal Angle of Daylight:** Staff support the relaxation of a dwelling unit that requires a relaxation of the unobstructed view from 24 m to 7.6 m.

⁵ **Note on Parking:** Staff support a reduction of the parking requirements to 0 for both the commercial and residential components, subject to provision of a green mobility strategy to offset the requisite parking infrastructure (see Standard Engineering Condition A.2.24). The site is atypical, in that a) it is an exceptionally shallow site with only an 80 ft. depth and b) it does not have a city-owned service lane directly adjacent to the rear property line. Instead, Blood Alley Square is a small public space where staff seek to maximize the amount of useable ground plane for public use. Access to an underground parking garage would either require a sloped parking ramp running through Blood Alley Square, or a ramp contained within the shallow site, which would in turn require losing an exceptional amount of Commercial Retail floor area, and also disrupt either the front- or rear-facing storefronts which need to have active uses. Also taking into consideration the high level of public transit service in the area, and the nearby location of two large city-owned parking garages, city staff determined that the parking requirement may be relaxed.

⁶ **Note on Loading:** Loading has been integrated into the redesign of Blood Alley Square. Taking into consideration the large amount of heritage buildings in the vicinity, most of which are not equipped with loading spaces within their properties, an open loading area that can be used by the entire neighbourhood as well as 33 West Cordova has been a consistent criteria for the new design of Blood Alley Square. Refer to Standard Engineering Condition A.2.18.

⁷ **Note on Bicycle Parking:** Standard Condition 1.6 seeks compliance with Section 6 of the Parking By-law.

- **Legal Description**

Lot: 11 except portions in reference plans 1457 and 11078; Lots 12 and 13, both except part in reference plan 11078; and Lot 14, except (A) the east 26 feet and (B) part in reference plan 11078

Block: 2

District Lot: Old Granville Townsite

Plan:168

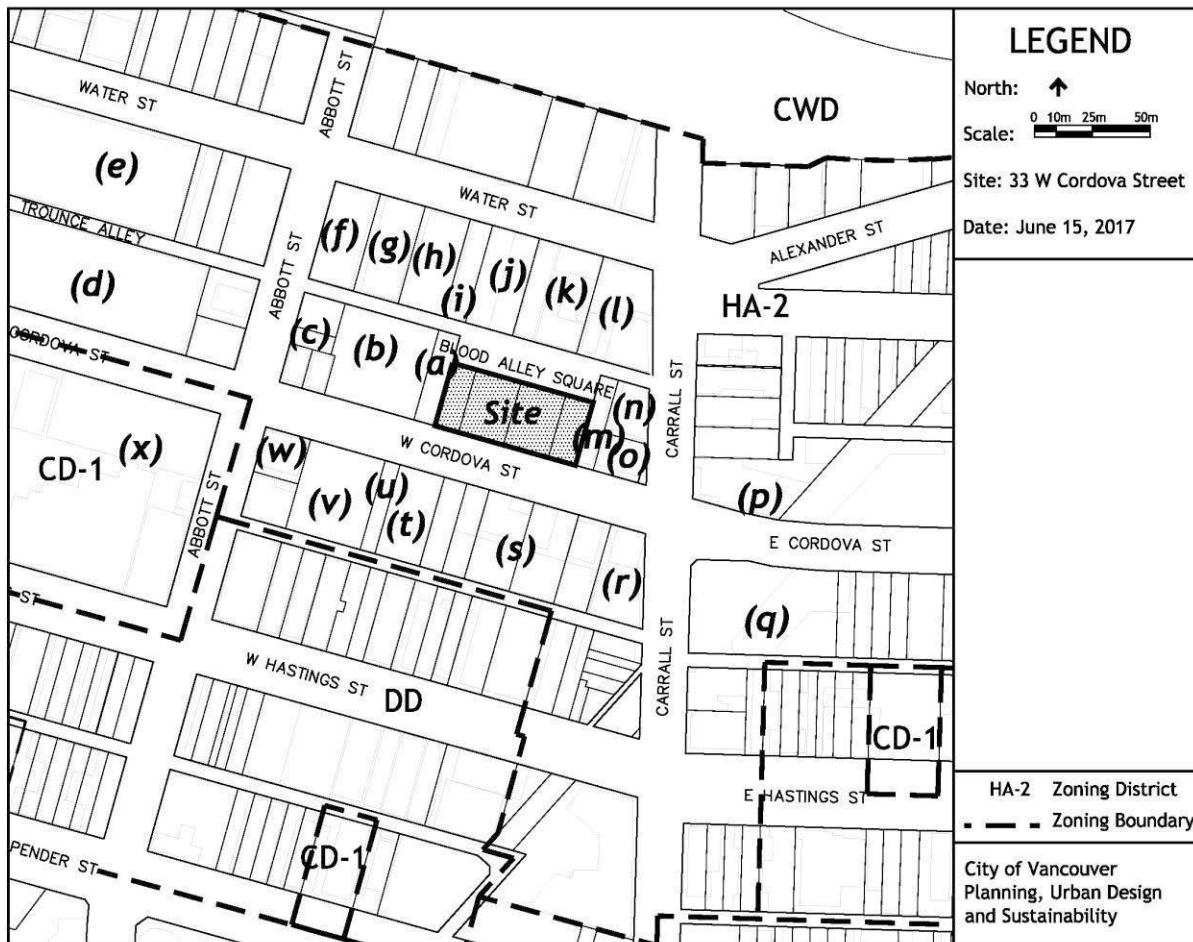
- **History of Application:**

16 04 10	Complete DE submitted
16 09 07	Urban Design Panel Workshop
17 09 01	Revised DE submitted
17 11 15	Urban Design Panel
17 12 13	Development Permit Staff Committee

- **Site:** The site is located on the 0 block of West Cordova Street, which is one of the most character-defining blocks of historical Gastown. It is dimensioned approximately 207 ft. x 92 ft. and considered to be an anomalous site.

- **Context:** Significant adjacent development includes:

- (a) 57 W Cordova Street, 4-storey Heritage “C” building;
- (b) Lore Krill Co-op. 65 W Cordova Street, 8-storey (75 ft.) multi dwelling building;
- (c) 81-93 W Cordova Street and 228 Abbott Street, 1 and 2-storey Heritage “C” buildings;
- (d) Cordova Parkade, 151 W Cordova Street, 7-storey (85 ft.) City owned parking garage;
- (e) 150 Water Street, 7-storey mixed-use building;
- (f) Dominion Hotel, 210 Abbott Street, 3-storey Heritage “B” building;
- (g) 68 Water Street, 4-storey Heritage “C” building;
- (h) Kane Building, 50 Water Street, 2-storey Heritage “C” building;
- (i) Franks Building, 2-storey Heritage “C” building;
- (j) 36 Water Street, 3-storey Heritage “A” building with 1-storey addition;
- (k) 12 Water Street, 2-storey designated Heritage building with 3-storey addition and 4-storey designated Heritage building with 1-storey addition;
- (l) 209 Carrall Street, 2-storey Heritage “A” building;
- (m) 15 W Cordova Street, 1-storey building;
- (n) 229 Carrall Street, 3-storey Heritage “B” building;
- (o) 9 W Cordova Street, 3-storey Heritage “B” building;
- (p) 1 E Cordova Street, 8-storey (75 ft.) building;
- (q) 16 E Cordova Street, 12-storey (106 feet) building;
- (r) 309 Carrall Street, 3-storey Heritage “C” building;
- (s) Army and Navy, 8 W Cordova Street, collection of Heritage “A” and “B” buildings;
- (t) 6-storey, 50 W Cordova Street, Heritage “C” building;
- (u) 56 W Cordova Street, underdeveloped lot with surface parking;
- (v) 66 W Cordova Street, 10-storey (100 feet) building;
- (w) 306 Abbott Street, 3-storey Heritage “B” building; and
- (x) Woodward's, 351 Abbot Street, 38-storey and 29-storey Heritage “C” tower and podium building;



• **Background:**

The Stanley and New Fountain Hotels

The Stanley and New Fountain Hotels were built in 1907 as separate buildings and combined into one in 1970, with a total 103 SRO rooms over two and three floors. The Stanley New Fountain is a 'B' on the City's Heritage Register and is designated under the Single Room Accommodation (SRA) By-Law. In 1979, the Greater Vancouver Housing Corporation (GVHC) acquired the project and converted it to non-market housing for low-income single men. In 2001, the building was transferred to the PHS Community Services Society who relocated the tenants and started renovations to convert the building to 53 studio units in expectation of funding through the HOMES BC programs which was in place at the time. However, in 2002 the HOMES BC programs were cancelled and the project was put on hold.

In March 2003, the City purchased the property from PHS at a price of \$2 million for the purpose of accommodating the 'Woodsquatters' who had camped on the sidewalks around Woodward's the previous fall. The City entered into a 10-year operating agreement with PHS to manage the property and tenants, and BC Housing contributed \$500,000 to cover the cost of the repairs required to reopen the building as a 103 room SRO. PHS re-tenanted the building in May 2003.

A vacant portion of the Stanley New Fountain opened in fall of 2009 as one of the first HEAT shelters (along with First United Church and 201 Central). Due to significant community pressure, the province committed to keeping it open as a shelter with year round funding.

In 2013, Westbank assumed a purchase option from PHS and purchased the Stanley New Fountain from the City. As part of the redevelopment of the site, Westbank transferred ownership of the property to BC Housing.

The existing Stanley New Fountain Hotel contains 80 SRA rooms and 56 shelter beds, with retail space at grade. Both buildings are currently vacant. BC Housing has worked to rehouse all of the SRA tenants into permanent housing, and tenants will receive right of first refusal on the new social housing rooms. BC Housing has replaced the shelter beds with a new year round, low-barrier emergency shelter, located at 356 East Hastings. This shelter is now operational and is being managed by the PHS Community Services Society.

The Stanley New Fountain Hotel is in a general state of disrepair, with continued deterioration of building systems and maintenance issues that significantly compromised tenant liveability. Prior to the building's closure, many of the rooms and shelter beds were unavailable for use due to maintenance, safety and health concerns.

In 2014, the applicant commenced discussions with staff on the redevelopment of this site. An application was submitted in 2016, showing an initial design of approximately 15,188 m² of non-market residential, market rental residential and commercial uses. A relaxation of the maximum building height of 75 ft. (22.9 m) was requested. The design was reviewed by the public at a public open house, the Vancouver Heritage Commission (VHC), the Urban Design Panel (UDP) and the Gastown Historic Area Planning Committee (GHAPC), and received negative commentary and general non-support. In feedback from the public and advisory boards, the proposed form and massing was deemed out of character with the historic area, a lack of sensitivity to the existing historic street-facing facades and also detrimental to the resulting quality of Blood Alley Square, a public square located due north, in terms of direct sunlight and ambient daylight access.

In September 2017, a revised design was submitted. Although a relaxation to the maximum building height of 75 ft. (22.9 m) was still requested, the new proposal showed a significant decrease of usable floor area to 10,622 m² and a commensurate diminishment of building form and massing. A review of this revised design with the VHC, UDP and GHAPC gained support on the grounds that a significant

improvement in terms of allowing sunlight into Blood Alley Square, as well as its impact to the historic character of Gastown and the historic facades. This revised design is the subject of this report, and the drawings can be found in Appendix C.

• **Applicable By-laws and Guidelines:**

1. HA-2 District Schedule

The intent of this District Schedule for new development to recognize the area's special status as the birthplace of Vancouver, and to ensure the maintenance of Gastown's "turn of the century" historical and architectural character. The HA-2 zone establishes the maximum Building Height at 75 ft. (22.9 m), but does permit the Development Permit Board to permit an increase in maximum or height of a building with respect to any development provided they first consult with any advisory group approved by Council for the area and take into account the following:

- a) the height, bulk and location of the building and its effect on the site, surrounding buildings and streets, and existing views;
- b) the effects of overall design on the general amenity of the area; and
- c) the intent of this Schedule.

2. HA-2 Design Guidelines

The intent of these guidelines is to conserve the authentic heritage character and fabric of Gastown and to ensure that new development is supportive of and harmonious with the area's heritage character. While the guidelines offer prescriptive direction for the restoration of existing heritage buildings, new buildings are not required to emulate a heritage style, but instead should be designed to achieve a level of compatibility with the existing heritage fabric.

In particular, the guidelines note that the design of private buildings can greatly affect the quality of the adjacent public realm, and encourages new buildings to strongly consider their interfaces with the important public spaces in Gastown.

The guidelines also provide direction on the architectural expression of new buildings, encouraging facades that are ordered by the use of vertical elements such as pilasters, punched windows, and masonry as the main exterior cladding material.

3. Downtown Eastside Plan

The Downtown Eastside Plan reconfirms the importance of retaining the distinctive historic identity of Gastown, that 75 ft. (22.9 m) should be the maximum height for new developments, as well as ensuring that all are welcomed in the programming of urban public spaces.

Furthermore, the DTES plan also provides clear direction for Housing objectives including: The upgrading of 800 non-profit operated Single Room Occupancy units to contain private bathrooms and cooking facilities and the creation of 1,650 new units of secured market rental housing.

4. Housing and Homelessness Strategy 2012-2021

The Housing and Homelessness Strategy describes the City's overall direction for housing, including what is needed and how it will be achieved over the next ten years. It identifies the different kinds of housing necessary to meet the needs of Vancouver citizens, as well as ways to improve and better preserve the existing rental housing stock. The goals of the strategy are to end street homelessness and to provide more affordable housing choices for all Vancouverites. This includes housing that is

accessible, affordable and suitable for all income levels, seniors, families and residents challenged by disability.

5. Housing Vancouver Strategy

The City's new 10-year strategy, *Housing Vancouver*, aims to improve housing affordability by creating the right types of homes to meet the needs of the people who live and work in Vancouver. An 'Emerging Directions' report was presented to Council in spring 2017 outlining initial proposal and priority actions. A further update was provided to Council in July, 2017 detailing proposed targets of 72,000 new homes in Vancouver over the next 10 years. Of the 72,000 new homes target, 12,000 units are targeted for social and supportive housing. This application will make a significant contribution towards the City's social and supportive housing targets. The completed Housing Vancouver Strategy was approved by Council in November, 2017.

As part of the Emerging Directions report, the City has committed to prioritize affordable housing projects through the approval process in order to deliver more affordable housing at a faster pace. The goal of this process is to reduce the approval timeline for affordable housing projects. There are three primary objectives:

1. Increase delivery of affordable housing;
2. Improve coordination of internal processes; and
3. Enhance relationships with non-profits, private and public agencies that deliver affordable housing.

This application is one of the projects being processed through the City's new pilot affordable housing priority process.

● Response to Applicable By-laws and Guidelines:

In response to the maximum building height of 75 ft. (22.9 m) in this historic area, the application requests a relaxation of up to 110 ft. (33.5 m). Staff are cognizant that in the formation of the HA-2 District Schedule and Guidelines, the Heritage Density Transfer Program would work as an incentive to property owners of low-lying heritage buildings to retain their structures as such. Since the "freezing" of the Heritage bank, property owners have been under increasing pressure to redevelop their sites to actualize the value of their properties. In the case of this application, staff recommend the relaxation of the height limit to 110 ft. (33.5 m) since it helps to facilitate two major housing directions of the Downtown Eastside Plan and the Housing and Homelessness Strategy: The replacement of 80 SRO units with self-contained dwellings at shelter rates and the provision of 62 market rental dwellings. Furthermore, the additional height has been situated in the easternmost portion of the site to minimize its impact on the surrounding public realm and private properties, most notably with respect to allowing summertime direct sunlight onto a large portion of Blood Alley Square.

With respect to the proposed architectural expression of the proposal, staff recommend the retention and restoration of the main front facades of both the Stanley and New Fountain buildings, and permitting the demolition of the remainder of the buildings on the understanding that these elements have unfortunately been poorly maintained for a long period of time during their tenure as non-market housing by various owners. Also, the existing facades have been well integrated with the new structure, making them functional participants to the new uses within the building. Staff recommend Standard Heritage Conditions A.1.20 - A.1.30 to assure that the existing facades are brought up to an authentic representation of their original design.

For the new building components, staff recommend Design Conditions 1.1 and 1.2 to ensure that the resulting architecture will be visually compatible with the historic fabric of Gastown. In particular, the

eastern building will be the most prominent part of the project being the portion that reaches a building height of 110 ft. (33.5 m), and Recommended Condition 1.1 seeks an enhancement to the eastern elevation, which is mostly a large blank wall of masonry juxtaposed beside a low neighbouring building; a darker shade of the brick colour in order to be less visually obtrusive; and a visual softening of the cantilevering balconies, which are an architectural element that is alien to the historic buildings nearby.

Critical to this project's success will be its interface with Blood Alley Square. Working in tandem with the timing of this project, staff have directed an overall redesign of the square, which has resulted in a design that intends to ensure that the new design of the square will remain welcoming for all citizens in Gastown. With the understanding that while portions of the square should be well-activated and surveyed by the ground-floor commercial uses in 33 West Cordova, staff have also directed that other portions should be kept less active so that citizens of the more vulnerable part of the community do not feel unwelcome. The ground floor design of this building therefore does provide portions of its rear façade with opaque walls which front the more utilitarian functions of the building. Recommended Conditions 1.2(ii), 1.2(iii) and A.1.2 therefore seek further commitment that these opaque portions will remain as such, while also providing a finer-scaled or artful expression that would better reflect the historic richness of smaller-scaled cladding materials.

Of particular interest is the proposed two-storey glazed portion located above the ground floor facing Blood Alley Square, which reveals a lofty amenity space for the non-market housing residents. Staff agree to received commentary that this portion is deemed visually foreign to the Gastown aesthetic. Recommended Condition 1.2(i) seeks to make this element more compatible with Gastown, either by introducing finer masonry materials to the façade itself, or to integrate historic objects and architectural materials into the amenity space itself, which can be seen by the public from Blood Alley Square.

Further design development is also sought in the form of large-scale detailed drawings of the proposed building elements in order to ensure that a level of turn-of-the-century craftsmanship may be emulated as well as a rich experience within the publicly-accessible portions of the building. Recommended Condition 1.3 requires detailed drawings of the proposed metallic rear canopy, the retaining wall facing Blood Alley Square, security gates to the pedestrian mews entrances, recessed shopfront and residential entrances facing West Cordova Street and lighting strategies for the rear patio and mews areas.

The Design Guidelines recommend limiting the width of any shopfront to no more than 7.6 m, while this application proposes a restaurant frontage of 21.1 m. Staff support this allowance, taking into consideration that the remainder of the West Cordova frontage is divided by six smaller-scaled shopfronts and residential entrances.

• **Conclusion:**

Staff support the application, subject to the conditions noted.

URBAN DESIGN PANEL (First Visit)

The Urban Design Panel reviewed this application on September 7th, 2016, at a non-voting workshop with the Vancouver Heritage Commission and Gastown Historic Area Planning Commission and provided the following comments:

EVALUATION: NON-VOTING WORKSHOP

Introduction: Paul Cheng, Development Planner, started by noting that this workshop was convened in order to discuss concerns, gather ideas and problem-solve. Since it garnered non-support from

previous reviews with the Gastown Heritage Area Planning Commission (GHAPC) and the Vancouver Heritage Commission (VHC), the applicant requested that a non-voting joint session with the UDP be held so that further explorations could help address concerns heard from the GHAPC and the VHC. The site exists on the 0 block of West Cordova Street, which is one of the most character-defining blocks of historical Gastown. It is dimensioned approximately 207 ft. x 92ft. and considered to be an anomalous site.

The rear 40 ft. of the block depth is Blood Alley Square, which is owned by the City of Vancouver and operated as a neighbourhood public park. Blood Alley Square is currently undergoing a concurrent process for a new design being led by CoV staff. The design will also be reviewed by the UDP at a later date since it is still to be determined by staff and consultants through a separate public and advisory committee review process.

There are two historical buildings on this site: The two-storey New Fountain Hotel built in 1899 and the three-storey Stanley Hotel built in 1906. Both buildings originally functioned as short-term hotel rooms with shared bathrooms.

The site is currently zoned HA-2, one of Vancouver's three Heritage zones. This zone is historically highly mixed-use, commercial retail frontages, warehouse frontages, hostels, hotels, and is the original Granville Townsite from which the City of Vancouver developed and grew. The neighbourhood is a nationally-designated historic district. The zoning's intent is to recognize the area's special status and to ensure the maintenance of Gastown's "Turn of the Century" historical and architectural character. The HA-2 Design Guidelines were passed by Council in 2002 and were written in conjunction with the Heritage Density Transfer Program. The intent of these was to encourage sites encumbered with historical buildings to retain the building, and any "unused" density could be banked and sold to other development sites in the downtown peninsula as bonus density.

The following statements in the guidelines support this objective:

"The objective that underlies this document is that appropriate design guidelines will encourage the conservation of the authentic heritage character and fabric of Gastown, and will also ensure that new development is compatible with and will contribute to that character."

"The objective is to reinforce the original scale of Gastown and the character-defining sawtooth profile"

"The permitted height for a heritage building is its existing height."

Council has since frozen the Heritage Density Transfer Program, due to the lack of available receiving development sites. This leaves short historical buildings, such as the one at 33 West Cordova, economically disadvantaged compared to neighbouring taller buildings, if no more than one inconspicuous storey is permitted to be developed.

The main policy objectives this proposal come under is the through the Downtown Eastside (DTES) plan. The primary focus of this application is the replacement and upgrade of 80 existing single-room occupancies (SROs) into 80 self-contained dwelling units equipped with bathrooms and kitchens. The existing building interiors are considered to be at the end of their life-cycle.

The extra height on this site is being considered because the applicant proposes that it is required to make the project economically viable. As such, Staff have required a pro-forma to be submitted for staff analysis, which is currently under review.

This particular maximum height and massing, with a taller portion to the east, was directed by planning in order to preserve areas of direct sunlight onto the park during the afternoon and late-

afternoon hours, especially during the spring and summer months. Planning staff acknowledge that the proposed building creates an increased shadow impact on Blood Alley, and recognize that the site has enjoyed an exceptional solar exposure with the properties due to the southern structure being only two and three-storeys tall.

The proposed maximum building height of 110 ft. is expressed along just more than half of the width of the site. It has been accepted by Planning as something that could come in as an application, and be subject to further consultation with the community, the public and the applicable advisory bodies. The application has to date held a public open house event, and reviews with the GHAPC and the VHC. Comments heard from these two advisory bodies include the following:

- Concerns about its scale in comparison with the historic buildings of Gastown. A more sensitive built form is sought.
- Proposed demolition of two designated heritage buildings, partial retention of only the façades, and a lack of integration with the new structure.
- Concern for the proposed 600-seat performance venue, its impact on the surrounding neighbourhood and Blood Alley square.

Applicant's Introductory Comments: The applicant team started by noting that this is an unusual project but an attempt was made to preserve the site. BC Housing was brought in in order to make the economics work with more SRO replacements and less market residential. This project adds a lot to the area, but a project like this is extremely tenuous due to the financial viability.

There are concerns over the precedent of this height in Gastown, although the maximum heights vary from site to site in this area. An attempt was made to ensure solar penetration into Blood Alley using nooks and crannies in the building to allow for light to enter.

The façade matches with the unit plans behind it, but the larger social housing units being requested have made the proforma less economically viable. What has been created is a collage of little 'buildings' at the top which are independent from the rest of the building below.

Previous concerns have been expressed about the authenticity of the relationship between the new and the old, and the integration of the top with the bottom sections. The new proposal integrates the façade better and uses articulation to denote more respect while retaining density. The essential idea is to maintain the program while still being authentic in respecting the expression of the old building. The initial scheme allows the most light into Blood Alley. In the revised scheme mass has been pushed away to allow light in by dividing the building into three equal pieces.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

- N/A

Related Commentary: The panel noted that the punched window and sawtooth character were better for the building. They were also generally in support of a taller, slimmer form in order to maximize light penetration into Blood Alley and into the SRO spaces to increase livability. It is important that the heritage façade be dominant on both sides of the building, which may mean compromising on some of the site planning parameters.

Design development is needed on Blood Alley both respect to traffic flow and the look of the area. The form needs to fit the neighbourhood, and the materials need to be retained and re-integrated as much as possible. Something also needs to be done in order to activate the alley with more opportunities. The panel and guests were split on the heritage retention of the site. Some thought that growth outside the historic guidelines compromises the character of Gastown; so the proposed demands of the site are in conflict with the heritage necessary to the site. Others thought that the increased massing

made sense and that the revised scheme would fit the gritty feel of Gastown with some architectural modifications to express the particular response to the policy story.

Some of the guests thought that the proposed massing feels overwhelming and drowns out the sense of history. The building should be preserved with the approach that the heritage building be the dominant component of the overall built form. More attention is needed at the ground level. There is a need to respect what was there previously, and compromises should be made in order to take a more logical approach to this site.

One panel member noted that there is no need for additional seating where alcohol is served in Gastown, and that there is a lack of secured parking for the building. Another mentioned that the building has accessibility issues for people with disabilities and seniors. A few panel members suggested re-opening the density bank in order to allow the transfer of some of the required density off-site.

Several members thought that the existing rear façade should be retained and given historical significance. They also thought that the front façade should be completely restored.

Applicant's Response: The applicant team declined to give a response.

Adjournment

There being no further business the meeting adjourned at 8:11 p.m.

SECOND VISIT:

The Urban Design Panel reviewed this application on November 15, 2017, and provided the following comments:

EVALUATION: Support with recommendations

Introduction: Development Planner, Paul Cheng introduced this project as located at 0 Block West Cordova Street, one of the most character-defining blocks of historical Gastown. The site is dimensioned approximately 207' x 92', it is an anomalous site.

The rear 40 ft. of the block depth is Blood Alley, owned by the City of Vancouver to be operated as a neighborhood public park. It is currently undergoing a concurrent process to redesign Blood Alley Square, led by COV staff. The design will also be reviewed by the UDP. Any representation of Blood Alley's design, on any part of the property, is not considered a part of this application.

There are two historical buildings on this site:

- New Fountain Hotel built in 1899, 2-storeys
- Stanley Hotel built in 1906, 3-storey

Both buildings originally functioned as short-term hotel rooms for people working the gold rush, forest workers and miners.

This project falls under the HA-2, which is one of Vancouver's three Heritage zones (Chinatown and Yaletown). Historically, this area is highly mixed-use, commercial retail frontages, warehouse frontages, hostels/hotels/ the original Granville Townsite, from which the City of Vancouver developed and grew. The zoning's intent is to recognize the area's special status and to ensure the maintenance of Gastown's "Turn of the Century" historical and architectural character.

Design Guidelines were passed by Council in 2002, and were written in conjunction with the Heritage Density Transfer Program. Together, the intended development scenario for sites encumbered with historical buildings were essentially to keep the building, and any "unused" density could be banked,

sold and bought for other development sites in the downtown peninsula as bonus density (allowed over and above what the zoning permitted, typically up to a maximum of 10%). As such, there exist in the guidelines statements such as:

“The objective that underlies this document is that appropriate design guidelines will encourage the conservation of the authentic heritage character and fabric of Gastown, and will also ensure that new development is compatible with and will contribute to that character.”

“The objective is to reinforce the original scale of Gastown and the character-defining sawtooth profile”

“The permitted height for a heritage building is its existing height.”

Further, one single-storey of addition could be considered for a historical building, on the condition that this addition would be inconspicuous. Presently, council has frozen the Heritage Density Transfer Program, due to the lack of available receiving development sites. This leaves short historical buildings such as 33 West Cordova highly disadvantaged, if no more than one inconspicuous storey is permitted to be developed.

Another policy priority that could run contradictory to the original Gastown intentions is the Downtown East Side Plan. The main policy objectives this proposal come under is through the DTES plan. Primarily, the replacement and upgrade of existing 80 SRO's into 80 self-contained dwelling units, equipped with bathrooms and kitchens, located in the second, third and fourth storeys. The existing building conditions are at the end of their life-cycle.

Advice from the Panel on this application is sought on the following:

1. Overall compatibility with the historic neighbourhood with respect to the building mass, form and height;
2. Level of retention of the two “Class B” buildings on the Heritage Register;
3. Overall architectural compatibility with the historic neighbourhood for the two principal elevations facing Cordova and Blood Alley Square;
4. The proposed building's interface with the new design for Blood Alley Square.

Applicant's Introductory Comments: The applicants noted this project has a 10 year history and is a result of a lot of input from a number of people and response from its previous submission. The goal was to make the application economically supported by the rental housing.

Target issues from the previous submission were the massing was deemed too large and not being able to integrate the existing façade (Heritage) into the floor of the building. The first proposal has 134 market rental units to support the 80 units of non-market social housing.

The new design presented 44 percent less mass and reduced the amount of floor area, so there are now 62 units of market rental. The floor alignments align with the old historical floors, which allows for a proper heritage restoration of the façades, and integrates the façades into the building design. Additionally, the scale impact on Blood Alley reduces the mass which brings light down onto Blood Alley.

For character and compatibility, the applicants noted there was feedback from both Planning and Heritage. The GM of Planning suggested more honesty and grittiness in the design and Heritage suggested more of a replica. The building design features punched windows and punch brick buildings on both sides. There is a glass transition between the buildings allowing for the rear two masses to become distinct. The rear façades have a number of loading bays to compensate for the shallow site and lack of underground parking. The materials are made of lighter and darker bricks to foil with the

existing façade and represents an authentic expression of the past and the present. The social housing feeds across the gaps.

In regards to the storefronts, the applicants noted this is a controversial issue with heritage as there is no record of what the store fronts use to be, making the design process difficult. The applicants proposed a steel frame to emulate what they believe was once there.

There are gardens for the tenants of the social housing and an abundance of amenity spaces for the rental and social housing units.

The application is LEED Gold.

The applicant team then took questions from the panel.

Panel Consensus:

Having reviewed the project it was moved by Ms. Besharat and seconded by Mr. Cheng and was the decision of the Urban Design Panel:

THAT the Panel supports the project with the following recommendations:

- Panel’s Consensus on Key Aspects Needing Improvement:
- Stronger more robust detailing in the Blood Alley façade, and bringing that into the glass connection;
- Look at more detailing at the grade level changes;
- Look at the soffit under the bridge way, and see how it can offer some lighting and art;
- Animate the passageway between the soffit and the sidewalls;
- Consider some gates for the passageway.

Related Commentary:

The panel generally supported the resubmission details of the project and found the architectural merit to be a great improvement. Some members found the project had good compatibility to Cordova Street, in terms of the massing, form and height. The building was integrated in a respectful way and had a good balance of back of house uses. The articulation and proportions between the front and the back of the building were well done.

A member acknowledged the constraints of following Heritage in the design development, and still found the design to have a good contrast between modern and heritage. The panel approved of the color choice, allowed for the heritage to come forward especially in the western building.

The main concern was the rendering on the Blood Alley interface and the interface of the two buildings. Considering the design history of Blood Alley square, suggestions included the backdrop detailing should be grittier, industrial like, and have more texture, especially in the blank areas. The panel members found the present design was chic and elegant, in particular the glass box connecting the two buildings and the spiral stair case. Suggested material included fritted glass in the open areas and corten steel.

Other considerations to the applicant included to detail the elevation more and to improve natural lighting to the businesses below.

GASTOWN HISTORIC AREA PLANNING COMMITTEE (First visit)

The Gastown Historic Area Planning Commission reviewed the proposal on June 15th, 2016 and provided the following comments:

33 West Cordova - DE419722
Stanley Hotel VHR “B”, M and New Fountain Hotel VHR “B”, M

The Chair noted that due to a conflict of interest, Glade Schoenfeld had recused himself from voting on this project.

Zlatan Jankovic, Heritage Planner, introduced the applicant team and provided opening comments on the applicant's proposal to build an 11-storey mixed-use building on the consolidated site of the current Stanley and New Fountain hotels.

Gregory Henriquez, Henriquez Partners Architects, explained that the proposal involved demolition of the two B-category buildings due to their poor condition, and presented a series of story boards and artist renderings depicting the new building design, its form and height, and heritage storefront and streetscape plans. The original building façades would be retained and updated and would be incorporated in the development as free standing structures as a means to integrate original building elements with modern ones. Of the proposed 214 units, 80 have been allocated for non-market social housing units, subsidized by BC Housing.

The applicants and staff responded to various questions related to the proposed project. The Committee thanked the applicants and acknowledged the effort shown in their proposal.

MOVED by Samuel Sugita
AND SECONDED by Glenda Bartosh

THAT the Gastown Historic Area Planning Committee (GHAPC) **does not support** the redevelopment of 33 West Cordova Street - Development Permit application DE419722 as presented. While supporting the plans for expansion of non-market and purpose-built rental housing options in Gastown, GHAPC expressed concerns over the proposed form of development because of its negative impact on the district's authentic historic fabric and character. In addition, the proposal is not considered compatible with the HA-2 District Schedule and the Gastown HA-2 Design Guidelines in the following general areas:

- the proposed demolition of two designated heritage buildings and retention of only the Cordova Street façades is not appropriate;
- the proposed built form, massing and height at 11 storeys (110 ft.) is out of scale and character with the local context and is beyond what is permitted in the District Schedule;
- the possible mix of uses (specifically the 600 seat night club/music venue) is not suitable;

The proposal is encouraged to further study the needs and availability of parking in the neighbourhood. FURTHER, the minimal level of façade conservation, lack of integration with the new structure and altered cornices of the retained façades does not justify a grant through the Heritage Façade Rehabilitation Program.

CARRIED UNANIMOUSLY

GASTOWN HISTORIC AREA PLANNING COMMITTEE (Second visit)

The Gastown Historic Area Planning Commission reviewed the revised proposal on November 18th, 2017 and provided the following comments:

33 West Cordova Street - DE419722
Stanley Hotel VHR "B", M and New Fountain Hotel VHR "B", M

Zlatan Jankovic, Heritage Planner, introduced the proposal to develop a 10-story mixed-use building with retail on the ground floor, restaurant use on the ground floor and the basement, and 80 secured non-market rental units and 62 market rental units.

Paul Cheng, Senior Development Planner, advised that in its first review of this application there was particular concern about the massing, which has been reduced but does have some implications for Blood Alley, as well as the Stanley and New Fountain buildings.

With reference to an overhead presentation titled “GHAPC Review - 33 West Cordova Street”, Gregory Henriquez, Henriquez Partners Architects, discussed site history, heritage, existing site conditions, 2016 submission renderings, heritage streetscape, summary of changes relative to massing and form, heritage façade, floor alignment, compatibility with Gastown, reduced shadow impact, and materiality.

4:23 p.m. Samuel Sugita arrived at the meeting.

The Heritage Consultant offered comments on heritage elements of the proposal, and noted the applicant’s commitment to working with the design team to address heritage elements.

BC Housing representative indicated that BC Housing is replacing 80 units of SRO with 80 self-contained units. The model is designed for tenants at social income assistance rates. The market component has been reduced from 134 to 62 units, which along with the delay in securing funding and increased construction costs, has meant BC Housing has had to secure an 40% of grant funding, with West Bank providing some contributions as well. Although there was interest in more market housing, the limitations on this site resulted in the adjusted program and design.

Staff and the applicant received comments and responded to questions regarding: the storefront design; use of white brick; set back of the higher level; loss of heritage density bank; façade facing Blood Alley; rationale for tearing down the existing wood frame buildings; plans for addressing seismic retrofitting; distinction in materiality between the lower and upper levels; lack of interior heritage value; reuse of materials at Trounce Alley; two-storey glass amenity area; separation of amenity spaces; implications of the design for the neighbouring site; HA2 guidelines relative to design of awnings; confirmation that the entire site will remain on the heritage register; inability to find a use compatible with the buildings; minimal revisions to the conservation plan since the prior presentation; retention of original window frames retrofit with new windows; tools available to clarify the interpretation of density and height on HA2 sites; economic realities of the location; next steps in the review process; request for a height relaxation; historically the city has not provided grant money to other public bodies.

MOVED by Samuel Sugita
AND SECONDED by Brady Dunlop

THAT, with regard to the proposed development for 33 West Cordova Street - DE419722, the Gastown Historic Area Planning Committee (GHAPC):

- a) Acknowledges the work of the project team over the last 18 months and the significant improvements to the design of the new construction including the social housing component
- b) Supports the proposal’s application to the Heritage Façade Rehabilitation Program
- c) Voice regret over the demolition of two designated heritage buildings
- d) Encourage the heritage consultant to continue their close coordination with the design team to ensure the calibre of the heritage conservation is as high as possible
- e) Note its appreciation for the reduced volume and massing and encourage further exploration of design to keep with the intent of the HA-2 guidelines and the historic context of the National Historic Area
- f) Encourage closer examination of cladding materials, window configuration, the application of the cornice, and a much more contextually appropriate response to the new heritage storefronts

- g) Encourage more definition to the Trounce Alley lower façade to reflect the original scale of the building.

CARRIED

(Glenda Bartosh and Shelley Bruce voting in opposition)

ENGINEERING SERVICES

The rehabilitation of Blood Alley Square/Trounce Alley was identified as an action item to be implemented within 10 years of the adoption of the Downtown East Side Plan (2014). Since then, Engineering Services has led the project with funding made available for the design by Transportation and project management support from Streets, in coordination with Planning, Urban Design and Sustainability. Enns Gauthier Landscape Architects was engaged through RFP to engage the public and other stakeholders, create a solid waste management plan and complete the design. Two concept designs were completed and shown to advisory committees (GHAPC, VHC, UDP) for feedback (in 2015). One was selected for detailed design and refined through collaboration with Henriquez Architects to ensure the interface of the square and building was functional. The project went into hiatus following Westbank's re-design of 33 West Cordova in 2016, due to mixed support from various advisory committees. In October 2017, the project was re-activated, following the development permit re-submission for 33 West Cordova, and the final concept design shown to the advisory committees alongside 33 West Cordova. Detailed design will commence in 2018. The completed design will be taken to Council to seek funding for construction.

The current grading condition in Blood Alley Square creates a major grade difference and pit condition between the existing development site and the square. The redesign of Blood Alley Square, as well as the development site, seeks to reduce this grade difference. The existing grade difference will be made up between both the private and public realm; Standard Engineering Condition A.2.14 seeks revisions to development design grades upon issuance of final Building Grades by Engineering.

Blood Alley Square and Trounce Alley were built as part of a local improvement project in 1972; several surrounding properties including 33 West Cordova currently cover the yearly costs related to maintenance and cleaning of the area, through subsequent bylaws. Standard Engineering Condition A.2.9 seeks to confirm mechanism to cover costs for maintenance of the revitalized Blood Alley Square and Trounce Alley.

There are several pre-existing and proposed encroachments into City property, both along Cordova Street (heritage) and Blood Alley Square (stairs, ramps, utility services etc). Several Standard Engineering Condition seek confirmation as to which shall remain, that none are required for the building to be code compliant and that existing encroachment agreements be removed and replaced with updated versions based on the issued development permit.

The development site is atypical, in that a) it is an exceptionally shallow site with only an 80 ft. depth and b) it does not have a city-owned service lane directly adjacent to the rear property line. Instead, Blood Alley Square is a small public space. Access to an underground parking garage would either require a sloped parking ramp running through Blood Alley Square, or a ramp contained within the shallow site. Discussions over the past few years between the City and Developer as the development proposal was refined led to an application with no on site loading or vehicle parking. As such, in order to offset the impacts of no parking being provided, the City is seeking a Green Mobility Strategy which would include at least \$100,000 payment towards pedestrian and cycling improvements in the area, and an additional 43 bicycle parking spaces (see Standard Engineering Condition A.2.24). Engineering Services would be open to accepting an alternative creative solution that meets the above intents.

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

HERITAGE PLANNING

The application was presented to GHAPC and VHC twice, in 2016 and again, in 2017. Initially, in 2016, neither GHAPC nor VHC supported the original application on a basis of inappropriate massing and height, demolition of the two heritage designated buildings and inadequacy of the proposed performance venue.

When the improved second application was reviewed in 2017 (October 23, 2017-VHC and November 8, 2017- GHAPC), both committees did support the proposal albeit by a split vote in either case. The VHC as well as GHAPC recognized improvements that the new proposal had to offer but voiced deep regrets about the fact that two designated buildings have been allowed demolished (except for the retained principal façades) to accommodate otherwise commendable programming requirements.

The VHC as well as GHAPC have expressed concerns related to apparently contradicting planning policies that in this case confronted social housing and heritage public interests, and made the review of this application particularly difficult to them. Both committees found the loss of the two heritage buildings in Gastown particularly damaging because of the potential for setting an unwanted precedent for the nationally designated historic district of Gastown.

The applicant indicated in the past that they would like to apply for the façade grant (\$ 100,000) through the Heritage Façade Rehabilitation Program (HFRP). As this site is owned by the Provincial Rental Housing Corporation (other level of government), under our practices, it would not be eligible for consideration through the HFRP. In addition, the overall heritage conservation level is minimal as the two buildings will be demolished. This principle has been observed since the inception of the HFRP (2003), and even through the massive renovation initiative of 20 + SRO buildings that the provincial government rehabilitated recently.

HOUSING POLICY & PROJECTS

Housing and Homelessness Strategy 2012-2021

This application, if approved, would support and advance a number of City housing policy objectives and strategic directions, including those articulated in *Housing Vancouver*.

City-wide and DTES Housing Targets:

The 33 West Cordova redevelopment includes 80 new self-contained social housing units and 62 secured market rental units which would contribute towards the stated near- and long-term targets in the Housing and Homelessness Strategy (see Table 1). Since 2011, there have been 4,604 new units of social housing and 7,032 new units of secured market rental approved, under construction or completed citywide. If approved, this project would increase this number to 4,684 new social housing units and 7,094 secured market rental units.

Table 1: Progress towards Social and Supportive Unit Targets as set in the *Housing and Homelessness Strategy* 2012-2021 (September 30, 2017)

	TARGETS		CURRENT PROJECTS	GAP	
	Long Term (2012-2021)	Short Term (2012-2018)		(2018 Target)	(2021 Target)
Supportive Housing Units	2,900	2,700	1,702	998	1,198
All Other Non-Market Housing Units	5,000	3,500	2,902	598	2,098
Total Social & Supportive Housing Units	7,900	6,200	4,604	1,596	3,296

Targets are established in the *Housing and Homelessness Strategy*.

* Unit numbers exclude the units in this proposal, pending approval at Development Board of this application.

Table 2 - Progress Toward the Secured Market Rental Housing Targets as set in the *Housing and Homelessness Strategy* 2012-2021 (September 30, 2017)

	TARGETS (2012-2021)	CURRENT PROJECTS				GAP
		Completed	Under Construction	Approved	Total	Above or Below 2021 Target
Secured Market Rental Housing Units	5,000	2,139	2,895	1,998	7,032	2,032 above target

In addition to city-wide targets, the DTES Plan includes social housing and secured market rental targets, as shown in Table 3. In order to qualify as ‘social housing’ under the DTES Plan, at least one third of the units must be occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement, and must be rented at rates no higher than the shelter component of Income Assistance. Since the DTES Plan was approved, there have been 815 new units of social housing and 534 new units of secured market rental approved, under construction or completed inside the Downtown Eastside. If approved, this project would increase this number to 895 new social housing units and 596 secured market rental units.

Table 3: Progress towards DTES Plan Housing Targets (September 30, 2017)

		TARGETS	CURRENT PROJECTS				GAP
		10-Year Target (2023)	Completed	Under Construction	Approved	Total	(2023 Target)
Social Housing inside the DTES	Total Units	1,400	465	303	47	815	585
	Units at Welfare		367	119	21	516	
Secured Market Rental Housing inside the DTES	Total Units	1,650	74	312	148	534	1,116

1. Unit numbers exclude the units in this proposal, pending approval at Development Permit Board of this application.
2. DTES Plan targets for secured market rental include 100% rental projects, new units achieved through mixed projects, such as the DEOD 40% rental inclusionary policy and conversion of SRO rooms to self-contained units.

SRO Replacement Policy:

Longstanding Council policy is to replace all SROs (which include SRA-designated buildings such as the existing Stanley New Fountain) with self-contained social housing units on a one-for-one basis. The 33 West Cordova redevelopment will not only provide 80 units of self-contained social housing, thereby significantly increasing livability for tenants who will have their own washroom and kitchen, but all of the units will be secured at or below the shelter component of Income Assistance.

The DTES Plan recognizes the importance of designing new social housing that meets the needs of the community, through identifying specific affordability requirements in the definition of social housing and enabling new forms such as micro dwellings in this community. As a result, units for singles (i.e. studios and one-bedrooms) that rent at or below the equivalent of the shelter component of Income Assistance both inside and outside the Downtown Eastside are tracked towards the DTES Plan’s SRO replacement target in order to monitor how the City is meeting the housing need for this very low-income cohort. Since the DTES Plan was approved, 892 completed social housing units citywide have been designated for singles and rent at the shelter component of Income Assistance, and are therefore counted towards the Downtown Eastside SRO replacement targets. If approved and once completed, this project would increase the number of SRO replacement units to 972.

SRA By-law and Tenant Relocation:

The 80 rooms in the existing Stanley New Fountain Hotel are designated under the SRA By-law and, as such, the applicant must obtain an SRA demolition permit in order for the redevelopment to proceed. As part of the DTES Plan, the SRA By-law was amended in order to expedite SRA permits for non-market projects by delegating Council authority for the approval of SRA demolition permits to the General Manager of Community Services. Should the Development Permit Board approve the development permit in principle, staff will recommend that the General Manager of Community Services approve an SRA demolition permit to demolish the 80 SRA designated rooms the Stanley New Fountain prior to issuance of the Development Permit (see Recommended Condition 1.7).

The SRA by-law also includes specific provisions with respect to tenant relocation. If an SRA designated building is demolished and replaced with self-contained social housing, all tenants must be given right

of first refusal to rent a unit in the new building. BC Housing has committed to allowing all returning Stanley New Fountain tenants to come back to the new social housing at rents no greater than the shelter component of Income Assistance, unless they have relinquished their right to return through an agreement associated with their new housing.

At the time of submission of the Tenant Relocation Plan, 77 rooms were tenanted. The average rent in the building for a single room was \$375, with many of the tenants receiving Income Assistance. The average length of tenancy was 3 years. Many of the tenants required a high level of supports. BC Housing worked with the housing operator, PHS Community Services Society, to relocate all tenants into improved permanent housing with supports at the same rent rate, including into newly renovated BC Housing SRO units as well as other vacant units in buildings managed by PHS. A final Tenant Relocation Report will be required prior to issuance of an Occupancy Permit (see Recommended Condition 1.8).

PROCESSING CENTRE - BUILDING

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Processing Centre-Building staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, firefighting access and energy utilization requirements.

NOTIFICATION

A site sign was placed on site on May 20, 2016. Notification postcards were sent to 1,950 neighbouring property owners on May 24, 2016 advising them of the application and offering additional information on the City's website. The postcard and development application materials were posted online at Vancouver.ca/devapps. In addition an open house was advertised on the sign and online, and was hosted on June 14, 2016. Forty-eight people signed in at the open house and 28 written comment sheets were received from notification. An additional 27 comments were received. Comments included concerns regarding massing, height, heritage retention, tree retention, the proposed underground performance venue, social and market rental units, retail units, proposed LED screen, parking and loading, garbage management, integration with Blood Alley Square.

A revised submission was received on September 1, 2017 and a second postcard notification was sent on October 19, 2017 to 2,020 neighbouring property owners. A second open house was held on November 7, 2017. Twenty-three people signed in and 19 comment sheets were received. An additional 11 comments were received. In summary 14 respondents supported the project, 4 were neutral and 12 expressed concerns. Comments from both the open house and notification are summarized below:

Building Design and Massing:

- Support the revised massing and height.
- Concern that the height is over 75 ft. (22.9 m) and would set a precedent for taller buildings in the HA-2 zone.
- Suggest balconies on the south side of the market rental units could make the elevation more "neighbourly" and lively.

- The north elevation is a bit sterile and should be more compatible with the surrounding heritage buildings. Suggest removing the balconies on the north elevation.
- Concern the building will shadow Blood Alley Square.
- Suggest the interior floor level fronting Blood Alley Square should be lowered to better meet the existing Blood Alley Square grade.

Staff Response:

- Recommended Condition 1.1 request design revisions to the market rental building in order to better fit with historical Gastown.
- Staff have generally administered the HA-2 District Schedule to recommend height relaxations above 75 ft. (22.9 m) to permit extra storeys only when a project provides a significant public benefit component.
- The building form has been strategically placed to maximize direct afternoon sunlight onto Blood Alley Square.
- As part of the Blood Alley Square redesign, staff directed the interior floor fronting the square to be raised and structurally supported, in order to create more space for existing tree roots to grow. Furthermore, the new grades of Blood Alley Square will create a more active and socially conducive interface with the ground floor uses of 33 West Cordova, while also reducing the length of ramps/stairs and the need for railings.

Heritage:

- Concern that building is not sympathetic to the existing and surrounding heritage buildings and does not meet heritage requirements of the HA-2 district schedule and guidelines.
- Support the revised elevation facing Cordova Street and integration of the existing heritage façades.
- Concern that two designated buildings will be demolished.
- Concern there is a poor level of conservation of retained materials.

Staff Response: Both the VHC and GHAPC supported the project, while expressing concerns related to contradicting planning policies confronting social housing and heritage public interests. Standard Heritage Conditions A.1.20 - A.1.30 are to ensure that the existing façades are retained and conserved.

Commercial Units:

- Disappointed by the loss of the performance venue.
- Support removal of the performance venue.
- The retail frontages design could be more interesting to engage the public.
- Concern the retail units will be too high end and will isolate the social housing residents.

Staff Response: The VDP, Fire & Rescue Services and The Building Review Branch all had concerns with the previously proposed underground performance venue, and the performance venue has been deleted as a result. Recommended Condition 1.3 (vii) and Standard Heritage Conditions A.1.20 and A.1.23 seek design development to enrich the public sidewalk.

Social Housing Units:

- Support the provision of social housing units on site.
- Concern the social housing residents will feel isolated. Suggest a communal kitchen.
- Would prefer to see SRO units spread throughout the City.

Staff Response: The proposal supports Council policy to replace SRO's and provide self-contained units within the DTES as well as to meet social housing targets for the City. The DTES Plan tracks units citywide that are secured at the shelter component of Income Assistance, and are counted towards the DTES SRO replacement targets. The application contains both indoor and outdoor amenity spaces, including kitchen facilities in the indoor amenity area.

Parking and Loading:

- Support the reduced parking.
- Suggest additional bicycle racks outside the building.
- Do not support loading for the site on Blood Alley Square.

Staff Response: Staff are satisfied with the 12 Class B bicycle parking spaces proposed as it complies with the Parking By-law requirements, and are confident the applicant can meet and exceed the bicycle parking requirements through their Green Mobility Strategy response (see Standard Engineering Condition A.2.24). A loading strategy for this site and neighbouring properties has been integrated into the redesign of Blood Alley Square. Taking into consideration the large amount of heritage buildings in the vicinity, most of which are not equipped with loading spaces within their properties, an open loading area that can be used by the entire neighbourhood as well as 33 West Cordova has been a consistent criteria for the new design of Blood Alley Square.

Tree Retention:

- Would like to see all of the trees retained.

Staff Response: Blood Alley Square is currently undergoing a concurrent process for a new design being led by City of Vancouver staff. A critical principle of the redesign is retention of as many trees as possible.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by both the Development Permit Board and the Director of Planning.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

It also requires the Board to consider a By-law relaxation, per Section 4.3 of the HA-2 District Schedule. The Staff Committee supports the relaxations proposed.

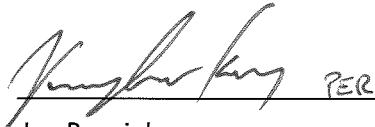
With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of loading and parking. The Staff Committee supports the relaxations proposed.



for J. Greer
Chair, Development Permit Staff Committee



Paul Cheng
Development Planner



Joe Bosnjak
Project Coordinator

Project Facilitator: L. King

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 provision for the two proposed restaurants to be exhausted through the roofs of the new buildings;

Note to Applicant: The public realm and the numerous existing residential and commercial businesses in the densely-packed historical area should be protected from any strong cooking odors that are produced by the restaurants. Since these buildings will likely remain the tallest within its vicinity in this historical area, exhausting through the roofs would minimize any potential conflict with the neighbouring areas and buildings.

- A.1.2 deletion of the label “CRU” in the restaurant garbage room;

Note to Applicant: For all new developments in Gastown, the storage of garbage should be retained within the building. Furthermore, Recommended Condition 1.2 (iii) requires a limitation to the amount of visual interface between the CRU’s and Blood Alley Square.

- A.1.3 compliance with Section 4.3 - Height, of the HA-2 District Schedule of the Zoning and Development By-law;

Note to Applicant: Discretionary height increases required to achieve barrier-free access to this space will be considered as per the City of Vancouver bulletin on ‘Roof Mounted Energy Technologies and Green Roofs - Discretionary Height Increases’.

- A.1.4 confirmation of Floor Area;

Note to Applicant: The following areas should be noted under floor area stats (anything other than open balcony are included in floor area). Also a breakdown of the non-residential floor area as per specific use in the building to be provided.

- A.1.5 compliance with Section 10.21 - Dwelling Units of the Zoning and Development By-law;

Note to Applicant: Units 302, 410 and 510 are less than the 320 sq. ft. minimum noted under this Section.

- A.1.6 compliance with Section 6 - Bicycle parking in accordance with the Parking By-law;

Note to Applicant: A total of 178 Class A for Residential and 3 Class A for Non-Residential is required.

- A.1.7 provision of details of bicycle rooms, in accordance with Section 6 of the Parking By-law, which demonstrates the following:

- i. a provision of one electrical receptacle per two bicycle spaces for the charging of electric bicycles;
- ii. notation on the plans that, “Construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law”;

- A.1.8 provision of internal access for retail units on ground floor;
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- A.1.9 provision of a heat treatment room that is not accessed via the garbage room, but is directly accessed from the exterior;
- A.1.10 provision of a minimum of 5.7 m (200 cu. ft.) of useable storage space for each dwelling unit for the storage of bulky items such as winter tires, ski and barbecue equipment, excess furniture, etc.;

Note to Applicant: The storage area(s) may be below grade with individual lockers in a common space or may be provided ensuite; however, laundry facilities should not be located inside such storage areas. Refer to Bulk Storage - Residential Development bulletin for more information.

- A.1.11 deletion of all references to the proposed signage, or notation on plans confirming that: "All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner assumes responsibility to achieve compliance with the Sign By-law and to obtain the required sign permits.";

Note to Applicant: The Sign By-law Coordinator should be contacted at 604.871.6714 for further information.

- A.1.12 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

Standard Landscape Conditions

- A.1.13 verification by the appropriate design professional that the proposed glass pavers in the pedestrian mews will have non-skid surface properties and a safe walking medium, particularly when wet (see Standard Engineering Condition A.2.5).

Note to Applicant: this can be done by providing cut sheet specifications, written confirmation and notations on the plans. Any intent to underlight the glass pavers should also be clarified.

- A.1.14 further refinement of the street, Blood Alley Square and Trounce Alley tree protection plan in coordination with all phasing of the project;

Note to Applicant: The arborist will need to be engaged to prepare a detailed tree protection strategy report that is fully coordinated with the construction schedule and with respect to the constraints of establishing standard tree barriers on this site (see Standard Engineering Condition A.2.8). Due to the traffic patterns and pedestrian activity, in addition to construction access challenges, the City is prepared to accept a modified tree protection scheme or arborist supervision in lieu. The analysis should include pedestrian overhead protection structures, pedestrian movement, façade retention structures, curbside parking and/or construction trailers, access and loading. A phased tree protection plan, in combination with periodic arborist site supervision may be necessary.

- A.1.15 provision of an arborist supervision assurance letter;

Note to Applicant: The letter should outline the important construction milestones and tree protection actions (in detail) where the arborist will need to be notified in advance to attend the site and provide services. The letter should and be signed by the applicant/owner, the arborist and the contractor.

- A.1.16 provision of robust tree planters on the upper decks of sufficient size to support long term tree health;

Note to applicant: For each tree, growing medium should be approximately 1 m deep and no less than 0.6 m radially, as measured from the trunk.

- A.1.17 provision of detailed, large scale architectural cross sections through all planters, planted areas and revisions to the landscape sections;

Note to Applicant: Both the architectural and landscape sections should include details for metal planters, planted areas and retaining walls with soil depth dimensions (inside dimension) in the vertical and horizontal plane. Architectural sectional drawings that are presented at a small scale should be augmented with larger scale drawings to show the planter-slab relationship.

- A.1.18 provision of high efficiency irrigation for all planted areas and individual hose bibs for urban agriculture areas, and all private patios of 100 ft² (9.29 m²) or larger;

Note to Applicant: Provide a separate partial irrigation plan (one sheet size only) or equivalent that illustrates symbols for hose bib and stub out locations. There should be accompanying written notes on the same plan and/or landscape plan describing the intent and/or standards of irrigation.

- A.1.19 incorporation of the principles of the City of Vancouver, Bird-Friendly Design Guidelines for the protection, enhancement and creation of bird habitat and to reduce potential threats to birds in the City;

Note to Applicant: this can be demonstrated on the landscape plan, plant list and a written rationale. Refer <http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

Heritage Planning:

- A.1.20 further design development to rehabilitate the New Fountain Hotel storefronts to be more closely reflective of the original (or a period) historic condition and character. Provide large scale drawings and details;

Note to applicant: Reconstructed storefronts, as proposed, appear too contemporary. The conservation plan (section 5.5.) calls for rehabilitation of the storefronts based on archival photographs, which does not seem to have been achieved by the proposed design. Although designed and constructed in a contemporary manner, the storefronts should have all the traditional components (transom windows, baseplate, recessed doors), composition, proportions and materials of a historic storefront. The compatibility level is perhaps best described by the following: when viewed from some distance (across the street) the storefronts should appear to be historic, but on a close inspection the contemporary age of their design and construction should become evident. It is strongly suggested that wood, metal or a combination of the two be used (e.g. metal columns, as proposed, with wood storefront framing). The new design should be based on photo or other available historic evidence (architectural documentation, studies, history books etc.). If sufficient evidence does not exist, the design could be informed by typical, period Gastown storefront designs as found in the surrounding area. Consideration should be given to laminated single glazing, as more historically compatible application for storefronts in historic areas.

A.1.21 further design development to the restoration of the windows on the retained heritage principal façade of the New Fountain Hotel, to fully implement the Conservation Plan section 5.6.1. which stipulates the following: “Restore all windows with double hung wood-sash windows, with integral horns on the upper sashes as shown in archival photographs.”. Provide large scale drawings and details;

Note to Applicant: As it is not clear what the original windows looked like provide drawings of the historic and proposed conditions.

A.1.22 further design development to ensure that both New Fountain Hotel cornices, the main on top of the heritage façade as well as the intermediate one, above the storefronts, be primarily preserved and restored, not replaced and replicated. Provide large scale drawings and details;

Note to Applicant: The proposed design is calling for rehabilitation with limited retention of existing materials. Please see your conservation plan, section 5.6. and implement.

A.1.23 further design development to rehabilitate the Hotel Stanley storefronts to be more closely reflective of the original (or a period) historic condition and character. Provide large scale drawings and details;

Note to applicant: Reconstructed storefronts, as proposed, appear too contemporary. The conservation plan (section 5.4.) calls for rehabilitation of the storefronts based on archival photographs, which does not seem to have been achieved by the proposed design. The same comments as for the Fountain Hotel (see above) apply.

A.1.24 further design development to the restoration of the Hotel Stanley windows on the retained heritage principal façade, to fully implement the Conservation Plan section 5.5.1. which stipulates the following: “Restore all windows with double hung wood-sash windows, with integral horns on the upper sashes as shown in archival photographs.”. Provide large scale drawings and details;

Note to Applicant: As it is not clear what the original windows looked like provide drawings of the historic and proposed conditions.

A.1.25 further design development to ensure that both Hotel Stanley cornices, the main on top of the heritage façade as well as the intermediate one, above the storefronts, be primarily preserved and restored, not replaced and replicated. Provide large scale drawings and details;

Note to Applicant: The proposed design is calling for rehabilitation with limited retention of existing materials. Please see your conservation plan, section 5.6. and implement.

A.1.26 provision of all architectural documentation to cross-reference the approved conservation plan, as required;

Note to Applicant: Developments permit documentation to ensure that all heritage conservation procedures, including minor ones (like conservation of window sills, pilaster finials etc.) are properly recorded and not missed or misinterpreted.

A.1.27 development of a stabilization plan to ensure that the principal façades which are to be retained do not get damaged during the demolition and/or construction process. The plan should develop procedures to structurally and otherwise safeguard the two façades including all heritage materials, features and components;

Note to Applicant: The Conservation Plan should be amended to include the Stabilization Plan.

- A.1.28 provision of an “Assurance of Retention of Existing Portions of Buildings” letter and colour coded detailed elevation drawings from a registered Architect or Engineer are to be submitted, in triplicate, verifying that the portions of the existing structure shown as being retained can in fact be retained and that he/she will supervise the construction to ensure the retention occurs;
- A.1.29 acknowledgment that the part of the building shown as being retained will be retained in place, and not removed from their original location within the building at any time; and
- A.1.30 acknowledgment that retained façade (wall) means the retention of the existing materials and assemblies.

Note to Applicant: retention of floors and roof are not anticipated in this project. The drawings should indicate, in detail, the proposed strategies for conservation (retention and /or replacement of all existing windows, trims, cladding materials, as per the Conservation Plan developed. In addition, three copies of a letter signed by the Registered Architect or Engineer, indicating the sequence of construction, are to be submitted, in order to ensure that the construction is carried out in a manner that retains the building components (principal façades) on the site at all times and in accordance with any legal agreements. Retention of heritage principal façades is required. Therefore the above information is required to ensure that the proposed work is viable. If significant structural changes are proposed, then a full set of revised drawings, including plans and sections will be required. A copy of the approved retention drawings and the sequence of construction letters will form part of any approved Building Permit drawings. Please contact the Development or Heritage Planner if you have any questions about these issues.

A.2 Standard Engineering Conditions

- A.2.1 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lot 11, Except Portions in Reference Plans 1457 and 11078; and Lots 12 and 13, Both Except Part in Reference Plan 11078; and Lot 14, Except (A) the East 26 Feet and (B) Part in Reference Plan 11078; all of Block 2, Old Granville Townsite, Plan 168 to create a single parcel;
- A.2.2 clarification is required, including a draft proposal, on the future air space parcel subdivision and ownership of parcels between Westbank and BC Housing;
- A.2.3 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for all building elements (including the heritage façade and stairs, ramps etc. on Blood Alley) which encroach onto City property. Easement & Indemnity Agreement 521420M for existing building encroachments onto West Cordova Street does not appear to validate all encroaching façade elements. Upon completion of the exterior work, a new BC Land Surveyor’s Location Certificate will be required to confirm the extent of any building encroachments at that time.

Note to Applicant: An application to the City Surveyor is required. To enable permit issuance a letter of commitment, to enter into a modified or replacement City standard encroachment agreement for any encroachments, is required.

- A.2.4 clarification is required as to which Blood Alley Square elements (stairs, ramps, etc) are essential to the development and confirmation of access and egress locations and that all will meet code requirements;

Note to Applicant: confirmation letter signed by the Certified Professional to the satisfaction of the CBO will be required to confirm all encroachments will be code compliant.

A.2.5 arrangements are to be made to the satisfaction of the Director of Planning and Director of Legal Services in consultation with the General Manager of Engineering Services for the provision of a statutory right of way over the pedestrian breezeway from West Cordova Street to Blood Alley for public access. The proposed glass block surface must comply with the Street Restoration Manual co-efficient of friction requirements;

Note to applicant: consideration of access, egress, and code compliance must be considered if the breezeway may only be accessible at certain times of the day.

A.2.6 arrangements are to be made with BC Hydro for the relocation of the Vista Switch in Blood Alley Square;

A.2.7 arrangements are to be made for the removal of the sump, storm and sanitary sewer lines encroaching onto blood Alley Square, and the release of Easement & Indemnity Agreement 541166M;

A.2.8 arrangements to the satisfaction of the General Manager of Engineering Services for the construction of the development site in coordination with the construction of Blood Alley Square. Consideration of construction of the Blood Alley Square project with 33 West Cordova Development (Blood Alley Square project would be at the City's cost);

Note to Applicant: Engineering must be contacted for permissible street use and access requirements. 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 substantial lead time for any major crane erection/removal or slab pour that requires additional street use beyond that already identified project street use permissions. The applicant should be advised that there may be impacts to Cordova which could affect street use permissions. Special consideration and a protection plan for the street trees in Blood Alley Square will be required (see Standard Landscape Condition A.1.14).

A.2.9 arrangements to the satisfaction of the General Manager of Engineering Services for the maintenance of portions of Blood Alley Square and Trounce Alley improvements;

A.2.10 upon removal of the stairs currently encroaching into Blood Alley Square, arrangements are to be made to discharge Easement & Indemnity Agreement H16778, and Easement & Indemnity Agreement F14633 (registered on neighbouring Parcel A);

A.2.11 confirmation of loading and access to loading requirements for neighbouring Parcel A (Ref. Plan 1457), PID 004-776-151 (57 West Cordova Street), since the proposal will impact their rear encroaching stairway (see Easement & Indemnity Agreement F14633);

A.2.12 removal of all vent gratings encroaching onto West Cordova Street, and make arrangements for restoration to the satisfaction of the General Manager of Engineering Services and for the release of Easement & Indemnity Agreement 505398M noting the following;

- a) The ventilation areaway cut-off walls shall be designed by a Professional Structural Engineer and constructed on the property owner's side of the property line. A signed and sealed drawing of the cut-off walls shall be submitted to Engineering Services.
 - b) The property owner shall be responsible for removing and/or relocating all utilities, mechanical equipment, construction materials, debris etc. located within the areaways.
 - c) The areaway cut-off walls shall be waterproofed and drained to the satisfaction of the property owner.
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- d) The areaway voids shall be backfilled in accordance with the CoV Street Restoration Manual. No demolition material or construction debris shall be used as backfill.
- e) The existing ventilation grating roof structures shall be removed.
- f) The sidewalk shall be reconstructed to match the sidewalk standard for the area and in accordance with the City of Vancouver Street Restoration Manual.
- g) A record of inspection of the completed cut off walls shall be submitted to Engineering Services.

A.2.13 a canopy application is required;

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage system. Canopies are defined as a rigid roof like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56 mm in thickness. (VBBL section 1A.9.8);

A.2.14 provision of updated drawings, which include and incorporate the updated Building Grades, to be issued by the City, and design grades along Cordova and Blood Alley Square;

Note to Applicant: Engineering Services is completing the design for Blood Alley Square and will be updating the Building Grades. The application set currently does not show or reflect the current City issued Building Grades. Contact Streets Design for the amended Building Grade Plan. Show all Building Grades on all relevant drawings;

A.2.15 provision of CIP light broom finish concrete sidewalks with saw cut joints between the brick utility strip and the building face adjacent the site and deletion of the proposed sandblasted concrete finish;

A.2.16 deletion of proposed bulge and tree on West Cordova Street;

A.2.17 deletion of proposed Class A loading space from West Cordova Street;

A.2.18 deletion of the 'proposed' Class A and Class B loading spaces from the loading summary on the Data Sheet;

Note to Applicant: The loading spaces within Blood Alley square are public loading spaces similar to on-street loading spaces in other parts of the city, and therefore are not exclusively for the use of 33 West Cordova.

A.2.19 deletion of 'kitchen' from the bike elevator which is to be exclusively for bike use;

Note to Applicant: The bike access and kitchen access are not complimentary uses.

A.2.20 ensure the interior elevator dimensions for all elevators intended to accommodate bicycles have interior dimensions of a minimum of 2,050 mm x 1,680 mm and that the bicycle elevator(s) are "straight through configuration" with an entrance and exit door;

A.2.21 provision of a bicycle elevator for BC Housing bicycle parking use, or provide a corridor connecting the BC Housing bicycle parking to the dedicated bike elevator;

- A.2.22 provision of automatic door openers on the doors providing access to the bicycle rooms and note on plans;
- A.2.23 provision of a plan showing the access route from the Class A bicycle spaces to reach the outside;
- A.2.24 provision of a Green Mobility and Clean Vehicles Strategy that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes, including walking, cycling, public transit and provision for low carbon vehicles (e.g. electric vehicles), completed to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any legal agreements required by this Strategy on terms and conditions acceptable to the City ;

Note to Applicant: Terms and conditions acceptable to the City would include the provision of an additional 43 bicycle parking spaces, and a contribution of \$100,000 to provide pedestrian realm improvements to better accommodate persons with disabilities near the site, or, provide other TDM measures to support zero parking. Provision of additional bicycle parking, off-site car share spaces, a bicycle co-op, transit subsidies for tenants, a combination of these, or other transportation demand management (TDM) measures are required to offset increased demand for non-auto transportation as a result of zero parking. Special consideration for persons with disabilities is required to offset zero disability parking spaces.

- A.2.25 clarification that the storage units in storage room on Level B2 Floor Plan, between grid lines 10/11 by the bike elevator, are bicycle lockers;
- A.2.26 clarification of garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane; and

Note to Applicant: Limited space in the lanes/streets in this area may not allow for the storage of garbage/recycling containers (e.g. carts and dumpsters) on City right-of-way. The City is working with the Gastown BIA to determine a waste hauling strategy for the area, which this development will need to incorporate into their response.

- A.2.27 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.

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.

Note to Applicant: Please ensure that in your consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

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 **June 8, 2018** 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.2 Conditions of Development Permit:

- B.2.1 All services, including telephone, television cables and electricity, shall be completely underground.
- B.2.2 No exposed ductwork shall be permitted on the roof or on the exterior face of the building without first receiving approval of the Director of Planning.
- B.2.3 All approved street trees shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.4 In accordance with Protection of Trees By-law Number 9958, all trees are to be planted prior to issuance of any required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- B.2.5 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of site trees is permitted only as indicated on the approved Development Permit drawings.
- B.2.6 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 of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.

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

- B.2.7 No enclosure of balconies is permissible for the life of the building.
 - B.2.8 If the development is phased and construction is interrupted, the project will require an amendment, to the satisfaction of the Director of Planning, to address how the incomplete portions of the development will be treated.
 - B.2.9 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking
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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.2.10 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.11 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during subsurface work at the site.
- B.2.12 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.2.13 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.
- B.2.14 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. 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 building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
- B.2.15 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permit.**
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