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**CITY OF VANCOUVER  
PLANNING & DEVELOPMENT SERVICES**

**DEVELOPMENT PERMIT STAFF COMMITTEE  
MEETING  
February 5, 2020**

**FOR THE DEVELOPMENT PERMIT BOARD  
February 18, 2020**

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**138 Main Street (COMPLETE APPLICATION)  
DP-2019-00560 - DEOD SUB-AREA 1 MAIN/HASTINGS**

**BC/PS/OE/TL/MB**

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present**

J. Greer (Chair), Development Services  
C. Chant, Engineering Services  
D. Autiero, Development Services  
J. Olinek, Urban Design & Development Planning

**Also Present**

B. Clark, Urban Design & Development Planning  
P. Sheikhabari, Development Services  
O. Eriksson, Landscape Planning  
M. Bird, Development Services  
T. Lam, Arts Culture Community Services

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**APPLICANT**

Sandra Moore  
Birmingham and Wood Architects  
231 Carrall Street  
Vancouver BC  
V6B 2J2

**PROPERTY OWNER**

Anhart Community Housing Society  
PO Box 5003 Stn Main  
Vancouver BC  
V6B 4A9

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**EXECUTIVE SUMMARY**

**Proposal**

To develop the site with a six storey, mixed-use building consisting of retail at grade and 70 micro dwelling units from the second to sixth storey with no parking.

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	Parking Rational

**Issues**

1. Livability
2. Public Realm
3. Parking

**Urban Design Panel**

This application has not been reviewed by the Urban Design Panel.

**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DP-2019-00560 as submitted, the plans and information forming a part thereof, thereby permitting the development of a six storey, mixed-use building consisting of retail at grade and 70 micro dwelling units from the second to sixth storey with no parking, 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 arrangements to be made to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement for a term of 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:
  - i. a no separate sales covenant;
  - ii. a no stratification covenant;
  - iii. a provision that none of such units will be rented for less than one month at a time;
  - iv. a requirement that a minimum of 60% of all Dwelling Units in building to comply with the definition of "social housing" as defined in the Vancouver Development Cost Levy By-law No. 9755 (the "Social Housing Units") of which:
    1. not less than 33% of the Social Housing Units (14 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;
    2. the target rents and affordability for the remaining 66% of Social Housing Units (22 units) will be as follows:
      - a. not less than 33% of the Social Housing Units to be occupied only by households with incomes at or below the then current applicable Housing Income Limit (HIL) and each rented at a monthly rate no higher than the amount equal to 30% of the aggregate household annual income of the members of the household occupying such Social Housing Unit (for the immediately previous 12 months) divided by 12 months provided that if any such Social Housing Units are Micro Dwelling Units, then such Micro Dwelling Units shall be rented at a monthly rate no higher than the lesser of:
        - i. the average market monthly rent for studio apartments in the East Hastings zone (as may be renamed from time to time) as stated annually; and
        - ii. 1/40th of the then current HIL for studio apartments; and
      - b. the remaining Social Housing will be the lesser of Affordable Market Rents and ninety percent (90%) of:
        - i. the appraised market rent for a comparable unit in the East Hastings zone (where a "comparable unit" means a unit of the same type, similar sized and in a building with a similar age and quality of construction); or

- ii. in the absence of comparable units in the East Hastings zone, CMHC's Rental Survey for Vancouver by year of construction, 2005+ category, or an equivalent publication (as may be approved by the General Manager of Arts, Culture and Community Services);

and provided further that if any such Social Housing Units are Micro Dwelling Units, then such Micro Dwelling Units shall be rented at a rate no higher than the average market rents for studio apartments in the East Hastings zone (as may be renamed from time to time) as stated annually in the Canada Mortgage and Housing Corporation's Annual Rental Market Survey or an equivalent publication (as may be approved by the General Manager of Arts, Culture and Community Services);

- 3. a requirement that the remaining 40% of the Dwelling Units (28 units) be secured as rental and rented at rents below the average market rents for studio apartments in the East Hastings Zone, in accordance with the annual Canadian Mortgage and Housing Corporation Rental Housing Market Survey or equivalent publication and in compliance with the City's Micro Dwelling Policies and Guidelines;
- 4. a requirement that all Dwelling Units in the building are contained within a single parcel or air space parcel and legally and beneficially owned by a non-profit corporation, a non-profit cooperative association or by or on behalf of the City, the Province of British Columbia or Canada; and
- 5. such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability, General Manager of Arts Culture and Community Services and the Director of Legal Services may in their sole discretion require.

**Note to Applicant:** This condition will be secured by a Housing Agreement and Section 219 Covenant to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

- 1.2 design development to meet the intent of the Micro Dwelling Policies and Guidelines, as follows:

- i. provide a minimum clear ceiling height of 2.74 m (9'-0") feet for all dwelling units;

**Note to Applicant:** The applicant has advised this is achievable.

- ii. maximize natural light within micro dwelling units as follows:
  - 1. incorporate larger, taller windows such as floor-to-ceiling curtain wall glazing, ideally a minimum of 1.8 m (5'-11") wide to accommodate two people standing side by side;
  - 2. consider use of architectural devices such as light shelves and strategically placed reflective or mirrored surfaces;
  - 3. implement an interior lighting strategy and design based on solar orientation and expected ambient light levels, with consideration of up lighting;
  - 4. locate windows to suit interior lay-outs;
  - 5. incorporate glazed doors and transom glazing as feasible; and
  - 6. use light-toned interior colour schemes.

**Note to Applicant:** The Micro Dwelling Policies and Guidelines seek 3 m (9'-10") minimum clear width for all habitable primary living/sleeping spaces. The units along Main Street and the lane are approximately 0.3 m (1') too narrow. As compliance would result in the loss of approximately 10 units, staff seek the above-noted design improvements to increase ambient natural light and maximize perception of interior space. Details fully explaining response to these conditions should be provided.

- iii. provide dimensioned drawings confirming proposed unit layouts allow sufficient clear maneuvering space around fixed furniture;
- iv. consider providing sufficient bulk storage for all units;

**Note to Applicant:** The applicant has advised this is achievable.

- 1.3 design development to improve livability of interior units facing the light well, as follows:

- i. consideration to enlarge the light well at the upper floors, by sloping or stepping back to approximate a 70 degree vertical light angle, possibly reducing from 4 to 3 units at the top floor(s);
- ii. provide light-toned cladding on the light well façades, and visual interest by materials, texture, colour and detailing; and

**Note to Applicant:** These conditions are to address a potential party wall on the north property line, which could result in a 4 m (12'-11") wide light well.

- iii. improve visual and acoustic privacy conflicts between adjacent units at the inside corners, by shifting windows of double-fronting units north and by using obscure glazing.

- 1.4 design development to reinforce the historical context and character, with consideration of a more prominent horizontal cornice facing Main Street, detailed resolution of the storefront and the transition to the second floor above, and ensuring all projecting elements are contained within the property line. See Engineering Condition A.2.2;

- 1.5 design development to enhance the public realm by coordinating location of a new bench and other public-oriented features near the residential entry;

**Note to Applicant:** Main Street is an important pedestrian route north to parks and the waterfront. See Engineering Condition A.2.4 and A.2.5;

- 1.6 design development to differentiate the residential entry from the commercial frontage, with provision of:

- i. a distinctive entry canopy with integrated lighting;
- ii. special architectural treatments (i.e. jambs, inset) including use of colour, materials, and textures; and
- iii. feature paving within the property line.

- 1.7 design development to promote a more pedestrian-friendly character along the lane;

**Note to Applicant:** This could be achieved by architectural treatments, transom glazing where possible to increase perception of surveillance, and architecturally integrated non-glare building-mounted lighting. See Conditions A.1.25 and Engineering Condition A.2.6;

- 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

Technical Review for: 138 Main St		DEOD	DP-2019-00560
PERMITTED / REQUIRED		PROPOSED	
Site Size		50/50.02 ft X 120.01/120.02 ft	
Site Area	Per survey plan	557.56 m <sup>2</sup> = 6,001.50 ft <sup>2</sup>	
Uses <sup>1</sup>	Uses may be prescribed by DPB	Retail commercial, Residential, Micro dwelling 60% Social Housing (42 units) and 40% Market Rental (28 units)	
Setback	Side yard: set back an adequate distance where site abuts an existing residential building	Side (North) 0.00 ft Side (South) 1.00 ft Rear (East) – rear 0.00 ft	
Height <sup>2</sup>	Maximum: approximately 8 storeys 98.43 ft Minimum: approximately 3 storeys 36.09 ft	6 storeys plus cellar Top of roof access 84.71 ft Top of parapet 75.38 ft	
FSR <sup>3</sup>	Maximum 1.00 FSR Density increase per DPB(60% Social Housing and 40% market rental units) 5.00 FSR	Residential 4.72 FSR Retail 0.48 FSR Total 5.20 FSR	
Floor Area <sup>3</sup>	Maximum 30,007.50 ft <sup>2</sup>	Residential 28,636.84 ft <sup>2</sup> Retail 2,895.47 ft <sup>2</sup> Thermal Excl (1% as provided) 300.00 Total 31,216.99 ft <sup>2</sup>	
Amenity <sup>4</sup>	Maximum 6,001.50 ft <sup>2</sup>	Common Laundry room and reading/study area excluded from FSR as amenity 480.00 ft <sup>2</sup>	
Open Residential balconies	Maximum 8% 2,290.95 ft <sup>2</sup>	Open residential balconies 0.00% - ft <sup>2</sup>	
Dwelling Unit Type	At least 60% of the residential units comprising not less than 40% of the gross floor area above a floor space ratio of 1.0 are developed as social housing and the remaining 40% of the residential units comprising not more than 60% of the gross floor area above a floor space ratio of 1.0 are developed as secured market rental housing.	Micro dwelling 100% 70 units Social Housing shelter rate 20% 14 units Social Housing HILS rates 20% 14 units Social Housing market rate 20% 14 units Market rental 40% 28 units Total 100% 70 units	
Dwelling Unit Area	Micro dwelling units Minimum area of 250 ft <sup>2</sup> up to 320 ft <sup>2</sup>	All micro dwelling units are located at levels 2 to 6 Area of proposed micro dwelling units 250 to 315 ft <sup>2</sup>	

continue with Parking, Loading, Bicycle on the next page

Technical Review for: 138 Main Street					DEOD					DP-2019-00560					
PERMITTED / REQUIRED					PROPOSED										
Parking <sup>5</sup>	Shelter Rate units (14 units)	1													
	Social Housing HILS (14 units)	4													
	Social Housing at market rates(14units)														
	and secured market rental(28 units)	8													
	Total Residential		13												
	Small - maximum 25%	3													
	Disability	3													
	Visitor		4												
	Retail 4.1.4(a)	0													
Disability	0														
Total Retail		0													
All Uses Total		17													
All Uses Total														0	
Loading		Class	A	B	C						Class	A	B	C	
Retail 5.2.5			0	1	0							0	1	0	
Bicycle <sup>6</sup>		H	V	L							H	V	L	O	
	Class	A	A	A	B						Class	A	A	A	B
Retail		1	0	0	0						TBD	0	0	0	0
Total		1			0						TBD	0	0	0	0
Residential		84			4						TBD				
Shelter rate units		11			0						TBD				
Total Residential		85		10	4						47	24	4	0	0
Total			96		4							75		0	6
Passenger Space <sup>7</sup>		Class	A	B	C						Class	A	B	C	
Residential 7.2.1			1	0	0							0	0	0	0
Retail 7.2.5.1			0	0	0							0	0	0	0

**Notes:** (Review is based on latest Summary of Operations submitted July 2019)

<sup>1</sup> **Uses:** All proposed units are Micro Dwelling units and should enter into a Housing Agreement per Guidelines. See Housing Condition 1.1.

<sup>2</sup> **Note on Height:** Proposed height is within the minimum and maximum allowed under Section 4.6 of the DEOD ODP.

<sup>3</sup> **Note on FSR and Floor Area:** As per Section 4.5.1(a) Density, of the DEOD ODP, the Development Permit Board may permit an increase in the maximum density up to 5.0 FSR if at least 60% of the residential units comprising not less than 40% of the gross floor area above a floor space ratio of 1.0 are developed as social housing and the remaining 40% of the residential units comprising not more than 60% of the gross floor area above a floor space ratio of 1.0 are developed as secured market rental housing. Conditions A.1.10, A.1.11 and A.1.12 seek compliance and clarification.

Bicycle room exclusion at ground floor as proposed is permitted having its lowest point no higher than 1'-6" above base surface.

<sup>4</sup> **Note on Amenity:** Proposed common laundry room and reading/study area are supported to be excluded from floor area as amenity up to allowed exclusion under Section 4.8.2 of the DEOD ODP.

<sup>5</sup> **Note on Parking:**

0 parking proposed for this proposal.

Applicant to confirm which units are the market rental units for parking calculation per Section 4.5B of the Parking By-law. Shelter rate units and Social Housing HILS units are calculated per Sections 4.2.1.9A and 4.2.1.8 of the Parking By-law.

A relaxation of parking is sought and staff is in support of the relaxation per submitted relaxation rationale.

<sup>6</sup> **Note on bicycle:** Bicycle parking calculation should be done based on Section 6.2.1.2 and 6.2.1.4 (for shelter rate units). Calculation is based on updated summary of operation and proposal of 14 units as shelter rate units. Proposed Class B bicycle spaces are proposed on City property.

Conditions A.1.13, A.1.14, and A.1.15 seek compliance.

<sup>7</sup> **Note on Passenger Space:** Number of required passenger spaces are calculated based on Section 7.2.1, for residential use and 7.2.5.1 for retail use. See condition A.1.17

### Legal Description

Lot: 7 & 8  
 Block: 4  
 District Lot: 196  
 Plan: 184

### History of Application

2019-07-08 Complete DP submitted  
 2020-02-05 Development Permit Staff Committee

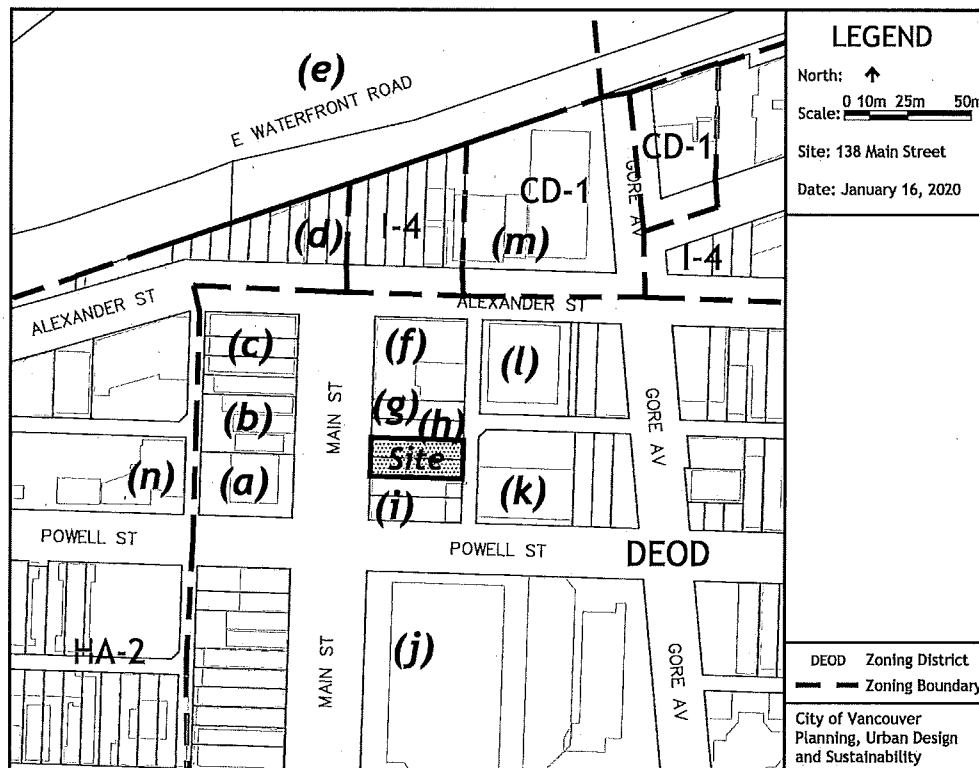
### Site

The site is located mid-block on the east side of Main Street between Alexander and Powell Streets. It measures 49 ft. by 120 ft., is currently vacant and relatively flat.

### Context

Significant adjacent development includes:

- a) Fire Hall #2;
- b) 157-179 Main Street, 8-storey mixed-use building;
- c) 190 Alexander, 7-storey mixed-use building;
- d) Wendy Poole Park;
- e) CRAB Park at Portside;
- f) China Town Lions Manor, 102 Main Street, 4-storey seniors residential building;
- g) 118 Main Street, 2-storey residential building;
- h) 126 Main Street, vacant;
- i) Kiwassa, 180 Main, 3-storey commercial building;
- j) Provincial Court of BC;
- k) Shiloh Housing Society, 245 Powell, 4-storey residential building;
- l) Burrard Iron Works, 220 Alexander Street, 2-storey commercial building;
- m) 245 Alexander Street, 10-storey mixed-use building;
- n) Four Sisters Housing Co-op, 133 Powell, 4 to 7 storey residential building;





## Background

The Downtown Eastside (DTES) Plan, the associated Rezoning Policy, and Micro Dwelling Unit Policies and Guidelines were approved by Council in March 2014. Implementation of the Plan resulted in revisions to the Downtown Eastside Oppenheimer Official Development Plan including updating the zoning's bonus density mechanism to meet the goals of the Housing Plan to prioritize the development of social housing. Using innovative development models, the DTES Plan encourages affordable housing, including allowing consideration of bonus density in developments where a mix of 60% social housing and 40% secured market rental is provided (as seen in this proposal), or where 100% social housing is provided. The DTES Plan aims to build and support sustainable social housing units and to encourage market rental development rather than strata-ownership housing in the area.

The 100 block of Main Street is characterized by a variety of two to four storey residential and commercial buildings on the east side of the street, with mixed-use, residential and commercial buildings up to eight storeys along the west. The three-storey Chinatown Lions Manor Seniors' housing complex is located two lots away to the north, and the four-storey Kiwassa office building is adjacent to the south. The 25 foot wide site to the north is presently vacant.

## Affordable Housing

This proposal is for a six storey, mixed-use building with retail at grade and a total of 70 micro dwelling units, of which 28 (40%) are market rental. The remaining 42 units (60%) are affordable housing units comprising of: 14 units are shelter rate, 14 units at Housing Income Limit rate, and 14 units at affordable market rental rates as per the Micro Dwelling Policies and Guidelines. The development provides deeply affordable housing.

## Applicable By-laws and Guidelines

### 1. Downtown-Eastside/Oppenheimer Official Development Plan (DEOD ODP), Sub-area 1 (Main/Hastings)

This site is located in Sub-Area 1 (Main/Hastings) of the DEOD ODP. As such, it is regulated specifically by Section 4 as well as Sections 1 through 3 of the DEOD ODP.

The Main/Hastings sub-area is an important gateway to the Downtown, flanked by Historic Gastown and Chinatown, and the Oppenheimer and Strathcona residential neighbourhoods. It is intended to be a high-density, mixed commercial and residential area appropriate for a mix of office, retail, local social services, and other similar uses. Developments which recognize the area's unique ethnic history and enhance its historical, architectural and cultural character are encouraged.

Section 1 of the ODP identifies the first goal for the DEOD as Housing. Development in this area should retain and provide new affordable housing and, in so doing, increase the number of self-contained dwelling units.

Section 3 "Sub-area Development Guidelines (General)" of the ODP describes the scope and application of the subsequent sub-area guidelines:

"The Sub-Area Development Guidelines are all mandatory in the sense that any development permit application shall be measured against them. Flexibility and innovation are encouraged in the preparation of development proposals and a significant degree of discretion is hereby given to the Development Permit Board in the interpretation of policies."

The proposed density for this development permit application exceeds 1.0 floor space ratio (FSR) and the decision to permit the requested density up to 5.0 FSR rests with the Development Permit Board.

Section 4.6 "Physical Form" describes allowable height as well as provisions for yards.

The maximum height of a building within the Main/Hastings sub-area is 30 meters (approximately 98 feet; approximately eight storeys).

Under the DEOD ODP, front and side yards are not required, "except that where a site abuts an existing residential building with any window lighting a habitable room, any facing wall of a new building shall be set back an adequate distance to ensure light and ventilation to the existing habitable rooms, in accordance with all applicable policies and guidelines adopted by Council".

While the application states it expects the adjacent development to provide a matching light well, staff are not confident such a setback could be provided given the site's small 25 foot frontage and overall size.

**2. Downtown-Eastside/Oppenheimer Design Guidelines**

The Downtown-Eastside/Oppenheimer Design Guidelines highlight opportunities, issues, and illustrate practical suggestions for new developments. They provide both a written and illustrated summary of the intent of ODP policies and regulations. The Guidelines are organized into two categories: General Design Principles and Sub-area Design Opportunities. For this proposal Sections 1, 2.1, 2.11 and 2.13 are applicable.

The Guidelines state, "the foot of Main Street will increase in its importance and become a major access point to the redeveloped waterfront in the future." Development of the pedestrian realm along Main Street is important given the site's close proximity to Wendy Poole Park and CRAB Park at Portside.

**3. Housing Vancouver Strategy and Action Plan (2018-2027)**

In November 2017, Council approved the Housing Vancouver Strategy (2018–2027) and three-year Action Plan (2018-2020). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets are based on the core goals of retaining diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Of the 72,000 new homes projected as part of the new targets, nearly 50% will serve households earning less than \$80,000 per year, and 40% will be family-size units. This application will contribute to targets for shelter rate, HILS, and social housing units, with micro dwellings rather than family-oriented housing.

**4. Downtown Eastside Housing Plan (2014)**

The DTES Plan sets a vision for the future of the DTES and aims to improve the lives of those who currently live in the area, including low and middle-income residents, the homeless, seniors, children and families.

The goal of the Plan is to, "enhance and accelerate a strategy to implement Council's 2005 DTES Housing Plan" thereby improving the delivery of affordable market and social housing options for all residents, and to support local serving commerce, social services and cultural activities where all feel welcome, valued, and at home.

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

**5. Micro Dwelling Unit Policies and Guidelines (2014)**

As part of the DTES Plan Council also approved a relaxation for new self-contained studio units with private bathrooms and kitchens from 29.7 m<sup>2</sup> (320 ft.<sup>2</sup>) to 23.2 m<sup>2</sup> (250 ft.<sup>2</sup>). The units are intended for single occupancy and must be secured as rental. The Micro Dwelling Unit Policies and Guidelines aim to support the creation of livable and affordable micro dwelling rental units in

the DTES. The aim is to provide flexibility in achieving the City's affordable housing objectives for replacement housing for low income singles and affordable housing for moderate income renters in the DTES. These policies and guidelines delineate a set of principles for livability, which include light, ventilation, privacy, and amenity and outdoor space.

These dwellings are further regulated by Section 11.27 of the Zoning and Development By-law.

## 6. Urban Agriculture Guidelines for the Private Realm

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The Guidelines encourage edible landscaping and shared gardening opportunities in private developments.

## Response to Applicable By-laws and Guidelines

### 1. Downtown-Eastside/Oppenheimer Official Development Plan (DEOD ODP), Sub-Area 1 Main/Hastings

**Use:** In DEOD ODP applications may be considered for increased density (above 1.0 FSR), where 60% of the residential floor space is allocated to social housing. This application meets the requirement by providing a total of 70 micro dwelling units, 42 of which are non-market rental micro dwelling units for shorter-term stabilization housing and are an affordable replacement for existing SRO housing. This application also includes two commercial units fronting Main Street which encourage uses at grade in this sub-area of DEOD.

**FSR:** The proposed 5.20 FSR exceeds the ODP's maximum permitted 5.0 FSR on sites with frontages no greater than 45.7 m (149'-11") and which provide social housing. The FSR should be reduced to comply. See Condition A.1.10.

**Height:** The proposed height of 21.93 m (71'-11") building height complies with the ODP, which permits height up to 22.8 m (74'-10") on sites with frontages no greater than 45.7 m (149'-11") in width.

**Side yard setback:** No setback is required. A portion of the north façade is located 3.96 m (13') south of the north property line to create a light well for 20 new micro dwelling units facing north. The proposal is based on an incorrect presumption that the adjacent site to the north will provide a matching light well in the future. Although this may be desirable, staff are unsure of a future development scenario at this time, especially for a singular lot only 7.62 m (25') wide that also seeks to provide a social housing component. Staff have therefore made their livability assessment based on the future worst case scenario, where 20 dwelling units facing the light well may eventually face a blank wall only 4.0 m (13') away. See Conditions 1.2.ii and 1.3.

### 2. Downtown-Eastside/Oppenheimer Design Guidelines

**Built Form:** The design guidelines direct new developments to be compatible with existing buildings. The proposed six-storey development fits well with the medium scale (three to six-storey) neighbourhood, with one to four-storey residential, commercial and mixed use buildings along the east side of Main Street and a mix of four to nine-storey buildings to the west. The building forms a C-shape around a small light well faced by a row of four interior units with a simple austere façade on Main Street. Brick masonry is a common material in the area.

Staff believe the proposed contemporary architectural expression featuring high quality textured materials such as brick contributes to the existing streetscape. Further design development is sought under Recommended Conditions 1.4, 1.5, 1.6 and A.1.1 to enhance and reinforce the historic character of the Main/Hastings area.

**Interface with Public Realm:** Two commercial units provide retail continuity along Main Street as encouraged in the ODP. Recommended Conditions 1.4 and 1.5 seek improvements to this interface.

### 3. Housing Vancouver Strategy and Action Plan (2018-2027)

The 42 proposed social housing units in this application will help achieve the 10-year City-wide targets of 12,000 new social, supportive, and co-op units in Vancouver. Table 1 shows the current progress toward these targets.

**Table 1: Progress Towards 10 Year Housing Vancouver Targets as of December 31, 2019**

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	4,458

\*Note that tracking progress towards 10-year Housing Vancouver targets began in 2017, figures include Temporary Modular Housing

### 4. Downtown Eastside Housing Plan (2014)

138 Main Street is located in Sub-Area 1 Main/Hastings of the DEOD, in the heart of a low-income community. The intent of the zoning is to prioritize the area for affordable rental housing for low and moderate income. This development application meets the 60% social housing requirements and will be secured in a Housing Agreement for 60 years or the life of the building, whichever is greater, consistent with the definition of Social Housing in the Zoning and Development By-law for the area.

Social housing in this area means rental housing:

- in which at least one third of the dwelling 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;
- which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and
- in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the City a Section 219 Covenant, Housing Agreement, or other security for the housing commitments required by the City, registered against the freehold or leasehold title, with such priority of registration as the city may require. See Recommended Condition 1.1.

In addition to housing, the Plan encourages commercial uses which serve both local residents and the working population. This will be achieved by encouraging and supporting small local businesses (i.e. maximum frontages or floor areas for certain uses in some areas) and strategic public realm improvements to improve safety, quality, and amenity particularly for vulnerable populations. In proposing commercial uses at grade the development contributes to these objectives.

### 5. Micro Dwelling Unit Policies and Guidelines (2014)

The proposal general complies with overall livability objectives:

- the proposed micro dwellings each have a private bathroom and kitchenette;
- all units have a window with operable vents;
- bulk storage is provided for 50 of the 70 units in the basement level;

- Juliette balconies are provided for most units in lieu of private balconies;
- generous common outdoor space is provided at the roof deck level; and
- an indoor amenity room containing a kitchen, washrooms, lounge and laundry facilities is provided. Staff seek improvement of the indoor amenity under Recommended Condition A.1.3.

The proposal is deficient in some aspects of the Policies and Guidelines:

- 100% micro dwellings are provided; and
- the units facing Main Street and the lane do not meet the minimum required 3 m (9' 11") interior widths as the proposal is based on a row of five micro dwellings fronting Main Street and the lane although the site is only 15.24 m (50') wide.

DP Board approval is required to decrease minimum micro dwelling size from 29.7 m<sup>2</sup> (320 ft.<sup>2</sup>) to 23.2 m<sup>2</sup> (250 ft.<sup>2</sup>).

Staff seek improvements to address livability by increasing ceiling height, maximize natural light, providing high quality interior space, and to provide more generous indoor amenity space under Recommended Conditions 1.2, 1.3, and A.1.3.

#### **6. Urban Agriculture Guidelines for the Private Realm**

Design development is needed to ensure planters suitable for urban agricultural activity by residents, have the necessary infrastructure to support such activity by residents. Design development is recommended to include supporting infrastructure such as a yard waste composter, a potting bench / tool storage chest, and ensure planters have an irrigation system or hose bib provided. See Standard Landscape Condition A.1.20.

#### **Conclusion**

Staff are of the opinion the proposed development application demonstrates general approvability under the prevailing applicable By-laws, policies and guidelines. The proposal meets the intent of the District Schedule by providing housing with deep affordability for low-income residents, including vulnerable populations. The proposed affordable housing will help to replace SRO units and achieve critical housing objectives for the Main/Hastings neighbourhood at a time of great need.

Some aspects of the proposal are not ideal, such as 70% of units not meeting minimum unit width of 3 m (9'-11") and a potentially narrow future light well configuration when the adjacent site redevelops. The Urban Design conditions address these concerns.

In conclusion, the proposed form of development and anticipated quality and character will make a positive contribution to the Main and Hastings context, subject to the design development sought in the Recommended Conditions.

Staff recommend approval of this application, with conditions noted.

#### **URBAN DESIGN PANEL**

This proposal has not been reviewed by the Urban Design Panel.

#### **ENGINEERING SERVICES**

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

## **PARKING**

Staff recommends support of the parking relaxation. See Appendix E.

## **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

Additional work is required to ensure that the development meets general principles for CPTED performance. Staff recommend design development of Main Street and lane frontages, under Recommended Condition 1.2 and Standard Condition A.1.25.

## **LANDSCAPE**

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

## **AFFORDABLE HOUSING PROJECTS**

The recommendations of Affordable Housing staff are contained in the prior-to conditions noted in Appendix A attached to this report.

## **ENVIRONMENTAL PROTECTION BRANCH**

The recommendations of Environmental Protection Branch are contained in the prior-to conditions noted in Appendix B attached to this report.

## **BUILDING REVIEW BRANCH**

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 Building Review Branch 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**

On August 23, 2019 one site sign facing Main Street was installed on site. On August 26, 2019, 461 notification postcards were sent to neighbouring property owners advising of the application. In addition, emails were circulated to organizations and individuals that have requested to be added to a mailing list to be notified of applications in the Downtown Eastside. The postcards directed residents to additional information on the City's website. On December 20, 2019 an additional notification postcard was circulated to neighbouring property owners to advise that the Development Permit Board had been canceled. A third postcard was circulated on January 15, 2020 to notify residents that the development would be rescheduled for a Development Permit Board date on February 18, 2020.

A Community Open House was held on September 12, 2019 between 4:30 pm to 7:30 pm at the Dodson Hotel. Fourteen people signed the attendance sheet and three written comment sheets were submitted.

A total of five written responses were received through the Open House and neighbourhood notification process. Two responses explicitly expressed support for the project and three residents were opposed. It is important to note that while respondents communicated support for the project, concerns were also noted.

Comments of support included:

- Rooftop amenity;
- housing mix; and
- lack of vehicle parking.

Concerns identified through the process included:

- Safety; and
- Shadows.

**Staff Response:**

Several CPTED conditions have been included to address resident and pedestrian safety in the public realm. These include special lighting, maximizing natural surveillance from within the building, and use of security cameras.

Shadow impact is limited mainly to the adjacent sites to the north which are expected to redevelop. As the building is only six storeys and below permitted maximum height, it will not have significant impact on Main Street.

**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 and Official Development Plan 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.

Decisions by the Director of Planning are required with respect to Section 4.5B of the Parking By-law.

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 parking. The Staff Committee supports the relaxations proposed.


Staff committee supports this application with the conditions contained in this report.



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J. Greer

Chair, Development Permit Staff Committee



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B. Clark

Development Planner



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P. Sheikhabari

Project Coordinator

Project Facilitator: M. Bird



## 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

#### Urban Design

A.1.1 design development to enliven exposed blank façades with materials, textures, patterns and/or colours, particularly on the north as well as upper floors of the south façades;

A.1.2 design development of architectural detailing and materials, as follows:

- i. provide complete colour and materials information on the Material Legend;
- ii. indicate brick dimensions; and
- iii. provide large-scale detail drawings, including:
  - a. residential entry at a sufficient scale to explain special features such as lighting, soffit and paving treatments;
  - b. weather protection canopy; and
  - c. roof parapet and guard rails.

**Note to applicant:** Light coloured materials are friendlier, less imposing and more compatible with this historical neighbourhood.

A.1.3 design development to enhance the indoor amenity room, with consideration of a portion to be co-located with the outdoor amenity;

**Note to applicant:** Provision of a more generous amenity co-located with the outdoor roof deck is desirable to encourage social interaction, especially as all the proposed units are micro dwellings.

A.1.4 design development to provide sufficient clearance for wheelchair access at the roof deck. See Landscape Condition A.1.22;

A.1.5 provide clarification how the shared residential and commercial access corridors to loading, garbage and recycling area will work with respect to security and maintenance. See Engineering Condition A.2.9;

A.1.6 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;

A.1.7 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

A.1.8 written confirmation shall be submitted by the applicant that:

- i. the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
- ii. adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
- iii. mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555.

A.1.9 identification on the architectural and landscape drawings of any built features intended to create a bird friendly design;

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

**Development Review Branch**

- A.1.10 compliance with Section 4.5.1 – Density, of the Downtown-Eastside/Oppenheimer Official Development Plan;
- Note to Applicant:** Reduce total floor area by approximately 368.9 m<sup>2</sup> (1,210 ft<sup>2</sup>) Include the following areas in the computation of floor area:
- all common corridors to be included in floor area (See corridor accessing bicycle room at main floor);
  - stairs accessing the laundry room at mezzanine level; and
  - enclosed stairs and elevator at rooftop.
- A.1.11 provision of updated FSR overlay to include:
- all exclusions for amenity room, bicycle room, electrical/mechanical room and loading bay area at main floor to calculated to the face of walls;
  - all angled walls at the front of the building to be shown as angled on the FSR overlay and exclusion to be calculated based on the actual location of the wall on first floor; and
  - separate each use on overlays and include all exterior walls in floor area calculation but for shared walls between the uses, measure floor area to the center of the walls.
- A.1.12 compliance with Section 4.5.4(g) of the Downtown-Eastside/Oppenheimer Official Development Plan, for thermal exclusion;
- Note to Applicant:** Excess insulation and thickness can be excluded from floor area. See 'Floor Space Exclusion to Accommodate Improved Building Performance (Envelope and Thermal Insulation)' bulletin and Section 4.5.4(g) for submission requirements.
- A.1.13 compliance with Section 6 - Off-Street Bicycle Space Regulations, of the Parking By-law;
- comply with Section 6.2.1.2 and 6.2.1.4, of the Parking By-law for number of required Class A bicycle spaces for residential use;
- Note to Applicant:** Clarify which use the bicycle spaces are dedicated to.
- comply with Section 6.3.13A - Minimum Number of bicycle lockers and Section 6.3.19 - Bicycle Locker Size;
- Note to Applicant:** Minimum 10 bicycle lockers are required and 4 is proposed as per notes. Bicycle lockers to be dimensioned as per Section 6.3.19 of the Parking By-law.
- comply with Section 6.3.9 - Bicycle Space Size , for number of required oversized spaces;
  - comply with Section 6.3.10 - Bicycle Space Access, for access to the proposed bicycle spaces; and
  - comply with Section 6.3.21 - Electrical outlets , of the Parking By-law.
- Note to Applicant:** provide 1 electrical receptacle per 2 bicycle spaces for the charging of electric bicycles.
- A.1.14 compliance with Section 6.4 - Class B Bicycle Spaces, of the Parking By-law;
- Note to Applicant:** Add size of proposed spaces. Bicycle Class B spaces to be proposed within the property.
- A.1.15 compliance with Section 6.5 - End of Trip Facilities, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;
- Note to Applicant:** One clothing locker is required for retail use. Add location and size as per noted section.
- A.1.16 provision of following notations on the drawings:

- i. "Construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law."; and
  - ii. "The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law."
- A.1.17 provision of table including minimum required parking spaces as per Section 4 and minimum required passenger spaces as per Section 7 of the Parking Bylaw;
- Note to Applicant:** Reference the relevant by-law used for parking calculation and clarify which units are the shelter rate units, which are the Social Housing HILS and which units are the market rental units.
- A.1.18 provision of consistent information on drawings as follows:
- i. elevation at top of roof membrane is not consistent on Elevations and the notation for height calculation on drawings;
  - ii. number of proposed units to be consistent on all provided documents and drawings. See number of units on page A0.0 for bicycle calculations; and
  - iii. number the proposed bicycle spaces and indicate which space is dedicated to retail use. Proposal includes 51 horizontal and 24 vertical Class A bicycle spaces on floor plans but notations on drawings are incorrect.
- A.1.19 written confirmation is to be submitted that the notification sign on the site has been removed;

#### Landscape

- A.1.20 design development to provide outdoor space in the light well for units 206, 208 and 209. Outdoor spaces to be separated by low screening;
- Note to Application:** These units should be provided with a minimal outdoor space similar to unit 207.
- A.1.21 provision of additional hose bibs and electrical outlets on the rooftop garden to ensure compliance with Urban agriculture design guidelines section 3.1.5;
- Note to Application:** Hose bibs should be provided within 6.1 m (20') of any garden plot.
- A.1.22 design development to ensure sufficient clearance between planters to ensure wheelchair accessibility throughout the roof deck level;
- A.1.23 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note: "Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Tree protection for street trees to be provided as per Engineering/Park Board guidelines";
- Note to Application:** Relocation of trenching locations is required if in conflict with tree protection.
- A.1.24 further development on landscape drawings of landscape features intended to create bird friendly design;
- Note to Application:** Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

### Crime Prevention Through Environmental Design (CPTED)

- A.1.25 design development to the lane elevation to improve the overall visual quality and CPTED performance including enhanced surveillance; preventing unwanted access to alcoves, and minimizing blind corners;

**Note to Applicant:** An exterior lighting strategy should be developed for the public realm along Main Street with special attention to the zone along the lane. Non-glare downlight fixtures without exposed bulbs should be used to minimize glare.

### A.2 Standard Engineering Conditions

- A.2.1 make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 7 and 8, Block 4, District Lot 196, Plan 184 to create a single parcel.

- A.2.2 delete the projecting window surrounds and Juliette balcony railings shown beyond the property lines, encroaching onto City street and lane.

**Note to Applicant:** These items are shown on pages A3.0, A5.1

- A.2.3 provision of new or replacement duct bank adjacent to the development site on Main Street that meets current City standards. Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communications infrastructure.

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

- A.2.4 the following statements are to be noted on the landscape plans:

- i. *"All sidewalks between the curb and property line are to be reconstructed fully at the applicant's expense."*
- ii. *"This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."*

- A.2.5 add the following note to the Site Plan and Landscape Plan:

- i. *"All existing street furniture in street right of way shall be protected during construction. Final location of proposed street furniture shall be confirmed with Street Furniture Coordinator. All removal, relocation or installation of street furniture shall be by the City's street furniture contractor, and coordinated with City of Vancouver Street Furniture Coordinator. Notification is required a minimum of 8 weeks prior to construction."*

- A.2.6 provision of a new bench to the satisfaction of the General Manager of Engineering Services.

**Note to Applicant:** All costs associated with removal, relocation and installation of existing and new street furniture, including storage and re-location to or from a different site, shall be the responsibility of the developer. Please coordinate removal of any street furniture with the City's Street Furniture Coordinator.

- A.2.7 review with Parks Board if the street trees will survive curb, gutter, and sidewalk reconstruction. If the trees are to remain, increase front boulevard to approximately 1.5 m (4' 11").

**Note to Applicant:** Sheet A1.0 shows the site incorrectly shifted towards the east property line with encroachments.

A.2.8 provision of improved access, design of bicycle parking and compliance with the Bicycle Parking Design Supplement:

- i. provision of Class A bicycle parking as per Bylaw;
- ii. provision of elevator access for bicycle spaces located in the basement;
- iii. provision of an updated plan that shows the interior cab dimensions and door width for the elevator;

**Note to Applicant:** This is to confirm suitable space is provided in the elevator to provide access to the proposed Class bicycle parking in the basement level. The elevator to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 5'-6" x 6'-8" ", and 3'6" wide doors. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements.

- iv. relocation of Class B bike parking to eliminate encroachments on public property and right-of-ways;
- v. provision of a minimum of 10% of Class A bicycle spaces to be bicycle lockers;
- vi. provision of a bicycle room design to accommodate a maximum of 40 bicycles (6.3.5);  
**Note to Applicant:** This number does not include bicycle lockers
- vii. provision of a minimum 5% of Class A bicycle spaces to be oversized spaces (6.3.9);
- viii. provision of clothing lockers for the commercial Class A bicycle parking (6.5.1);
- ix. commercial Class A bicycle parking to be located in a separate secure room; and
- x. provision of automatic door openers for bicycle door access at the lane and on the doors providing access to the Class A bicycle parking in the basement level.

A.2.9 provision of improved access, design access, design of loading spaces and compliance with the Parking and Loading Design Supplement:

- i. provision of 10' width by 28' length and 12'6" height dimensions for the Class B loading;
- ii. provide a standard widened loading throat to facilitate maneuvering;
- iii. elimination of column encroachments and/or obstructions into loading spaces;  
**Note to Applicant:** This number does not include bicycle lockers
- iv. provision of adequate overhead door width to accommodate Class B loading and load throat;
- v. improve maneuvering for loading on the site by providing an overhead door at the end of the loading bay for improved access;
- vi. provision of maneuver diagrams for the Class B loading; and  
**Note to Applicant:** Show all above grade utilities on the diagrams
- vii. provide a clear unloading area, minimum 1.8 m (5' 11") wide, with suitable access to facilitate goods loading /unloading.

**Note to Applicant:** Internal door access from the loading bay to the retail load corridor is not provided when the loading bay is occupied.

A.2.10 provision of a Shared Use Loading agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the Class B Loading space between the commercial and residential uses and label the space as 'Residential and Commercial Loading'.

- A.2.11 the General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. 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 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. The applicant shall provide written confirmation from BC Hydro that all required electrical plant is provided for on-site.

the applicant shall submit a surveyed clearance drawing to BC Hydro showing all BC Hydro plant and dimensioned clearances from the plant to the development. The applicant shall provide written confirmation from BC Hydro that all required clearances from BC Hydro plant have been satisfied. Undergrounding of utility lines shall be required if safety clearances are not satisfied.

**Note to Applicant:** Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan. All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc. The review of third party utility service drawings will not be initiated until the Key Plan is defined.

**A.3 Standard Licenses & Inspections (Environmental Protection Branch) Conditions**

- A.3.1 submit a Site Profile to Environmental Services;
- A.3.2 as required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter and Section 85.1(2)(g) of the Land Title Act, if applicable;
- A.3.3 if required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this development, until a Certificate of Compliance for each of the on-site contamination and the dedicated lands, if any, have been issued by the Ministry of Environment and provided to the City.

**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 **August 18, 2020**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning;
- B.1.2 this approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued;
- B.1.3 revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission;
- B.1.4 a new development application will be required for any significant changes other than those required by the above-noted conditions.

**B.2 Conditions of Development Permit:**

- B.2.1 all approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition;
- B.2.2 all landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition;
- B.2.3 any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning;
- B.2.4 the 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.2.5 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.2.6 construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or Licence. Applications for provincial Approvals or Licences can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is

not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition;

- B.2.7 provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

**Note to Applicant:** Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

- B.2.8 **This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**