

File No.: 04-1000-20-2022-462

October 7, 2022

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of September 1, 2022 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

**Records relating to Development Permit DP-2020-00786 for 633 East Hastings Street for the following:**

- 1. All emails communications, letters, reports, memorandum, file notes, meeting notes and transcribed notes; and**
- 2. Communications about the file within the following review groups: licensing office, social policy, the College of Pharmacists of BC, the Vancouver Police Department, building code branch and Engineering Branch.**

**Date Range: January 2, 2020 to August 31, 2022**

All responsive records are attached. Some information in the records has been severed (blacked out) under s.13(1), s.22(1), and s.22(3)(d) of the Act. You can read or download these sections here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2022-462); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

*[Signed by Cobi Falconer]*

**Cobi Falconer, MAS, MLIS, CIPP/C**  
**Director, Access to Information & Privacy**  
[cobi.falconer@vancouver.ca](mailto:cobi.falconer@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604-871-6584.

Encl. (Response Package)

:aa

**From:** "Jason Hyare" s.22(1)  
**To:** "Tuiza, Mary" <[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)>  
**Date:** 6/21/2021 5:06:12 PM  
**Subject:** [EXT] Re: [EXT] Re: DP-2020-00786 / 633 E Hastings St

---

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

All good Mary

Lets cancel the not for profit aspect and proceed with the pharmacy/medical clinic

The not for profit part is not that big of a deal

Was everything in regards to the pharmacy/medical clinic good though?

Thanks!

Jason

On Mon, Jun 21, 2021 at 5:04 PM Tuiza, Mary <[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)> wrote:

Hi Jason,

Apologies for the delay.

I waited until I can discuss your application with my manager before emailing you.

I discussed your application in our meeting this afternoon, particularly in regards to the part-time non-organization business you mentioned. Per our discussion, this seems like a Social Service Centre use, and typically this will need to be closely compatible with the primary use. There seems to be lots of concerns arising from a proposal like this as well, particularly regarding building code.

At this time we are not prepared to look into an updated proposal to include a Social Service Centre use.

However, you are more than welcome to submit an Operational Letter detailing how this additional use will be conducted with the Small-scale Pharmacy and HCO. Note that should you decide to proceed with a Social Service Centre use, your application will be re-circulated to other departments for another review and we will have to re-notify the neighbourhood.

Should you require anything further, please let me know.

Thanks,

**MARY TUIZA | Project Coordinator | Development Review Branch**

Development, Buildings and Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Z 4A8

604.873.7772

[mary.tuiza@vancouver.ca](mailto:mary.tuiza@vancouver.ca)

*Thank you for your patience and understanding as we work through this challenging and uncertain time. Due to the evolving circumstances resulting from the COVID-19, responses to messages may be delayed. We are working hard to minimize impacts to your Development proposal and application, and appreciate your understanding as we manage this challenging situation.*

*Please visit the City of Vancouver's COVID-19 Response website at [this link](#) for updates, including information regarding the City's Development and Building Services Centre.*

[\[google.com\]](#)

[\[google.com\]](#)

**From:** Jason Hyare [s.22\(1\)](#)  
**Sent:** Thursday, June 17, 2021 7:37 PM  
**To:** Tuiza, Mary <[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)>

Subject: [EXT] Re: DP-2020-00786 / [633 E Hastings St \[google.com\]](#)

[City of Vancouver \[google.com\]](#) **security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Hi Mary,

just checking if my previous emails were received?

Thanks!

Jason

On Thu, Jun 10, 2021 at 8:57 PM Jason Hyare [s.22\(1\)](#) wrote:  
Hi Mary

I forgot to add that we will be running another business from here which will be the non profit organization my partners run which will entail distributing blankets /clothes etc (whatever is donated) plus food every Sunday.

This will obviously be more off a part time thing and mainly utilize the back of the unit

Should I add that to the plans?

Thanks

Jason

On Wed, Jun 9, 2021 at 5:53 PM Jason Hyare [s.22\(1\)](#) wrote:  
Hi Mary,

please see the following attached plans.

We should have all the items covered.

As for the tenants there will be a pharmacy plus a medical clinic. Both will be owned by the same people so I guess that would make it 1 tenant

If there is anything else missing please let me know right away.

Thanks!

Jason

On Thu, Apr 15, 2021 at 12:20 AM Tuiza, Mary  
<[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)> wrote:  
Hi Jason,

Apologies for the delay. This is to update you with your application.

Please note of these comments from:

Engineering:

1. The Applicant has space at rear of site to accommodate 1 Class A or Class B loading space and one parking space. Proposed parking/ loading spaces should be labelled and dimensioned on the drawings for review.
2. Required Class A bicycle parking could be provided in lockers back of house with stair free access through the site from Hastings. End of trip clothing lockers should also be provided as per Bylaw.

Building Review:

The following comments are based on the preliminary drawings prepared by Simplex home design on October 22, 2020 for the proposed development permit application. This is a preliminary review in order to identify major issues which do not comply with Vancouver Building Bylaw #12511 as amended (VBBL 2019).

\* Please note that building permit applications must conform to Vancouver Building Bylaw #12511 (2019) as may be amended from time to time. Please see the following page: <http://vancouver.ca/your-government/vancouver-building-bylaw.aspx> .

The following information should be included at Building Permit Application Stage:

1. Please clarify what type of business it will be. We will send our comments based on type of the

business. Based on the current information, full upgrade is required as per flow chart #2 of VBBL

2019.

2. Please identify if there would be 1 tenant or 2.

3. Provide a building code analysis (may use table 11.5.1.1 of VBBL 2019 in some cases).

4. Please clarify where would be the location of clothes boxes as indicated on operational letter.

5. Provide structural concept review.

6. Alteration shall not increase the non-conformity of the existing building or create non-conformity

with respect to VBBL 2019. All new work shall conform to VBBL 2019.

\*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

I have discussed your application with senior staff and we are prepared to approve your DP with a 1 year time limit when Engineering conditions per above are satisfied. Note that you will need to provide revised plans showing the info requested.

Building Review comments are for your information only at this point and will need to be addressed at BP stage – however a written statement from you stating that you have read and has understood the implications of the above noted Building Review comments is required.

Should you require anything further, please let me know.

Thanks,

**MARY TUIZA | Project Coordinator | Development Review Branch**

Development, Buildings and Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Z 4A8

604.873.7772

[mary.tuiza@vancouver.ca](mailto:mary.tuiza@vancouver.ca)

*Thank you for your patience and understanding as we work through this challenging and uncertain time. Due to the evolving circumstances resulting from the COVID-19, responses to messages may be delayed. We are working hard to minimize impacts to your Development proposal and application, and appreciate your understanding as we manage this challenging situation.*

*Please visit the City of Vancouver's COVID-19 Response website at [this link](#) for updates, including information regarding the City's Development and Building Services Centre.*

# Project Report

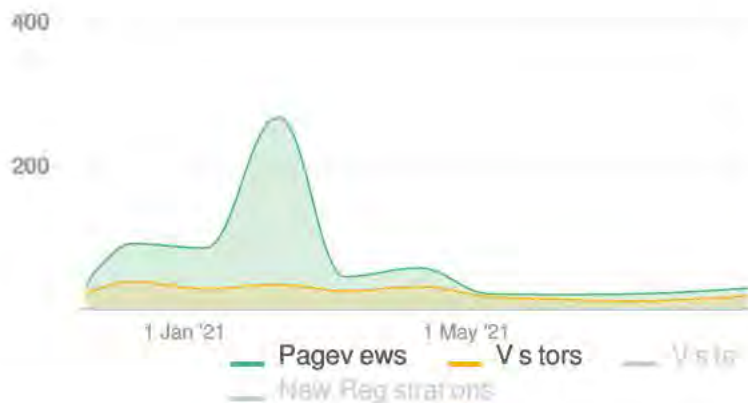
18 February 2020 - 18 August 2021

## Shape Your City Vancouver

### 633 E Hastings St (DP-2020-00786) development application



#### Visitors Summary

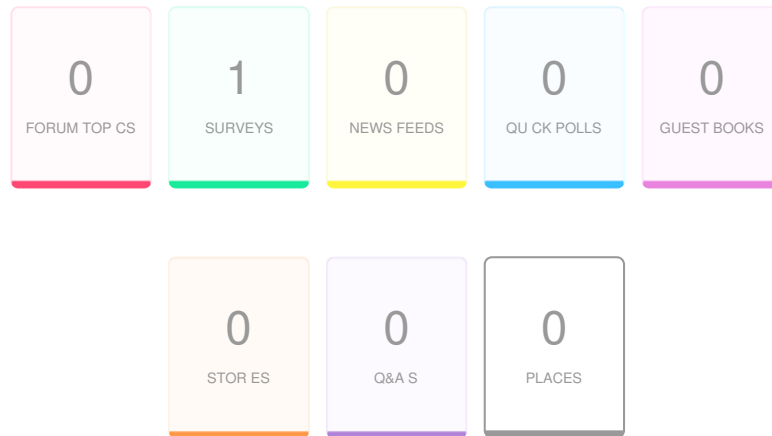


#### Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
254	4	
NEW REGISTRATIONS		
0		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
1	38	157

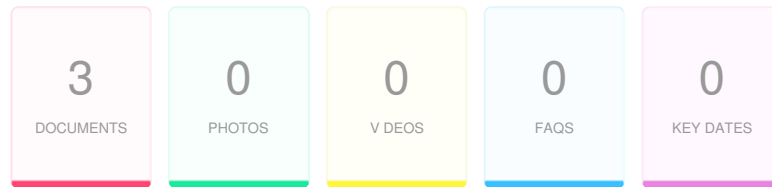
Aware Participants	157	Engaged Participants	1
Aware Actions Performed	Participants	Engaged Actions Performed	RegisteredUnverifiedAnonymous
Visited a Project or Too Page	157		
Informed Participants	38	Contributed on Forums	000
Informed Actions Performed	Participants	Participated in Surveys	010
Viewed a video	0	Contributed to Newsfeeds	000
Viewed a photo	0	Participated in Quick Polls	000
Downloaded a document	35	Posted on Guestbooks	000
Visited the Key Dates page	1	Contributed to Stories	000
Visited an FAQs Page	0	Asked Questions	000
Visited a Program Page	0	Placed Pins on Places	000
Visited Multiple Project Pages	21	Contributed to Ideas	000
Contributed to a poll (engaged)	1		

## ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	Send your comments	Published	4	0	1	0

## INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Site plan	21	35
Document	Operational Letter	18	30
Document	Notification postcard	12	12
Key Dates	Key Date	1	1

## ENGAGEMENT TOOL: SURVEY TOOL

Send your comments

Visitors <b>4</b>	Contributors <b>1</b>	CONTRIBUTIONS <b>1</b>
-------------------	-----------------------	------------------------

Your overall position about the application:



### Question options

● Support

Optional question (1 response(s), 0 skipped)

Question type: Dropdown Question



DEVELOPMENT, BUILDINGS, AND LICENSING  
Development Services  
Development Review Branch

Please complete and submit this form, along with a cheque (payable to the City of Vancouver, including Development Permit Number on memo line) to the following address:

c/o Permit Extension & Renewal Coordinator  
Development Services, West Annex  
515 West 10<sup>th</sup> Avenue  
Vancouver, BC V5Z 4A8

To pay in person, please complete and bring this form, along with payment, to concierge at the Development and Building Services Centre (Ground Floor - West Annex, 515 West 10<sup>th</sup> Avenue).

Date: July 18, 2022

Property Address: 633 Hastings St Development Permit #: DP-2020-00786

I am requesting: ☒ an extension/renewal of the validity ☐ an extension to the time limitation

Considerations or Rationale for Request: We are still in the process of getting our building permits. Fee's have been paid and we are just waiting on the City Staff to do the reviews which is taking awhile. We also had to get sewer upgrade drawings done which has added to the time

Contact Name: Jason Hyare

Company Name: SJR Construction Ltd

Mailing Address: s.22(1)

Address Line 1

Address Line 2

Vancouver

City

BC

Province

s.22(1)

Postal Code

Phone Number: 7789681491 Alternate: \_\_\_\_\_

Email Address: admin@sjrconstructionltd.com

INTERNAL USE ONLY

Date Payment Processed: June 1, 2022

Receipt Number: R394161

If applicable,  
Cheque # ↓

Amount Received: \$ 819.00

Staff Initials: BY

Credit Card

Please send original form to Permit Extension & Renewal Coordinator

# DP Distribution Memo

Date: October 27, 2020

OCT 27 2020

Project Address: 633 E Hastings

Permit No: DP-2020-00786

Related to: \_\_\_\_\_

Target Dates: ER

Intake Date: October 22, 2020

PCM

January 21, 2021

Zone: DEOD

Comments Due: January 7, 2021

Group	Name	Remarks	# of plans
Project Coordinator	Mary Tuiza		1
Project Facilitator	.		
Development Planner	.		
Landscape Planner	.		
Heritage Planner	.		
Building Review	Kelly Anderson (for assignment)		1
Engineering	.	2 sets for DOP – 3 sets for DPB	PDF
Environmental Protection	.		
Urban Design	.		
Housing Policy and Project	.		
Social Policy	.		PDF
Park Board			
Addressing			
Childcare Licensing Officer			
DTES			

## Project Description:

Interior alterations and to change the use of this existing Laundromat unit to a Small Scale Pharmacy operating in conjunction with a Health Care Office in this existing one-storey Vancouver Heritage "B" building on this site.

All related documents and drawings are available in POSSE under the permit number.

Please review and send your comments and conditions to me on/or before the comments due date as noted above.

Thanks.

Mary Tuiza, Project Coordinator, 604-873-7772



453 West 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1V4

Development,  
Buildings & Licensing

**IMPORTANT INFORMATION** Please have this translated

**RENSEIGNEMENTS IMPORTANTS** Prière de les faire traduire

**INFORMACIÓN IMPORTANTE** Busque alguien que le traduzca

**CHỈ DẪN QUAN TRỌNG** Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

ਗੁਰੂ ਜਾਣਕਾਰੀ ਬਿਰਥਾ ਕਰਕੇ ਜਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਥਾ ਕਰਵਾਓ



City of Vancouver  
Development  
Building & Licensing  
Received

MARY TUIZA  
CITY OF VANCOUVER  
453 W 12TH AVE  
VANCOUVER BC V5Y 1V4

# NOTICE OF DEVELOPMENT APPLICATION

633 E Hastings Street  
DP-2020-00786



November 12, 2020

SJR Construction Ltd. has applied to the City of Vancouver for permission to develop the following on this site:

- Interior alterations and to change the use of this existing Laundromat to a Small Scale Pharmacy operating in conjunction with a Health Care Office
- A floor area approximately 1,966.65 sq. ft.
- Operating hours of Monday to Sunday from 9:00 am – 7:00 pm

Under the site's existing DEOD zoning, the application is "conditional" so it may be permitted. However, it requires the decision of the Director of Planning.

We welcome your written comments on this application by **November 26, 2020**.

For more information and updates, visit: **[shapeyourcity.ca/development](https://shapeyourcity.ca/development)** or scan the attached QR code:



Contact **Mary Tuiza**, Project Coordinator at **604.873.7772** or **[mary.tuiza@vancouver.ca](mailto:mary.tuiza@vancouver.ca)**

# DOWNTOWN-EASTSIDE/OPPENHEIMER

## OFFICIAL DEVELOPMENT PLAN (Adopted by By-law No. 5532, April 20, 1982)

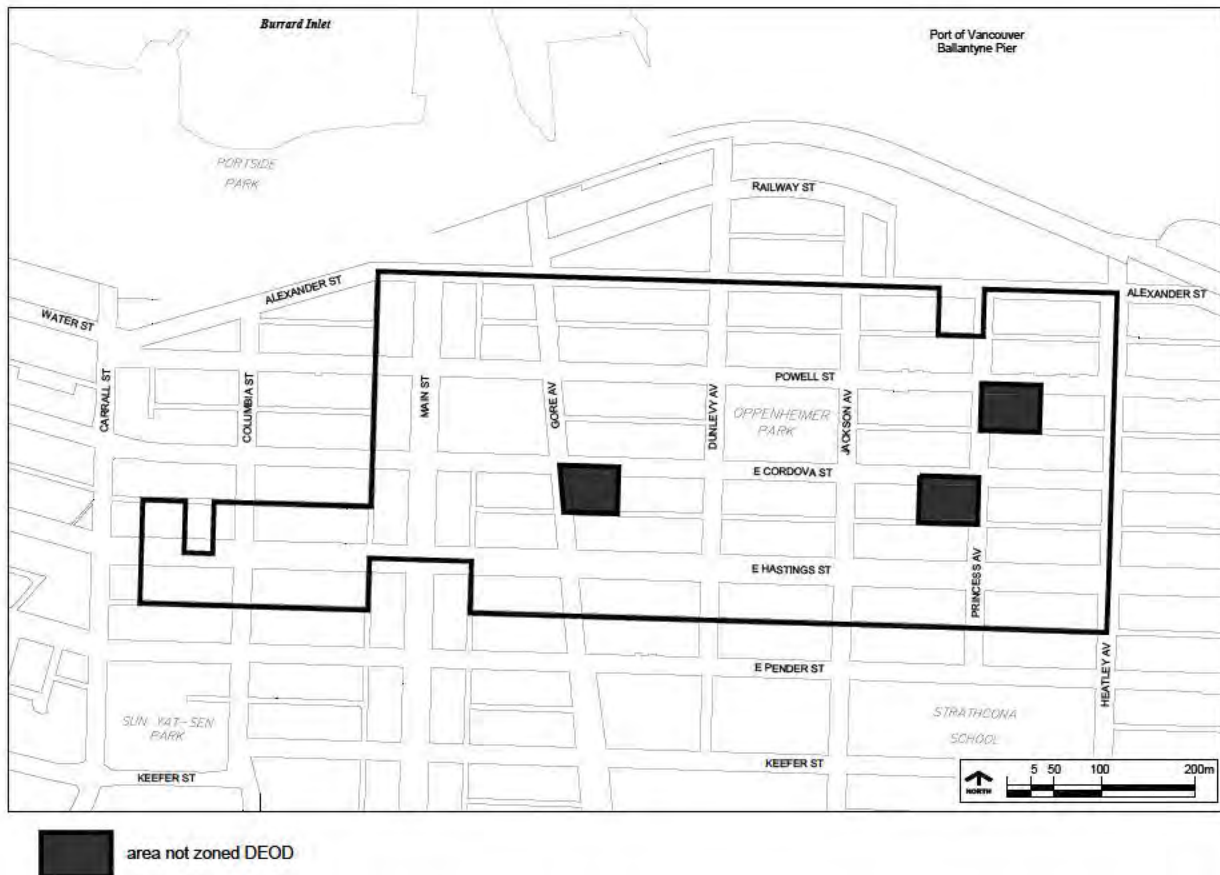
### Table of Contents

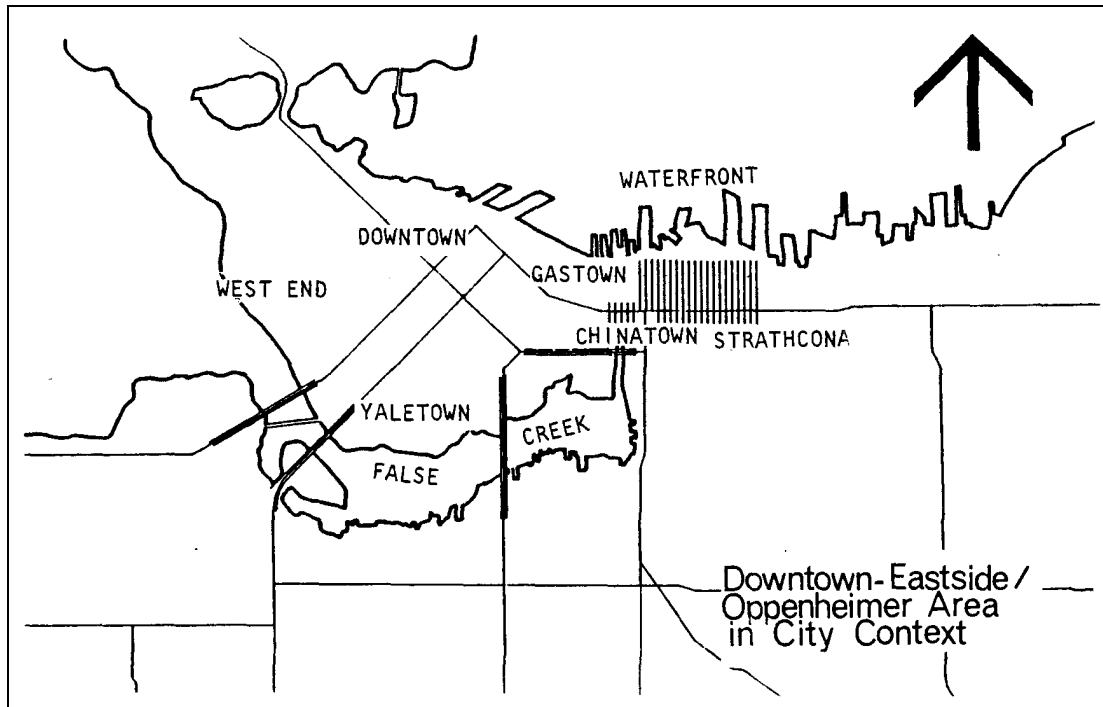
	<b>Page</b>
Preamble .....	4
Section 1    Application and Intent.....	4
Section 2    Definitions.....	8
Section 3    Sub-area Development Guidelines (General) .....	9
Section 4    Sub-area 1    Main/Hastings.....	10
Section 5    Sub-area 2    Cordova Street .....	18
Section 6    Sub-area 3    Powell Street/Japantown.....	22
Section 7    Sub-area 4    Alexander/Powell.....	28



## Downtown-Eastside/Oppenheimer Official Development Plan

A By-law to regulate the development of that part of the City of Vancouver for which the zoning district is described as “Downtown-Eastside/Oppenheimer District (DEOD)”.





## Preamble

The Downtown-Eastside/Oppenheimer area, a small downtown neighbourhood surrounding Oppenheimer Park, is unique for its historic character, its ethnic diversity and its wide range and mix of land uses and buildings. It is bounded on the west by Gastown, on the south by Chinatown and Strathcona, on the north by the waterfront and on the east by an industrial district (see map above).

On March 15, 2014, Vancouver City Council adopted the **Downtown Eastside Local Area Plan**, which contains additional goals and policies addressing the social, physical, historical and economic issues pertaining to this area and neighbouring areas.

To implement those policies in the Policy Plan related to land use and development, Council agreed that the zoning should be changed to an Official Development Plan in order to provide a decision-making process which permits greater citizen involvement, while recognizing the significance and uniqueness of the area in the overall city context. This document, the **Downtown-Eastside/Oppenheimer Official Development Plan**, along with a companion document on character area guidelines, will provide the guidance necessary for the development of specific sites in this area.

## Section 1 Application and Intent

### 1.1 Goals

The following goals, established to form the basis for the planning and development of the Downtown-Eastside/Oppenheimer District, have been adopted by City Council as part of the **Downtown-Eastside/Oppenheimer Policy Plan** (1982) and as part of the Downtown Eastside Local Area Plan (2014):

**Housing**

- 1) Retain existing and provide new affordable housing for the population of the Downtown-Eastside Oppenheimer area.
- 2) Upgrade the quality of the existing housing stock to City standards.
- 3) Increase the proportion of self-contained dwelling units, through rehabilitation and new construction.

**Commercial Uses**

- 4) Improve the viability of commercial activity by encouraging the upgrading of existing commercial uses and the development of new local commercial uses which provide a wide range of goods and services to serve the diverse residents and workers in the Downtown Eastside Oppenheimer District.

**Industrial Uses**

- 5) Retain existing industrial operations and establish co-operative and positive liaison with industrial firms to encourage a high standard of physical maintenance, general amenity, and compatibility with nearby residential and other uses without detrimentally affecting the continued economic viability of the industrial operation.
- 6) Encourage new industries which are compatible with the mixed-use character of the area.

**Non-Conforming Uses and Buildings**

- 7) Reduce the negative effects of non-conforming uses and buildings, and phase them out over the long term.

**Public Open Space/Views**

- 8) Increase the amount of public open space and provide more outdoor recreation opportunities.
- 9) Enhance the public enjoyment of the waterfront and views to the North Shore and mountains.

**Community Services/Facilities**

- 10) Provide preventative health care and treatment services that meet the specialized neighbourhood needs.
- 11) Increase the level of public safety for residents, workers and visitors to the area.
- 12) Curtail the availability of alcoholic beverages, in view of the intimate connection between alcohol and violence in this area.
- 13) Encourage the provision of indoor recreation services.
- 14) Prohibit institutional uses and social service facilities which do not serve the immediate needs of the neighbourhood population.

**Traffic, Transportation and Parking**

- 15) Ensure a pattern of traffic movement within, through and adjacent to the Downtown-Eastside/Oppenheimer area that improves the character, pedestrian safety and quality of life in the area.
- 16) Encourage greater use of public transit by workers and local shoppers from outlying areas.
- 17) Discourage commuter parking.

**Japanese-Canadian Community**

- 18) Recognize the cultural contribution of the Japanese-Canadian community to the City of Vancouver and reinforce their historic identification with the Oppenheimer area.

### **Heritage Conservation**

- 19) Preserve and enhance the heritage character of the Downtown-Eastside/Oppenheimer area and recognize its historical significance in the evolution of Vancouver.

### **Community Involvement**

- 20) Ensure that Downtown-Eastside/Oppenheimer area residents, property owners, merchants and workers are consulted on local planning and development matters and on the implementation of capital improvement projects.

### **Aboriginal Community**

- 21) Recognize the historical, cultural and contemporary connection of the Aboriginal people to the Downtown Eastside area and reinforce this through place-making opportunities and other initiatives.

### **Local Economic Development**

- 22) Create employment, especially low barrier jobs, through inclusive, social impact hiring and local employment opportunities.
- 23) Encourage enterprises operating as social enterprises or co-operatives that create jobs, job space and opportunities for services and training.
  - Social enterprises are businesses with a formal, mission-based, and direct relationship to a non-profit or charity (i.e. owned by a non-profit, or formally partnered with a non-profit to ensure profits from the venture support the mission of that organization). Social enterprises can also be a non-profit or charity directly engaging in fee for service or the making and selling of goods itself, or a Community Contribution Company if registered as such with the Province.
  - Co-operatives are a form of business ownership where the consumers, producers or workers of a company are also the owners. Often times Co-ops are formed to serve a specific community need. In British Columbia Co-operatives that are pursuing mission-based impacts similar to charities and non-profits can be specifically registered as Community Services Co-ops. Community Services Co-ops cannot issue investment shares and are formed explicitly to provide health, social or educational and other community services.

## **1.2 The Official Development Plan**

The Official Development Plan for the Downtown-Eastside/Oppenheimer area is intended to control and guide the development of all uses in that part of the City of Vancouver for which the Zoning District is described as “Downtown-Eastside/Oppenheimer District (DEOD)”.

The Official Development Plan is intended to be used in conjunction with any policies and guidelines which Council may from time to time determine.

In order to provide effective guidance for the long-term development of the Downtown-Eastside/Oppenheimer area, the Plan should be reviewed from time to time to ensure that it accurately reflects the current public objectives. Such review should occur at least once every five years.

Section 1, Application and Intent, contains goals and describes the procedure for using this Development Plan for the Downtown-Eastside/Oppenheimer District.

Section 2, Definitions, contains definitions specific to this Development Plan.

Section 3, Sub-area Development Guidelines (General), identifies four sub-areas within the Downtown-Eastside/Oppenheimer District.

Sections 4, 5, 6 and 7 are the specific Sub-Area Development Guidelines. These sections provide detailed guidance with respect to the four sub-areas which have been identified within the Downtown-Eastside/Oppenheimer District. These development guidelines, together with the overall goals in section 1, and all applicable policies and guidelines adopted by Council, provide the necessary guidance for the preparation of a development proposal within the various sub-areas.

### **1.3 Interpretation**

The Official Development Plan is subject to the interpretation of the Development Permit Board.

The goals as contained in section 1 represent the basic philosophy in planning the Downtown-Eastside/Oppenheimer District. Further, Council has also adopted the **Downtown-Eastside/Oppenheimer Policy Plan** which contains those goals and expands them into more descriptive policies.

The Sub-Area Development Guidelines, as contained in sections 4, 5, 6 and 7, represent the intent as to how the different sub-areas of the Downtown-Eastside/Oppenheimer District should be developed.

The Development Permit Board, in the exercise of its jurisdiction, may relax the provisions of this Plan in any case where literal enforcement would result in unnecessary hardship. In granting any relaxation, the Board shall have regard to the intent and policies of this Plan, and such other applicable policies and guidelines adopted by Council.

The Director of Planning or the Development Permit Board, as the case may be, may relax any of the provisions of this Plan where literal enforcement would result in unnecessary hardship in carrying out any restoration or renovation of buildings or sites on the Vancouver Heritage Register adopted by Council and in effect at the time of application for relaxation under this section. Any development permit issued shall specify the heritage aspects of the building or site that merit the relaxation authorized by this section. Before granting any relaxation, the Director of Planning or the Development Permit Board shall:

- (a) consider any advice from the Vancouver Heritage Commission or any other body established by Council for this purpose defining the aspects of the building or site that give it heritage merit and advising on the proposed conservation work;
- (b) notify such adjacent property owners and tenants as deemed necessary, consider the responses received, and if there is significant objection, refer the matter to Council for advice; and
- (c) consider the provisions of this Plan and all applicable policies and guidelines adopted by Council.

### **1.4 Development Permit Application**

Development permit applications shall be made in compliance with the provisions set out in the **Zoning and Development By-law, No. 3575**.

The Development Permit Board may at its discretion either approve, approve subject to conditions, or refuse development permit applications based on a review against the related goals, sub-area development guidelines, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner or tenant.

## Section 2 Definitions

The definitions contained in section 2 of the **Zoning and Development By-law, No. 3575** shall apply to this Plan. The following definitions, extracted from section 2 of the **Zoning and Development By-law, No. 3575** are of particular relevance to this Plan.

**2.1 Floor Space Ratio** means the figure obtained when the area of all floors of all buildings on the site (measured to the extreme outer limits of the building) is divided by the area of the site.

**2.2 Hotel** means premises providing temporary accommodation by way of furnished sleeping, housekeeping or dwelling units.

The following definitions refer to terms used in this Official Development Plan and supplement definitions included in the Zoning and Development By-law.

**2.3 Habitable Room** means any room in a dwelling unit used or intended to be used for living, sleeping, cooking or eating purposes.

**2.4 Micro dwelling** means a self contained residential unit which is no less than 23.2 m<sup>2</sup> and no more than 29.7 m<sup>2</sup>.

**2.5 Residential** means sleeping units, housekeeping units, one or two family dwellings, apartments, townhouses, seniors supportive or assisted housing, residential units associated with and forming an integral part of artist studios, boarding houses, rooming houses and temporary modular housing, but excludes a Community Care Facility – Class B, and Group Residence.

**2.6 Retail Continuity** means the provision and permanent maintenance of continuous pedestrian oriented retail store type display windows or other equal and suitable display as may be approved by the Development Permit Board.

**2.7 Secured Market Rental Housing** means a development or part of a development, used only as market rental housing, which has a covenant or housing agreement registered against title restricting its use to market rental housing, for the longer of 60 years or the life of the building, or for such other term as may be agreed upon by the city and the owner.

**2.8 Social Housing** means rental housing:

- (a) in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication;
- (b) 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

- (c) 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;

except that in the HA-2 district; in the area of the FC-1 district located north of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive; in the Downtown-Eastside Oppenheimer district; and in the area of the Downtown district denoted as C2 on Map 1 of the Downtown Official Development Plan; social housing means rental housing:

- (d) 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;
- (e) 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
- (f) 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.

## Section 3 Sub-area Development Guidelines (General)

### 3.1 Intent

The Sub-Area Development Guidelines provide more detailed guidance with respect to the development of the four sub-areas which have been identified within the Downtown-Eastside/Oppenheimer District.

Sub-area 1: Main/Hastings

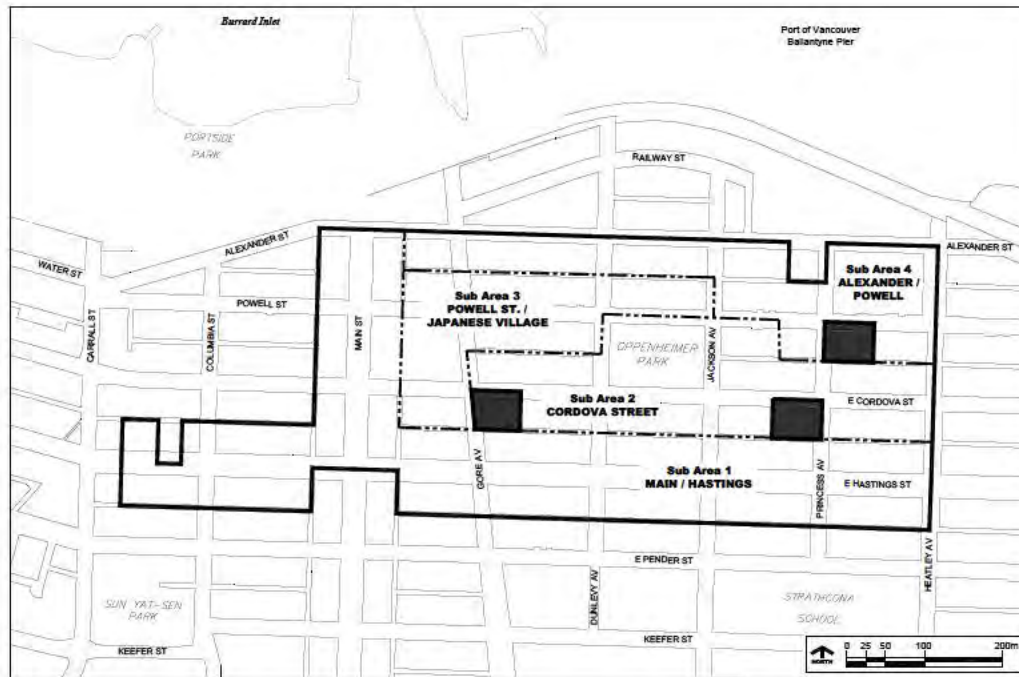
Sub-area 2: Cordova Street

Sub-area 3: Powell Street/Japanese Village

Sub-area 4: Alexander/Powell

The sub-areas are shown on the following map. Identification of these four sub-areas is based on:

- (a) existing land uses;
- (b) relationship to existing nearby character areas of Downtown, Gastown, Chinatown and the Strathcona neighbourhood;
- (c) projected future land uses.



area not zoned DEOD

KEY PLAN showing DEOD and sub-areas

### 3.2 Interpretation

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. In all instances, approval of a development permit application shall be subject to the form, location and any special characteristics being in conformity with the intent of this Plan, all applicable policies and guidelines adopted by Council, and to such other conditions and regulations not inconsistent therewith which the Development Permit Board in its discretion may prescribe.

### 3.3 General Conditions of Use

All regulations and conditions of use set out in the Zoning and Development By-law that affect uses set out in this Plan apply.

## Section 4 Sub-area 1 Main/Hastings

### 4.1 Intent

The development of the Main/Hastings sub-area, outlined on Map 1, should further establish its importance as a gateway to the Downtown, and help to clarify the functions of the adjacent Historic Areas of Gastown and Chinatown and the Oppenheimer and Strathcona residential neighbourhoods.

Therefore, this area 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.

Residential uses are also permitted. Pedestrian-oriented uses, primarily retail and restaurant, are encouraged at ground level with an emphasis on continuity of facade and narrow frontages for individual uses on Main Street from Hastings to Cordova and along Hastings Street from Carrall to approximately Dunlevy.

The retention and upgrading of existing multi-unit residential buildings is encouraged. The development of new residential units on upper floors of buildings is encouraged through a floor space bonus system. Special design measures, however, should be undertaken to mitigate the air and noise pollution problems.

## **4.2 Uses**

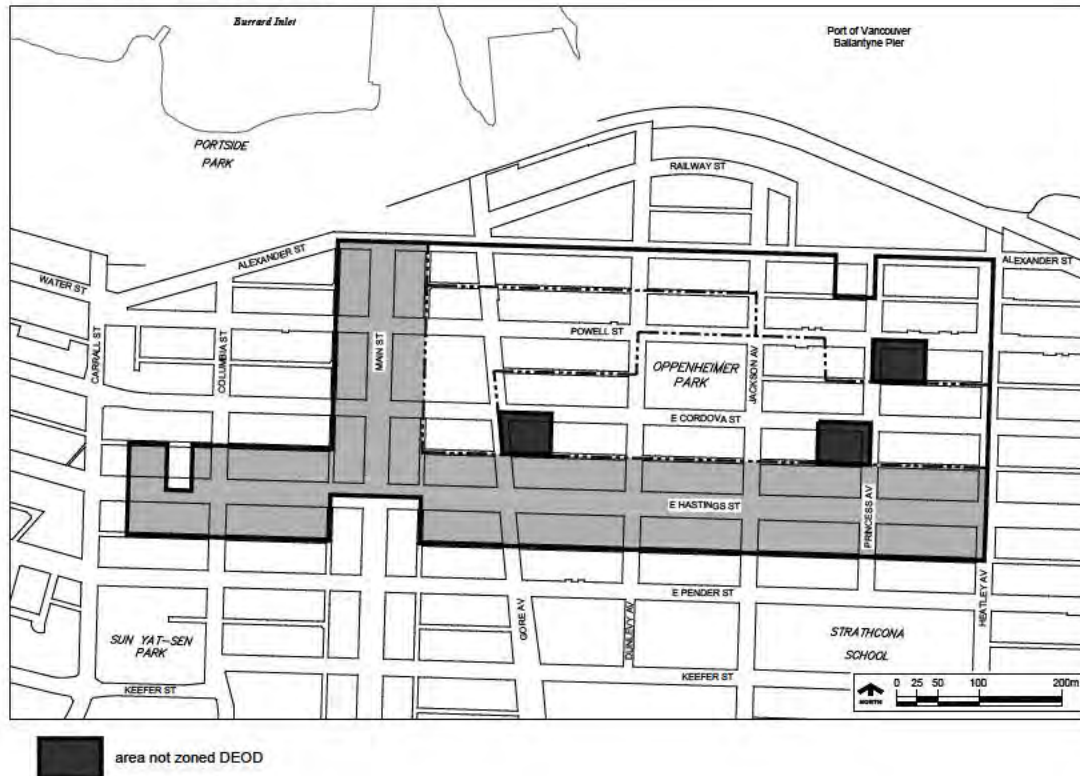
4.2.1 The following uses, and others accessory thereto, may be permitted, subject to the CONDITIONS OF USE and to such conditions or regulations as may be prescribed by the Development Permit Board:

- (a) Office commercial, except that:
  - (i) on the ground floor, any office commercial use shall be limited to a financial, law, insurance, travel agency, medical-dental or real estate office; and
  - (ii) on floors above the ground floor, construction for office commercial use shall only be permitted if a minimum of 50 percent of the floor area created after April 20, 1982 is developed for residential purposes.
- (b) Retail commercial, including class 1 restaurants but not including a liquor store.
- (c) Other commercial, including, but not necessarily limited to, a business or vocational school, a drama or dance academy, a billiard hall, bowling alley, steam bath, photography studio, theatre, artist studio, or sign or showcard painting, but not including a hotel, restaurant - class 2, cabaret or neighbourhood public house.
- (d) Residential, with an emphasis on self-contained units.
- (e) Micro dwelling, subject to section 11 of the Zoning and Development By-law.
- (f) Community Care Facility – Class B and Group Residence.
- (g) Light industrial, including, but not necessarily limited to the following, provided that all manufacturing and storage takes place within a wholly enclosed building, and provided that the Development Permit Board is satisfied that the use is compatible with the mixed use character of the area:
  - Lithography; printing; publishing; warehousing; wholesaling; food or beverage product manufacturing (but not involving the milling of grain, rice, malt; the refining of sugar; the refining of vegetable oil or fat; the brewing or distilling of alcoholic beverages; the processing of fats, bones, hides, skins, offal, or animal products of a like nature; the use of fish; or the use of live animals or live poultry); manufacturing of miscellaneous light products, including brooms or brushes; jewelry or silverware; musical instruments; novelties, decorations or ornaments; scientific or professional equipment; signs or displays; stationery supplies or office supplies; toys; window shades or blinds.
- (h) Live-Work Use, subject to section 11 of the Zoning and Development By-law.
- (i) Building or uses required to serve the educational, cultural, health, social, recreational or local economic development needs of the local community and not otherwise permitted.
- (j) Cannabis Store, subject to section 11 of the Zoning and Development By-law.
- (k) Any other use which is not specifically listed herein, but which the Development Permit Board considers comparable in nature, having regard to the intent, goals and policies of this Plan.

4.2.2 Temporary Modular Housing may be permitted, subject to the provisions of section 11 of the Zoning and Development By-law. Temporary Modular Housing is not subject to any of the use or design provisions of this Official Development Plan, including the CONDITIONS OF USE.

## Downtown-Eastside/Oppenheimer District Map 1

### Sub-Area 1 Main/Hastings



#### 4.3 Conditions of Use

The following conditions of use, in addition to such other conditions as the Development Permit Board may decide, shall apply:

- (a) a person must not convert all or part of a hotel or other residential use, existing as of April 20, 1982, to an office, other commercial, or live-work use; and
- (b) any development permit issued for live-work use must stipulate as permitted uses:
  - (i) dwelling unit;
  - (ii) beauty and wellness centre, general office, health care office, barber shop or beauty salon, photofinishing or photography studio, or artist studio – class A; and
  - (iii) dwelling unit combined with any use set out in clause (ii).

#### 4.4 Retail Continuity

Where indicated on Map 2, only retail and similar uses, and lawyers' offices, shall be permitted on the ground floor along the street frontage so identified; and retail and similar uses shall be encouraged on the other street frontages so identified.

#### **4.4A Exception to retail continuity**

Despite anything to the contrary in this Downtown-Eastside/Oppenheimer Official Development Plan, the Development Permit Board or Director of Planning may permit social service centre, general office, or health care office uses on the ground floors of buildings having street frontages on Hastings Street subject to development permits limited in time as required by the Development Permit Board or Director of Planning.

#### **4.5 Density**

4.5.1 Subject to the provisions of subsection 4.5.2, the maximum density for any development shall be a floor space ratio of 1.0, except that the Development Permit Board may permit an increase in the maximum density:

- (a) to a maximum floor space ratio of 5.0, 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; or
- (b) to a maximum floor space ratio of 7.0 on corner sites, if:
  - (i) a maximum of 2.5 floor space ratio above a floor space ratio of 1.0 is developed as uses listed in 4.2.1 (i), Community Care Facility – Class B and Group Residence, Health Care Office and Health Enhancement Centre and accessory uses,
  - (ii) no less than 50% of the total gross floor area is developed as residential; where at least 60% of the residential units comprising not less than 40% of the gross residential floor area are developed as social housing and the remaining 40% of the residential units comprising not more than 60% of the gross residential floor area are developed as secured market rental housing,
  - (iii) the corner site has a frontage no greater than 30.5 m, and
  - (iv) the Development Permit Board first considers:
    - (a) the intent of this Official Development By-law and all applicable Council policies and guidelines; and
    - (b) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on preserving and strengthening prevailing context and mitigating the impact on the liveability of adjacent residential areas and the impact on public areas such as parks and plazas.

4.5.2 Despite the provisions of subsection 4.5.1, the Director of Planning or the Development Permit Board may permit an increase in the maximum floor space ratio to 1.5 for retail, service, manufacturing, or wholesale uses, and uses listed in 4.2.1 (i) and accessory uses, if:

- (a) the uses are existing as of April 29, 2014;
- (b) the uses are located on a site existing as of April 29, 2014; and
- (c) there is no conversion of existing residential floor area.

4.5.3 Despite the provisions of subsection 4.5.1, the Director of Planning or the Development Permit Board may relax the site frontage maximum of 30.5 m, if:

- (a) all residential units are social housing;
- (b) enforcement will result in unnecessary hardship;
- (c) the Director of Planning or the Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (d) the Director of Planning or the Development Permit Board considers the submission of any advisory group, property owner or tenant.

4.5.4 The following shall be excluded in the computation of floor area:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Development Permit Board, are similar to the foregoing and contribute to the amenity or environment of the Downtown-Eastside/Oppenheimer District, provided that the total area of all exclusions does not exceed eight percent of the provided residential floor area;
- (b) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 24 feet in length;
- (c) patios or roof gardens provided that any sunroofs or walls are approved by Director of Planning;
- (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (e) for exterior walls in laneway houses and in one and two-family dwellings of three storeys or less with or without secondary suites, an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive thermal resistance (RSI value) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 330 mm;
- (f) for exterior walls in residential buildings that are three storeys or less and classified as Group C buildings under the Building By-law, other than those buildings referred to in subsection (e):
  - (i) an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive thermal resistance (RSI value) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 179 mm, and
  - (ii) an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm, as verified by a Building Envelope Professional, to a maximum exclusion of 152 mm;
- (g) for exterior walls in all buildings other than those referred to in subsections (e) and (f):
  - (i) an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive maximum effective thermal transmittance (U factor) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 179 mm, and
  - (ii) an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm, as verified by a Building Envelope Professional, to a maximum exclusion of 152 mm; and
- (h) in buildings with commercial, retail or service use at grade, the area occupied by interior commercial kitchen exhaust shafts, to a maximum exclusion of 3.7 m<sup>2</sup> for each floor above the commercial, retail or service use.

4.5.5 The following may be excluded in the computation of floor area:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
  - (i) the total area of all open and enclosed balcony or sun deck exclusions does not exceed eight percent of the residential floor area being provided; and
  - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4.5.6 Floor area excluded pursuant to sections 4.5.4 and 4.5.5 pursuant to section 2.1 shall not be put to any use other than that which justified the exclusion.

## **4.6 Physical Form**

### **4.6.1 Height**

The minimum height of a building within the area denoted by the letter “A” on Map 3 shall be 11 meters (approximately 36 feet; approximately 3 storeys). The maximum height of a building within the total Main/Hastings sub-area shall be 30 meters (approximately 98 feet; approximately eight storeys).

The Development Permit Board may permit an increase in the maximum height of a building to a maximum of 36.6 m for a development on a corner site in Sub-area 1 Main/Hastings, if:

- (a) the corner site has a frontage no greater than 30.5 m; and
- (b) the Development Permit Board first considers:
  - (i) the intent of this Official Development By-law and all applicable Council policies and guidelines, and
  - (ii) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on preserving and strengthening prevailing context and mitigating the impact on the liveability of adjacent residential areas and the impact on public areas such as parks and plazas.

4.6.2 Frontage -- Not Applicable.

4.6.3 Front Yard -- Not Applicable.

### **4.6.4 Side Yard**

No side yard shall be 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.

## **4.7 [Deleted -- see Parking By-law.]**

## **4.8 Social, Cultural and Recreational Facilities**

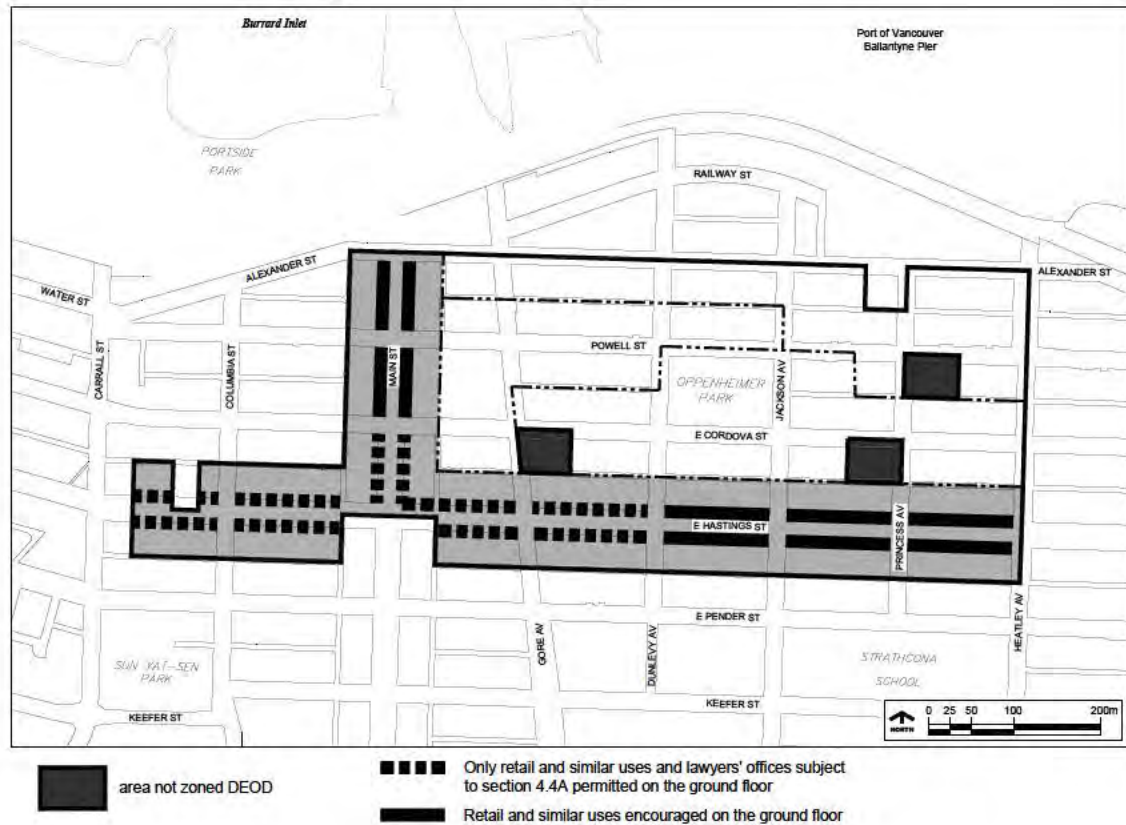
4.8.1 It is the purpose of this section to provide in the Downtown-Eastside/Oppenheimer area the following social, cultural and recreational amenities for the enjoyment of Downtown-Eastside/Oppenheimer residents and employees:

- (a) facilities which provide opportunities for physical fitness;
- (b) facilities for general recreation;
- (c) facilities which provide a service to the public; and
- (d) facilities for arts and culture.

Facilities or areas which contribute to physical amenity, such as parks, plazas, arcades or ornamental elements in the landscape, are not included in this section. Provision of these items and others of a similar nature may be required by the Development Permit Board where appropriate, as part of the design of the building.

## Downtown-Eastside/Oppenheimer District Map 2

### Sub-Area 1 Main/Hastings: Retail Continuity



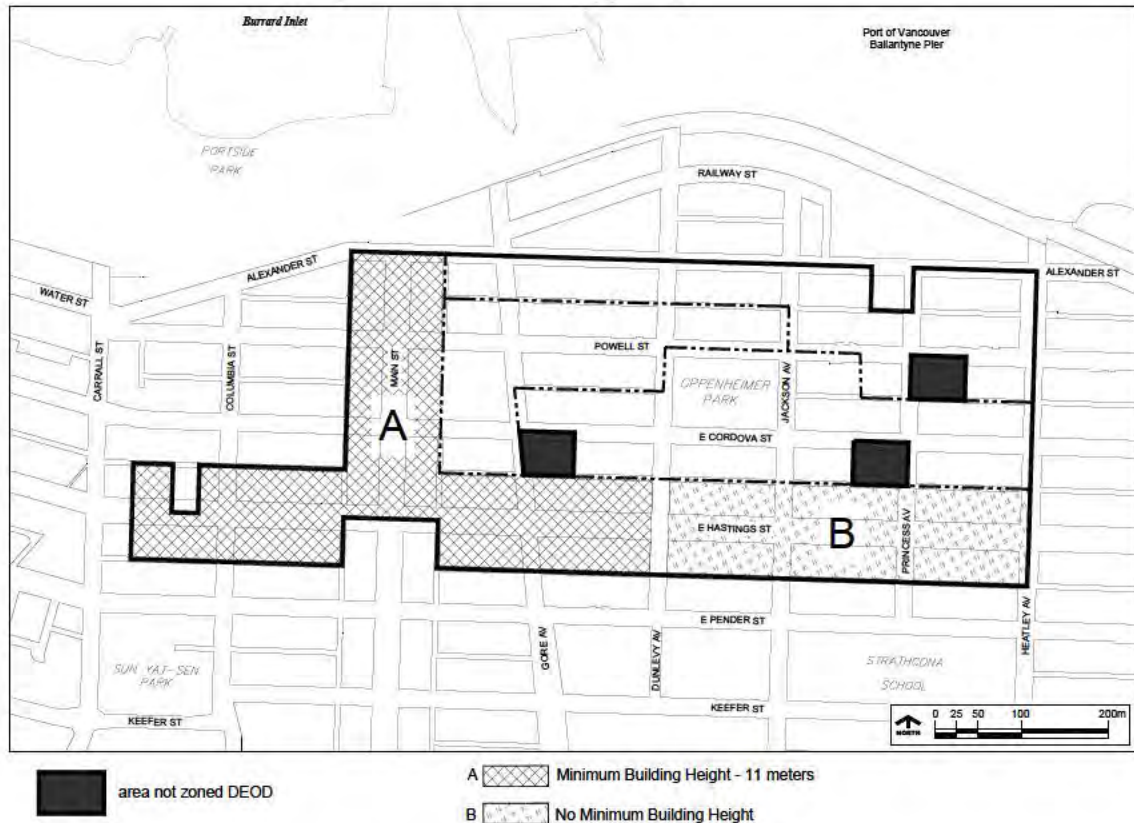
#### 4.8.2 Amenities Excluded from Floor Space Ratio

The following amenities and facilities are excluded from the FSR limitation provided that their area does not exceed 20 percent of the allowable FSR or 929 square meters (approximately 10,000 square feet) whichever is the lesser:

- (a) saunas;
- (b) tennis courts;
- (c) swimming pools;
- (d) squash or racquet courts;
- (e) gymnasiums and workout rooms;
- (f) games rooms and hobby rooms;
- (g) day care centres;
- (h) other similar or related indoor uses of a social or recreational nature which in the opinion of the Development Permit Board are a type which contribute to social amenity.

### Downtown-Eastside/Oppenheimer District Map 3

#### Sub-Area 1 Main/Hastings: Minimum Building Heights



#### 4.8.3 Bonuses for Provision of Social, Cultural and Recreational Amenities

Where a need for any public, social, cultural or recreational facility has been demonstrated to the satisfaction of the Development Permit Board, the Board may authorize, for any building which includes one or more of such facilities, an increase in the permitted floor space ratio or density of a building, subject to prior approval by City Council.

In determining the increase in floor area or density that may be authorized, the Development Permit Board shall consider:

- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;
- (c) the rental value of the increased floor area; and
- (d) the value of any authorized relaxations of other restrictions.

If appropriate, such facilities shall be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.

## Section 5 Sub-area 2 Cordova Street

### 5.1 Intent

The Cordova Street sub-area, outlined on Map 4, is intended to be a medium density residential area, suitable for residential development for a variety of household types. Rehabilitation of existing residential buildings is encouraged. To upgrade the standard of accommodation available, new units should be self-contained and rehabilitated sleeping and housekeeping units should be converted to self-contained dwelling units where possible.

### 5.2 Uses

5.2.1 The following uses, and others accessory thereto, may be permitted, subject to the CONDITIONS OF USE and to such conditions or regulations as may be prescribed by the Development Permit Board:

- (a) Residential, with an emphasis on self-contained units.
- (b) Micro dwelling, subject to section 11 of the Zoning and Development By-law.
- (c) Community Care Facility – Class B and Group Residence.
- (d) Buildings or uses required to serve the educational, cultural, health, social or recreational or local economic development needs of the local community and not otherwise permitted.
- (e) Artist studio.
- (f) Any other use which is not specifically listed herein, but which the Development Permit Board considers comparable in nature, having regard to the intent, goals and policies of this Plan.

5.2.2 Temporary Modular Housing may be permitted, subject to the provisions of section 11 of the Zoning and Development By-law. Temporary Modular Housing is not subject to any of the use or design provisions of this Official Development Plan, including the CONDITIONS OF USE.

### 5.3 Conditions of Use -- Not Applicable.

### 5.4 Retail Continuity -- Not Applicable.

### 5.5 Density

5.5.1 Subject to the provisions of subsection 5.5.2, the maximum density for any development shall be a floor space ratio of 1.0, except that the Development Permit Board may permit an increase in the maximum density:

- (a) to a maximum floor space ratio of 2.5, 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; or
- (b) to a maximum floor space ratio of 4.5 if:
  - (i) the site has a frontage no greater than 45.7 m,
  - (ii) the development includes residential and all residential units are social housing, and
  - (iii) the Development Permit Board first considers:
    - (a) the intent of this Official Development By-law and all applicable Council policies and guidelines; and
    - (b) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on preserving and strengthening prevailing context and mitigating the impact on the liveability of adjacent residential areas and the impact on public areas such as parks and plazas;

5.5.2 Despite the provisions of subsection 5.5.1, the Director of Planning or the Development Permit Board may permit an increase in the maximum floor space ratio to 1.5 for retail, service, manufacturing, or wholesale uses, uses listed in 5.2.1 (i) and accessory uses, if:

- (a) the uses are existing as of April 29, 2014;
- (b) the uses are located on a site existing as of April 29, 2014; and
- (c) there is no conversion of existing residential floor area.

5.5.3 The following shall be excluded in the computation of floor area:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Development Permit Board, are similar to the foregoing and contribute to the amenity or environment of the Downtown-Eastside/Oppenheimer District, provided that the total area of all exclusions does not exceed eight percent of the provided residential floor area;
- (b) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 24 feet in length;
- (c) patios or roof gardens provided that any sunroofs or walls are approved by Director of Planning;
- (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (e) for exterior walls in laneway houses and in one and two-family dwellings of three storeys or less with or without secondary suites, an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive thermal resistance (RSI value) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 330 mm;
- (f) for exterior walls in residential buildings that are three storeys or less and classified as Group C buildings under the Building By-law, other than those buildings referred to in subsection (e):
  - (i) an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive thermal resistance (RSI value) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 179 mm, and
  - (ii) an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm, as verified by a Building Envelope Professional, to a maximum exclusion of 152 mm;
- (g) for exterior walls in all buildings other than those referred to in subsections (e) and (f):
  - (i) an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive maximum effective thermal transmittance (U factor) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 179 mm, and
  - (ii) an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm, as verified by a Building Envelope Professional, to a maximum exclusion of 152 mm; and
- (h) in buildings with commercial, retail or service use at grade, the area occupied by interior commercial kitchen exhaust shafts, to a maximum exclusion of 3.7 m<sup>2</sup> for each floor above the commercial, retail or service use.

5.5.4 The following may be excluded in the computation of floor area:

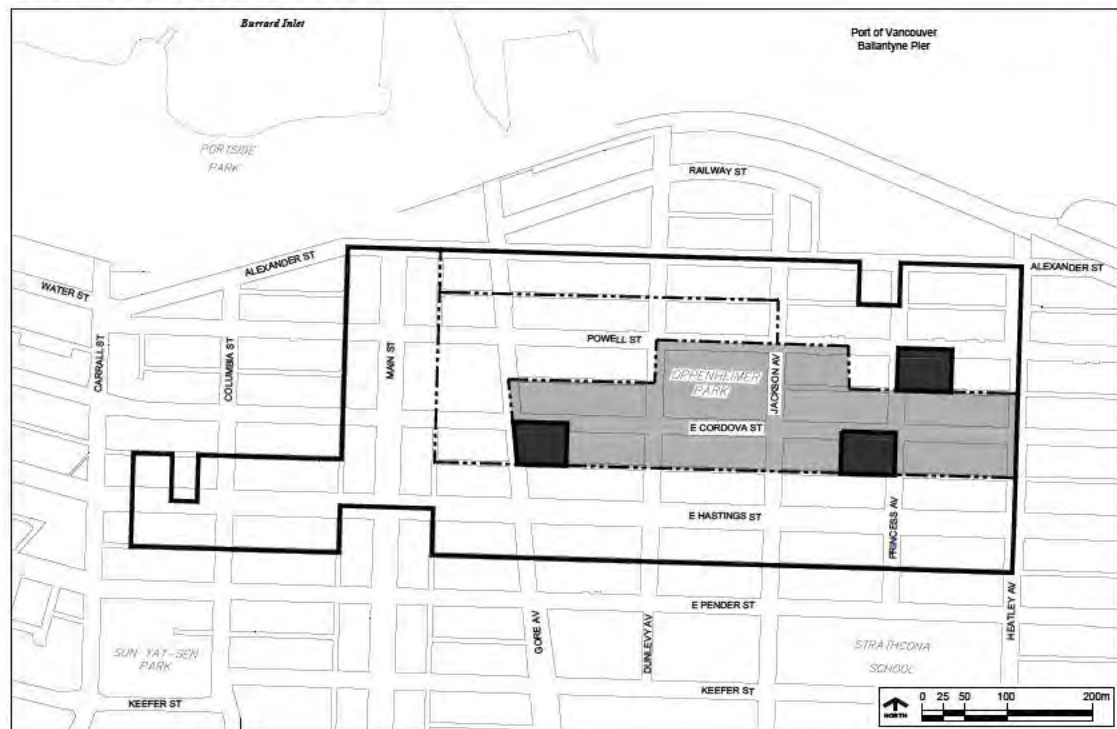
- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:


- (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
- (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

5.5.5 Floor area excluded pursuant to sections 5.5.3 and 5.5.4 shall not be put to any use other than that which justified the exclusion.

#### Downtown-Eastside/Oppenheimer District Map 4

##### Sub-Area 2 Cordova Street



 area not zoned DEOD

## 5.6 Physical Form

### 5.6.1 Height

The maximum height shall be 15 meters (approximately 49 feet; approximately four storeys).

The Development Permit Board may permit an increase in the maximum height of a building to a maximum of 22.8 m if:

- (a) site has a frontage no greater than 45.7 m;
- (b) all residential units are social housing; and
- (c) the Development Permit Board first considers:
  - (i) the intent of this Official Development By-law and all applicable Council policies and guidelines, and

- (ii) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on preserving and strengthening prevailing context and mitigating the impact on the liveability of adjacent residential areas and the impact on public areas such as parks and plazas.

5.6.2 Frontage -- Not Applicable.

5.6.3 Front Yard

A minimum front yard of 3 meters (approximately 10 feet) shall be provided. However, the Development Permit Board may relax or increase this requirement for all or a portion of the frontage provided it takes into account the depths of the adjacent front yards.

5.6.4 Side Yard

No side yard shall be 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.

**5.7 [Deleted -- see Parking By-law.]**

## **5.8 Social, Cultural and Recreational Facilities**

5.8.1 It is the purpose of this section to provide in the Downtown-Eastside/Oppenheimer area the following social, cultural and recreational amenities for the enjoyment of Downtown-Eastside/Oppenheimer residents and employees:

- (a) facilities which provide opportunities for physical fitness;
- (b) facilities for general recreation;
- (c) facilities which provide a service to the public; and
- (d) facilities for arts and culture.

Facilities or areas which contribute to physical amenity, such as parks, plazas, arcades or ornamental elements in the landscape, are not included in this section. Provision of these items and others of a similar nature may be required by the Development Permit Board where appropriate, as part of the design of the building.

5.8.2 Amenities Excluded from Floor Space Ratio

The following amenities and facilities are excluded from the FSR limitation provided that their area does not exceed 20 percent of the allowable FSR or 929 square meters (approximately 10,000 square feet) whichever is the lesser:

- (a) saunas;
- (b) tennis courts;
- (c) swimming pools;
- (d) squash or racquet courts;
- (e) gymnasiums and workout rooms;
- (f) games rooms and hobby rooms;
- (g) day care centers;
- (h) other similar or related indoor uses of a social or recreational nature which in the opinion of the Development Permit Board are of a type which contribute to social amenity.

### 5.8.3 Bonuses for Provision of Social, Cultural and Recreational Amenities

Where a need for any public, social, cultural or recreational facility has been demonstrated to the satisfaction of the Development Permit Board, the Board may authorize, for any building which includes one or more of such facilities, an increase in the permitted floor space ratio or density of a building, subject to prior approval by City Council.

In determining the increase in floor area or density that may be authorized, the Development Permit Board shall consider:

- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;
- (c) the rental value of the increased floor area; and
- (d) the value of any authorized relaxations of other restrictions.

If appropriate, such facilities shall be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.

### 5.8.4 Despite the provisions of subsections 5.5.1 and 5.6.1, the Director of Planning or the Development Permit Board may relax the site frontage maximum of 45.7 m, if:

- (a) all residential units are social housing;
- (b) enforcement will result in unnecessary hardship;
- (c) the Director of Planning or the Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (d) the Director of Planning or the Development Permit Board considers the submission of any advisory group, property owner or tenant.

## Section 6 Sub-area 3 Powell Street/Japantown

### 6.1 Intent

The Powell Street/Japantown sub-area, outlined on Map 5, is intended to be a medium density mixed commercial-residential area, appropriate for retail, restaurant and other similar pedestrian-oriented uses at street level, and residential, commercial and office uses on upper floors. This sub-area should continue to provide shopping facilities which serve the day-to-day needs of local residents and workers of the Downtown Eastside Oppenheimer area.

The 300 and 400 blocks of Powell are also intended to be the heart of historic Japantown. Developments which recognize the area's unique ethnic history and which enhance its historical, architectural and cultural character are encouraged.

### 6.2 Uses

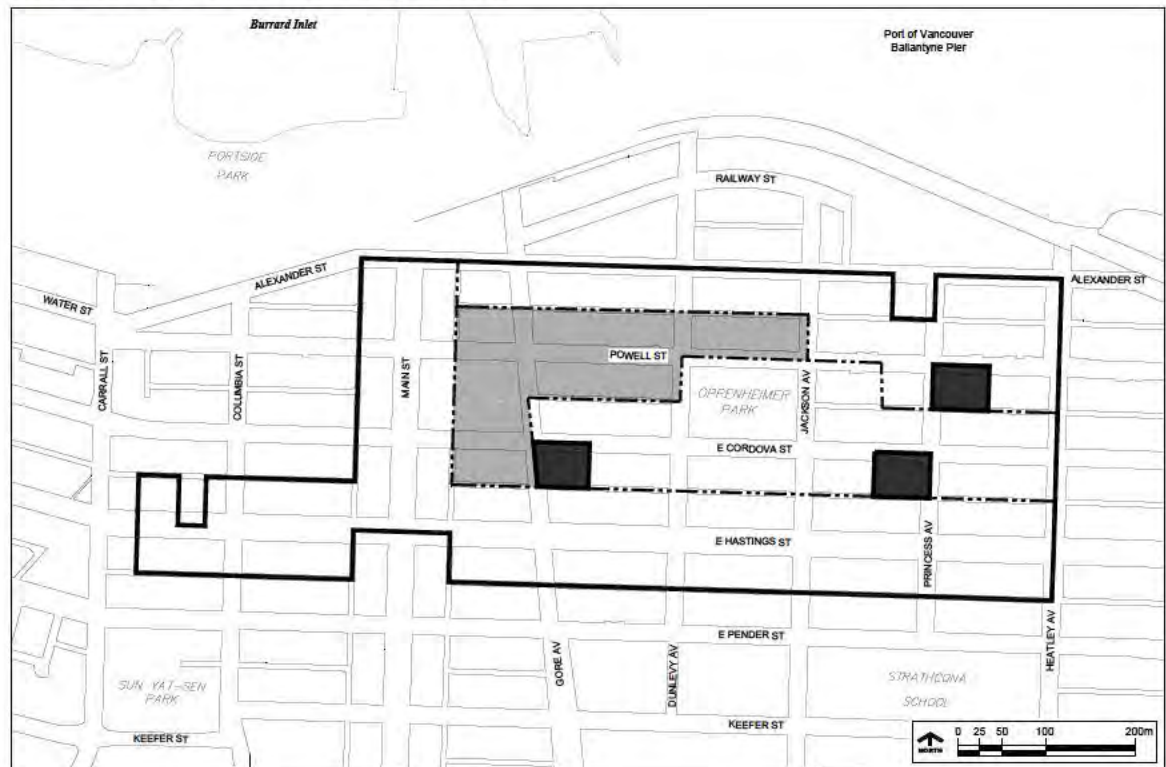
#### 6.2.1 The following uses, and others accessory thereto, may be permitted, subject to the CONDITIONS OF USE and to such conditions or regulations as may be prescribed by the Development Permit Board:


- (a) Office commercial, except that no office shall be permitted on the ground floor except for a financial, insurance, travel agency, medical-dental, real estate or local area office.
- (b) Retail commercial, including class 1 restaurants but not including a liquor store.
- (c) Other commercial, including but not necessarily limited to a photography studio, bakery with retail sales on the premises, barber or beauty shop, beauty and wellness centre, or artists studio, but not including a hotel, restaurant - class 2, cabaret or neighbourhood public house.

- (d) Residential, with an emphasis on self-contained units.
- (e) Micro dwelling, subject to section 11 of the Zoning and Development By-law.
- (f) Community Care Facility – Class B and Group Residence.
- (g) Buildings or uses required to serve the educational, cultural, health, social or recreational or local economic development needs of the local community and not otherwise permitted.
- (h) Any other use, including accessory wholesaling or manufacturing of dry goods or food and beverage products, which involves retail sales on the premises and which creates pedestrian interest along the street, providing that all manufacturing and storage takes place within a wholly enclosed building.
- (i) Any other use which is not specifically listed herein, but which the Development Permit Board considers comparable in nature, having regard to the intent, goals and policies of this Plan.

#### Downtown-Eastside/Oppenheimer District Map 5

##### Sub-Area 3 Powell Street/Japantown



 area not zoned DEOD

6.2.2 Temporary Modular Housing may be permitted, subject to the provisions of section 11 of the Zoning and Development By-law. Temporary Modular Housing is not subject to any of the use or design provisions of this Official Development Plan, including the CONDITIONS OF USE.

6.3 **Conditions of Use -- Not Applicable.**

6.4 **Retail Continuity**

Where indicated on Map 6, only retail and similar uses shall be permitted on the ground floor along the street frontages so identified; and shall be encouraged on the other street frontages so identified.

## **6.5 Density**

- 6.5.1 Subject to the provisions of subsection 6.5.2, the maximum floor space ratio for any development shall be 1.0, except that the Development Permit Board may permit an increase in the maximum density:
- (a) to a maximum floor space ratio of 2.5, 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; or
  - (b) to a maximum floor space ratio of 4.5 if:
    - (i) the site has a frontage no greater than 45.7 m,
    - (ii) the development includes residential and all residential units are social housing, and
    - (iii) the Development Permit Board first considers:
      - (a) the intent of this Official Development By-law and all applicable Council policies and guidelines; and
      - (b) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on preserving and strengthening prevailing context and mitigating the impact on the liveability of adjacent residential areas and the impact on public areas such as parks and plazas;
- 6.5.2 Despite the provisions of subsection 6.5.1, the Director of Planning or the Development Permit Board may permit an increase in the maximum floor space ratio to 1.5 for retail, service, manufacturing, or wholesale uses, uses listed in 6.2.2 (g) and accessory uses, if:
- (a) the uses are existing as of April 29, 2014;
  - (b) the uses are located on a site existing as of April 29, 2014; and
  - (c) there is no conversion of existing residential floor area.
- 6.5.3 The following shall be excluded in the computation of floor area:
- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Development Permit Board, are similar to the foregoing and contribute to the amenity or environment of the Downtown-Eastside/Oppenheimer District, provided that the total area of all exclusions does not exceed eight percent of the provided residential floor area;
  - (b) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 24 feet in length;
  - (c) patios or roof gardens provided that any sunroofs or walls are approved by Director of Planning;
  - (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
  - (e) for exterior walls in laneway houses and in one and two-family dwellings of three storeys or less with or without secondary suites, an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive thermal resistance (RSI value) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 330 mm;

- (f) for exterior walls in residential buildings that are three storeys or less and classified as Group C buildings under the Building By-law, other than those buildings referred to in subsection (e):
  - (i) an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive thermal resistance (RSI value) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 179 mm, and
  - (ii) an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm, as verified by a Building Envelope Professional, to a maximum exclusion of 152 mm;
- (g) for exterior walls in all buildings other than those referred to in subsections (e) and (f):
  - (i) an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive maximum effective thermal transmittance (U factor) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 179 mm, and
  - (ii) an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm, as verified by a Building Envelope Professional, to a maximum exclusion of 152 mm; and
- (h) in buildings with commercial, retail or service use at grade, the area occupied by interior commercial kitchen exhaust shafts, to a maximum exclusion of 3.7 m<sup>2</sup> for each floor above the commercial, retail or service use.

6.5.4 The following may be excluded in the computation of floor area:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
  - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
  - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

6.5.5 Floor area excluded pursuant to sections 6.5.3 and 6.5.4 shall not be put to any use other than that which justified the exclusion.

## **6.6 Physical Form**

### **6.6.1 Height**

The minimum height of a building within this sub-area shall be 7 meters (approximately 23 feet; approximately two storeys). The maximum height shall be 15 meters (approximately 49 feet; approximately four storeys).

The Development Permit Board may permit an increase in the maximum height of a building to a maximum of 22.8 m if

- (a) the site has a frontage no greater than 45.7 m;
- (b) all residential units are social housing, and
- (c) the Development Permit Board first considers:
  - (i) the intent of this Official Development By-law and all applicable Council policies and guidelines; and
  - (ii) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on preserving and strengthening prevailing context and mitigating the impact on the liveability of adjacent residential areas and the impact on public areas such as parks and plazas;

## 6.6.2 Frontage

The maximum length of frontage for any use in those areas where only retail and similar uses are permitted as shown on Map 6, shall be 15.5 meters (approximately 50 feet) except that the Development Permit Board may permit relaxations when a pedestrian area such as a courtyard or resting area is provided, or where pedestrian interest is otherwise maintained.

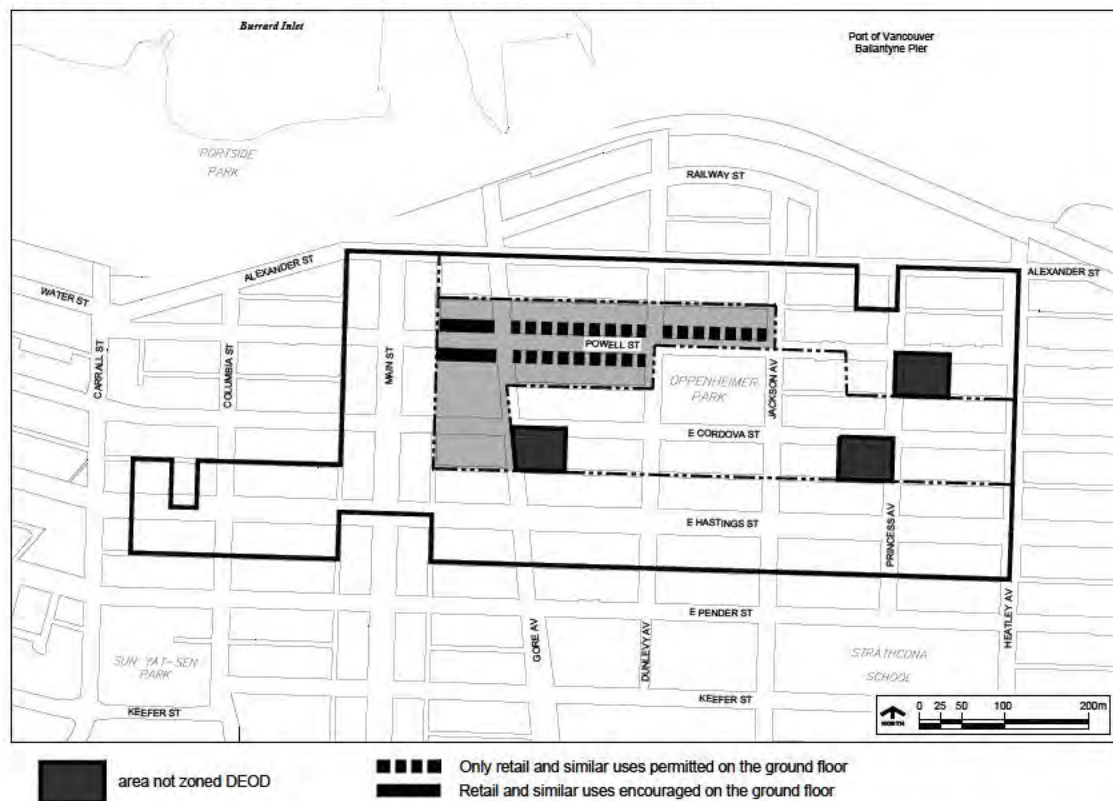
## 6.6.3 Front Yard -- Not Applicable.

## 6.6.4 Side Yard

No side yard shall be 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.

### Downtown-Eastside/Oppenheimer District Map 6

#### Sub-Area 3 Powell Street/Japantown: Retail Continuity



## 6.7 [Deleted -- see Parking By-law.]

## 6.8 Social, Cultural and Recreational Facilities

### 6.8.1 It is the purpose of this section to provide in the Downtown-Eastside/Oppenheimer area the following social, cultural and recreational amenities for the enjoyment of Downtown-Eastside/Oppenheimer residents and employees:

- (a) facilities which provide opportunities for physical fitness;
- (b) facilities for general recreation;
- (c) facilities which provide a service to the public; and
- (d) facilities for arts and culture.

Facilities or areas which contribute to physical amenity, such as parks, plazas, arcades or ornamental elements in the landscape, are not included in this section. Provision of these items and others of a similar nature may be required by the Development Permit Board where appropriate, as part of the design of the building.

#### 6.8.2 Amenities Excluded from Floor Space Ratio

The following amenities and facilities are excluded from the FSR limitation provided that their area does not exceed 20 percent of the allowable FSR or 929 square meters (approximately 10,000 square feet) whichever is the lesser:

- (a) saunas;
- (b) tennis courts;
- (c) swimming pools;
- (d) squash or racquet courts;
- (e) gymnasiums and workout rooms;
- (f) games rooms and hobby rooms;
- (g) day care centers;
- (h) other similar or related indoor uses of a social or recreational nature which in the opinion of the Development Permit Board are of a type which contribute to social amenity.

#### 6.8.3 Bonuses for Provision of Social, Cultural and Recreational Amenities

Where a need for any public, social, cultural or recreational facility has been demonstrated to the satisfaction of the Development Permit Board, the Board may authorize, for any building which includes one or more of such facilities, an increase in the permitted floor space ratio or density of a building, subject to prior approval by City Council.

In determining the increase in floor area or density that may be authorized, the Development Permit Board shall consider:

- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;
- (c) the rental value of the increased floor area; and
- (d) the value of any authorized relaxations of other restrictions.

If appropriate, such facilities shall be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.

#### 6.8.4 Despite the provisions of subsection 6.5.1 and 6.6.1, the Director of Planning or the Development Permit Board may relax the site frontage maximum of 45.7 m, if:

- (a) all residential units are social housing;
- (b) enforcement will result in unnecessary hardship;
- (c) the Director of Planning or the Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (d) the Director of Planning or the Development Permit Board considers the submission of any advisory group, property owner or tenant.

## Section 7 Sub-area 4 Alexander/Powell

### 7.1 Intent

The Alexander/Powell sub-area outlined on Map 7 is intended to be a medium density, mixed industrial-residential area, appropriate for small scale light industrial uses and residential uses. New industry, and expansion of existing industry, should be compatible with nearby and adjacent residential uses.

### 7.2 Uses

7.2.1 The following uses, and others accessory thereto, may be permitted, subject to the CONDITIONS OF USE and to such conditions or regulations as may be prescribed by the Development Permit Board:

- (a) Light industrial uses, as follows, provided that the Development Permit Board is satisfied that the use is compatible with the mixed use character of the area in terms of risk of fire, explosion or contamination; air pollution; traffic and truck generation; noise pollution; and form, scale and appearance of the development:

Brooms or brushes; manufacturing of.

Catering Establishment.

Chemical products; manufacturing of, but including the manufacturing of pharmaceuticals only.

Cleaning or Janitorial Service.

Clothing or garments; manufacturing of.

Cold Storage Plant.

Cosmetics and toilet preparations; manufacturing of.

Electrical products; manufacturing of.

Film Exchange.

Food or beverage products; manufacturing of, but not involving the milling of grain, rice or malt; the refining of sugar; the refining of vegetable oil or fat; the brewing or distilling of alcoholic beverages; the processing of fats, bones, hides, skins, offal, or animal products of a like nature; the use of fish; or the use of live animals or live poultry.

Jewelry or silverware; manufacturing of.

Laboratory, but not including a medical or dental laboratory.

Laundering, cleaning or dyeing of textiles, knit goods, clothing or garments.

Lithographing or printing.

Luggage, handbags or small leather goods; manufacturing of.

Motion Picture or Television Studio.

Musical instruments; manufacturing of.

Novelties, decorations or ornaments; manufacturing of.

Paper products -- secondary; manufacturing of, but not including the manufacturing of tar paper or other asphalt siding or roofing material.

Photo-finishing.

Publishing.

Recording Studio.

Scientific or professional equipment; manufacturing of.

Shoes or boots; manufacturing of.

Sign or showcard painting.

Signs or displays; manufacturing of.

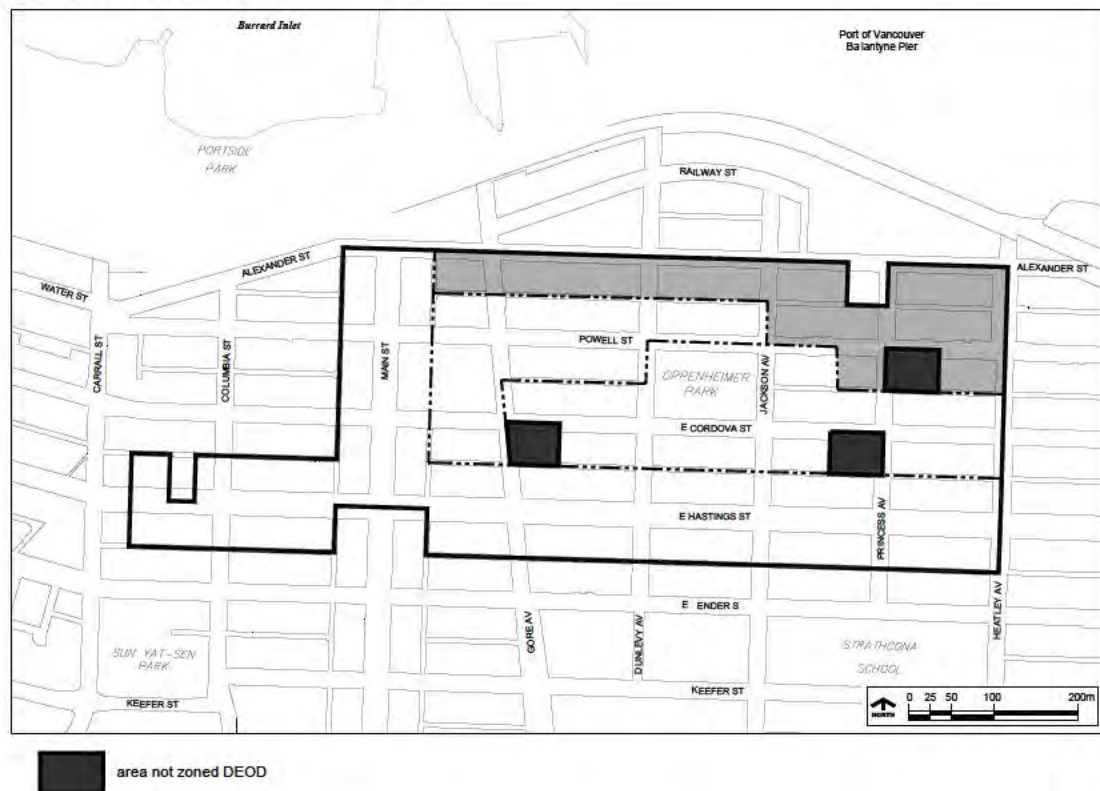
Sporting goods or recreational equipment; manufacturing of.

Stationery supplies or office supplies; manufacturing of.

Storage yard; but only if used in conjunction with other uses in this sub-area and if neatly maintained and adequately screened.  
 Tobacco products; manufacturing of.  
 Toys; manufacturing of.  
 Typesetting, platemaking, engraving or trade binding as allied to the printing industry.  
 Warehousing.  
 Wholesaling.  
 Window shades and blinds; manufacturing of.

#### Downtown-Eastside/Oppenheimer District Map 7

##### Sub-Area 4 Alexander/Powell



- (b) Office, if designed as accessory to other industrial uses permitted in this sub-area and it does not exceed 25 percent of gross floor area of buildings on the site, provided that the use has a direct relationship to the immediate industrial area and will not generally attract the public to its premises.
- (c) Residential, with an emphasis on self-contained units.
- (d) Micro dwelling, subject to section 11 of the Zoning and Development By-law.
- (e) Community Care Facility – Class B and Group Residence.
- (f) Parking garages to serve residential, retail, office or other commercial uses may be permitted by the Development Permit Board where special circumstances prevail; the Development Permit Board may require that such parking provide, in whole or in part, for non-commuter oriented usage.
- (g) Commercial uses, but restricted to (i) Laundromat, servicing local residents; (ii) Artist studio; and (iii) Restaurant, already in existence prior to April 20, 1982.

- (h) Buildings or uses required to serve the educational, cultural, health, social or recreational or local economic development needs of the local community and not otherwise permitted.
- (i) Any other use which is not specifically listed herein, but which the Development Permit Board considers comparable in nature, having regard to the intent, goals and policies of this Plan.
- (j) A use not otherwise permitted which lawfully existed as of April 20, 1982, provided that it meets the CONDITIONS OF USE for this sub-area, and provided that the Development Permit Board is satisfied that any alteration or expansion results in a significant and noticeable increase in its compatibility with nearby and adjacent residential uses.

7.2.2 Temporary Modular Housing may be permitted, subject to the provisions of section 11 of the Zoning and Development By-law. Temporary Modular Housing is not subject to any of the use or design provisions of this Official Development Plan, including the CONDITIONS OF USE.

### **7.3 Conditions of Use**

The following conditions of use in addition to such other conditions as the Development Permit Board may decide, shall apply to industrial uses in this sub-area:

- (a) A use listed in this sub-area shall not involve the bulk storage of vegetable oil or fat; animal oil or fat; fish oil or meal; fish; grain; sugar; hops; wax; scrap or waste materials; lime; fertilizers; compressed gas; explosives; ammunition; fireworks; flares; industrial chemicals; acids; paint; varnish; petroleum; coal or tar products or derivatives; fungicides; pesticides or radioactive material.
- (b) A use listed in this sub-area shall not involve the operation or placement of operating machinery other than within a wholly enclosed building.
- (c) A use listed in this sub-area shall not involve the storage of goods or materials other than within a wholly enclosed building, unless restricted from public access and adequately screened from view from any adjacent street, lane or property by a wall, fence or landscaping that is acceptable to the Development Permit Board.
- (d) A use listed in this sub-area shall not use required parking areas, loading spaces or manoeuvring aisles for the storage of goods or materials or the placement of machinery, refuse or garbage receptacles.

### **7.4 Retail Continuity -- Not Applicable.**

### **7.5 Density**

7.5.1 Subject to the provisions of subsection 7.5.2, the maximum floor space ratio for any development shall be 1.0, except that the Development Permit Board may permit an increase in the maximum density:

- (a) to a maximum floor space ratio of 2.5, 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; or
- (b) to a maximum floor space ratio of 4.5 if:
  - (i) the site has a frontage no greater than 45.7 m,
  - (ii) the development includes residential and all residential units are social housing, and
  - (iii) the Development Permit Board first considers:
    - (a) the intent of this Official Development By-law and all applicable Council policies and guidelines; and

- (b) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on preserving and strengthening prevailing context and mitigating the impact on the liveability of adjacent residential areas and the impact on public areas such as parks and plazas;
- 7.5.2 Despite the provisions of subsection 7.5.1, the Director of Planning or the Development Permit Board may permit an increase in the maximum floor space ratio to 1.5 for retail, service, manufacturing, or wholesale uses, uses listed in 7.2.1 (h) and accessory uses, if:
  - (a) the uses are existing as of April 29, 2014;
  - (b) the uses are located on a site existing as of April 29, 2014; and
  - (c) there is no conversion of existing residential floor area.
- 7.5.3 The following shall be excluded in the computation of floor area:
  - (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Development Permit Board, are similar to the foregoing and contribute to the amenity or environment of the Downtown-Eastside/Oppenheimer District, provided that the total area of all exclusions does not exceed eight percent of the provided residential floor area;
  - (b) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 24 feet in length;
  - (c) patios or roof gardens provided that any sunroofs or walls are approved by Director of Planning;
  - (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
  - (e) for exterior walls in laneway houses and in one and two-family dwellings of three storeys or less with or without secondary suites, an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive thermal resistance (RSI value) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 330 mm;
  - (f) for exterior walls in residential buildings that are three storeys or less and classified as Group C buildings under the Building By-law, other than those buildings referred to in subsection (e):
    - (i) an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive thermal resistance (RSI value) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 179 mm, and
    - (ii) an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm, as verified by a Building Envelope Professional, to a maximum exclusion of 152 mm;
  - (g) for exterior walls in all buildings other than those referred to in subsections (e) and (f):
    - (i) an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive maximum effective thermal transmittance (U factor) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 179 mm, and
    - (ii) an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm, as verified by a Building Envelope Professional, to a maximum exclusion of 152 mm; and

- (h) in buildings with commercial, retail or service use at grade, the area occupied by interior commercial kitchen exhaust shafts, to a maximum exclusion of 3.7 m<sup>2</sup> for each floor above the commercial, retail or service use.

7.5.4 The following may be excluded in the computation of floor area:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
  - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
  - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

7.5.5 Floor area excluded pursuant to sections 7.5.3 and 7.5.4 shall not be put to any use other than that which justified the exclusion.

## **7.6 Physical Form**

### **7.6.1 Height**

The maximum height shall be 15 m.

The Development Permit Board may permit an increase in the maximum height of a building to a maximum of 22.8 m if:

- (a) the site has a frontage no greater than 45.7 m;
- (b) all residential units are social housing, and
- (c) the Development Permit Board first considers:
  - (i) the intent of this Official Development By-law and all applicable Council policies and guidelines; and
  - (ii) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on preserving and strengthening prevailing context and mitigating the impact on the liveability of adjacent residential areas and the impact on public areas such as parks and plazas;

### **7.6.2 Frontage**

The maximum length of frontage for any non-residential use permitted in this sub-area shall be 30 meters (approximately 100 feet).

### **7.6.3 Front Yard -- Not Applicable.**

### **7.6.4 Side Yard**

No side yard shall be 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.

## **7.7 [Deleted -- see Parking By-law.]**

## **7.8 Social, Cultural and Recreational Facilities**

7.8.1 It is the purpose of this section to provide in the Downtown-Eastside/Oppenheimer area the following social, cultural and recreational amenities for the enjoyment of Downtown-Eastside/Oppenheimer residents and employees:

- (a) facilities which provide opportunities for physical fitness;
- (b) facilities for general recreation;
- (c) facilities which provide a service to the public; and
- (d) facilities for arts and culture.

Facilities or areas which contribute to physical amenity, such as parks, plazas, arcades or ornamental elements in the landscape, are not included in this section. Provision of these items and others of a similar nature may be required by the Development Permit Board where appropriate, as part of the design of the building.

7.8.2 Amenities Excluded from Floor Space Ratio

The following amenities and facilities are excluded from the FSR limitation provided that their area does not exceed 20 percent of the allowable FSR or 929 square meters (approximately 10,000 square feet) whichever is the lesser:

- (a) saunas;
- (b) tennis courts;
- (c) swimming pools;
- (d) squash or racquet courts;
- (e) gymnasiums and workout rooms;
- (f) games rooms and hobby rooms;
- (g) day care centers;
- (h) other similar or related indoor uses of a social or recreational nature which in the opinion of the Development Permit Board are of a type which contribute to social amenity.

7.8.3 Bonuses for Provision of Social, Cultural and Recreational Amenities

Where a need for any public, social, cultural or recreational facility has been demonstrated to the satisfaction of the Development Permit Board, the Board may authorize, for any building which includes one or more of such facilities, an increase in the permitted floor space ratio or density of a building, subject to prior approval by City Council.

In determining the increase in floor area or density that may be authorized, the Development Permit Board shall consider:

- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;
- (c) the rental value of the increased floor area; and
- (d) the value of any authorized relaxations of other restrictions.

If appropriate, such facilities shall be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.

7.8.4 Despite the provisions of subsection 7.5.1 and 7.6.1, the Director of Planning or the Development Permit Board may relax the site frontage maximum of 45.7 m, if:

- (a) all residential units are social housing;
- (b) enforcement will result in unnecessary hardship;
- (c) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (d) the Director of Planning or Development Permit Board considers the submission of any advisory group, property owner or tenant.

**From:** "Jason Hyare" [s.22\(1\)](#)  
**To:** "Tuiza, Mary" <[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)>  
**Date:** 11/10/2020 12:24:36 PM  
**Subject:** [EXT] Re: [EXT] Updated sign

---

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Please see posted sign

Thanks

Jason



On Wed, Nov 4, 2020 at 6:30 AM Tuiza, Mary <[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)> wrote:

Thanks Jason.

You may manufacture the sign and install.

Please send me a photo once the sign is installed on site.

Should you require anything further, please let me know.

Thanks,

**MARY TUIZA** | Project Coordinator | Development Review Branch

Development, Buildings and Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Z 4A8

604.873.7772

[mary.tuiza@vancouver.ca](mailto:mary.tuiza@vancouver.ca)

*Thank you for your patience and understanding as we work through this challenging and uncertain time. Due to the evolving circumstances resulting from the COVID-19, responses to messages may be delayed. We are working hard to minimize impacts to your Development proposal and application, and appreciate your understanding as we manage this challenging situation.*

*Please visit the City of Vancouver's COVID-19 Response website at [this link](#) for updates, including information regarding the City's Development and Building Services Centre.*

**From:** Jason Hyare s.22(1)  
**Sent:** Tuesday, November 3, 2020 3:10 PM  
**To:** Tuiza, Mary <[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)>  
**Subject:** [EXT] Updated sign

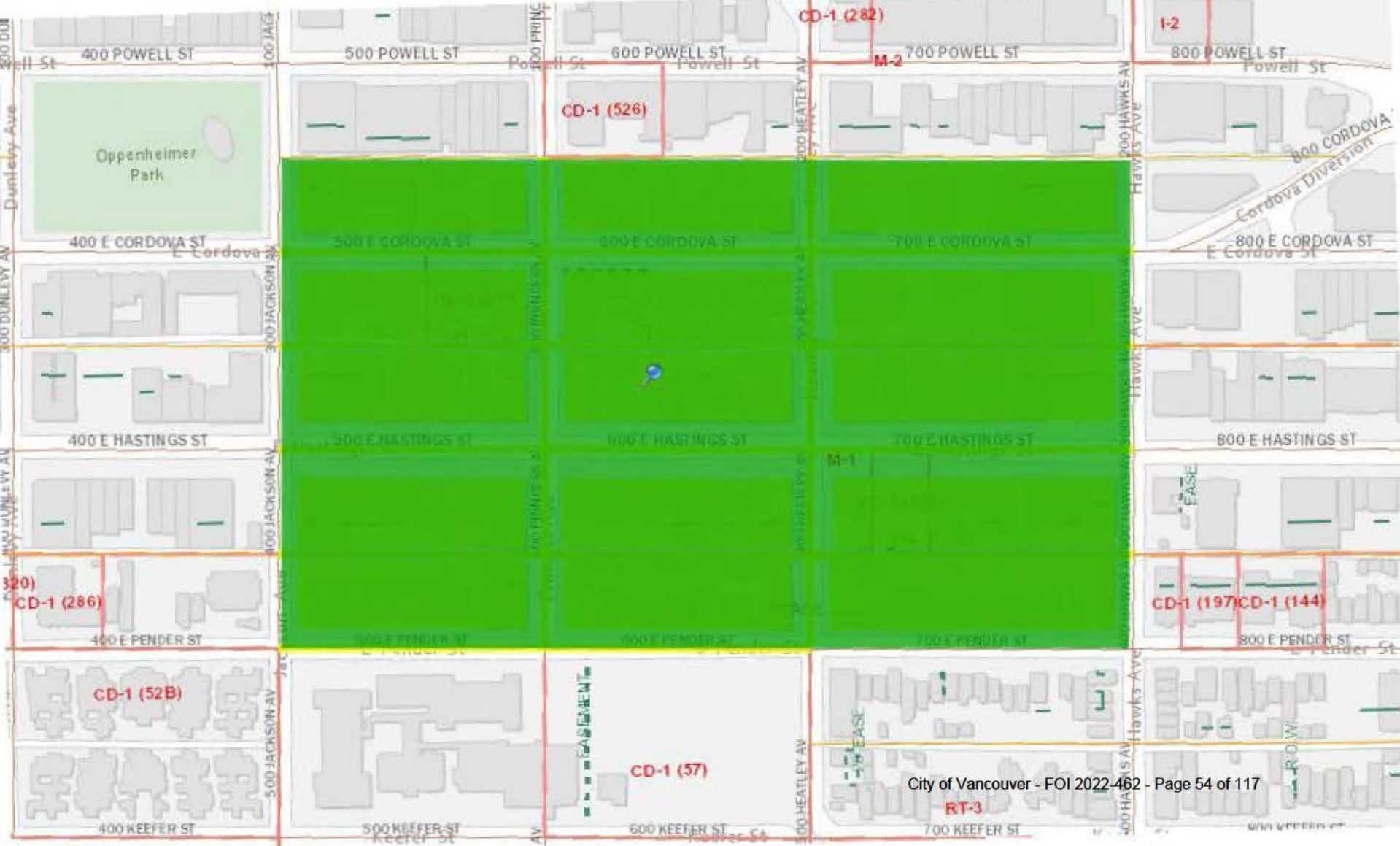
**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Mary

Here is the sign with changes

Thanks

Jason



## Tuiza, Mary

---

**From:** Gary Horvath s.22(1)  
**Sent:** Wednesday, November 25, 2020 12:03 AM  
**To:** Tuiza, Mary  
**Subject:** [EXT] Development Application 633 E. Hastings St. DP-2020-00786

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

To: Mary Tuiza, Project Coordinator

From: Dr. Gary Horvath, Medical Director of Doc-Side Medical, 678 E. Hastings Street, Vancouver, BC

This is a letter in opposition to the Development Application DP-2020-00786 at 633 E. Hastings Street, Vancouver, BC, to change the existing Laundromat to a Small Scale Pharmacy operating in conjunction with a Health Care Office.

As you may already know, the Zoning and Development By-Law pertaining to Small-Scale Pharmacies provides under Appendix B the distancing guidelines to control the geographical concentration of small-scale pharmacies. It states that new small-scale pharmacies will not be permitted to locate within 400 meters of the property line of an existing pharmacy.

Doc-Side Medical is located only 49 meters directly across the street from 633 E. Hastings.

Doc-Side Medical is a health care office that provides Primary Family Practice Care, Addiction Medicine, Psychiatric, and Infectious Disease services, as well as Drug and Alcohol counselling to the Downtown Eastside community. I have been established in the Downtown Eastside for twenty years as a physician and our patients are very appreciative and supportive of the many services we offer to fulfill their needs and are looking forward to the opening of a pharmacy at our clinic.

On August 12, 2020, the City of Vancouver granted Doc-Side Medical a Development Permit to establish a small-scale pharmacy.

Allowing another pharmacy directly across the street from Doc-Side Medical would in effect defeat the purpose of granting it an exemption to the By-Law due to my special circumstances and it would make it very difficult, if not impossible, to find a pharmacist to rent at Doc-Side Medical.

Furthermore, apart from Doc-Side Medical, there are already four other small-scale pharmacies located within 400 meters of 633 E. Hastings St. that fulfill the needs of the community as follows:

1. 790 E. Hastings St. - Remedy's Rx - 240 meters away
2. 463 E. Hastings St. - New Life Pharmacy - 240 meters away
3. 410 E. Hastings St. - Jeff's IDS Pharmacy - 300 meters away
4. 398 E. Hastings St. - Eastside Pharmacy - 350 meters away

That is a total of five small-scale pharmacies within 400 meters of 633 E. Hastings St.

Allowing another small-scale pharmacy at the proposed location, with five pharmacies in such close proximity and with Doc-Side Medical being directly across the street at 49 meters away, would be in contravention of the existing By-Law and in essence permit another pharmacy virtually next door to Doc-Side Medical.

I am currently in advanced discussions and in the process of securing pharmacists for Doc-Side Pharmacy. By allowing another small-scale pharmacy across the street would make it very difficult if not impossible to find pharmacists who would rent at Doc-Side Medical.

I also note that there are already numerous public and private health care facilities established in this area, providing health care and addiction medicine.

In addition to Doc-Side Medical, there are:

1. Hope to Heath Clinic, which recently opened at 611 Powell St.
2. Heatly Clinic at 330 Heatly Avenue, right around the corner from Doc-Side Medical
3. Downtown Community Health Centre at 569 Powell St.
4. Downtown Eastside Connections Clinic at 623 Powell St.
5. Pender Community Health Centre at 59 W. Pender St.

I am currently in the process of hiring Family Physicians. Doc-Side Medical has the capacity to accept hundreds of new patients both for Primary Care and Addiction Medicine.

If you wish to discuss this further please feel free to contact me by email or by phone at s.22(1)

Regards,

Dr. Gary Horvath,  
Medical Director,  
Doc-Side Medical

## Tuiza, Mary

---

**From:** Gary Horvath s.22(1)  
**Sent:** Wednesday, November 25, 2020 12:13 AM  
**To:** Tuiza, Mary  
**Subject:** [EXT] Development Application 633 E. Hastings Street DP-2020-00786  
**Attachments:** 463.pdf; 410.pdf; 790.pdf; 398.pdf; 678.pdf

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

>

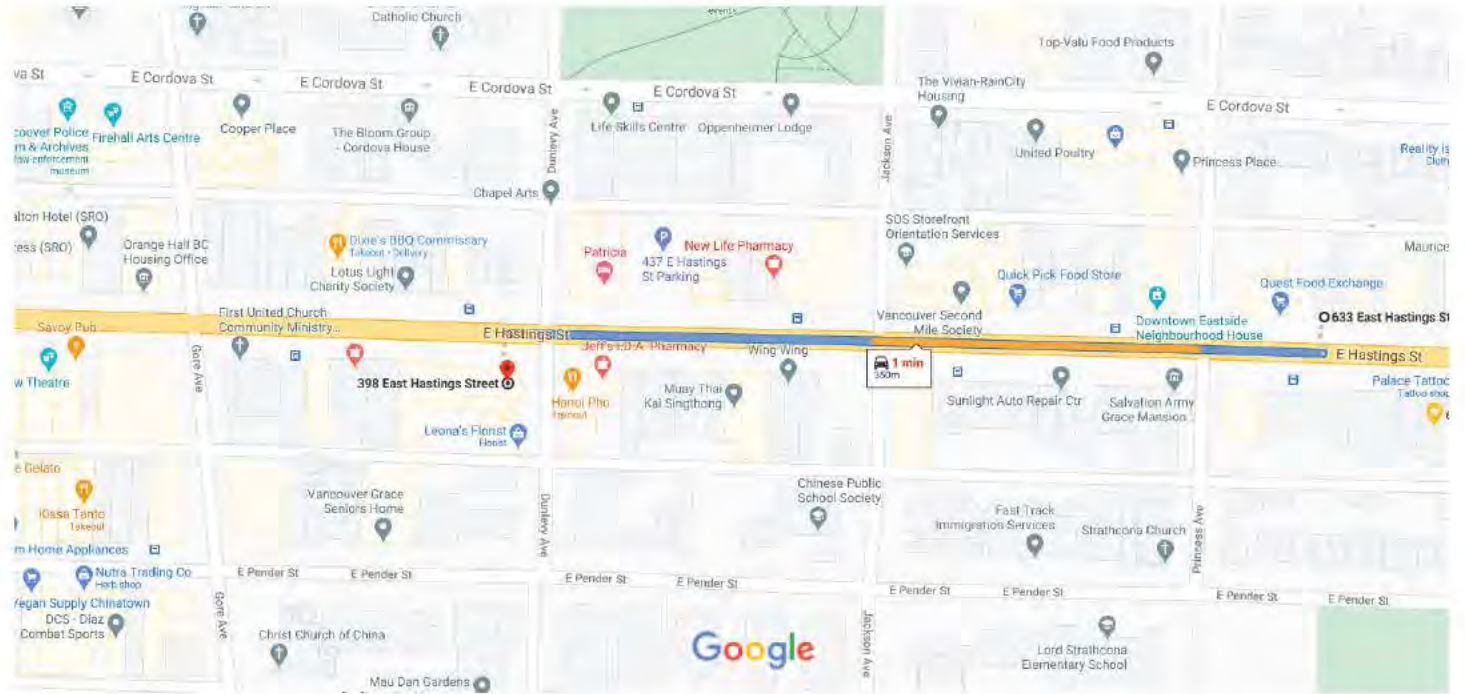
Maps of the pharmacies within 400 meters of 633 E. Hastings St.

Dr. Gary Horvath



633 E Hastings St, Vancouver, BC V6A 1R2 to 398 East Hastings Street, Vancouver, BC

Drive 350 m, 1 min



Map data ©2020 Google 20 m

## 633 E Hastings St

Vancouver, BC V6A 1R2

↑ 1 Head west on E Hastings St toward Princess Ave

**i** Destination will be on the left

350 m

## 398 E Hastings St

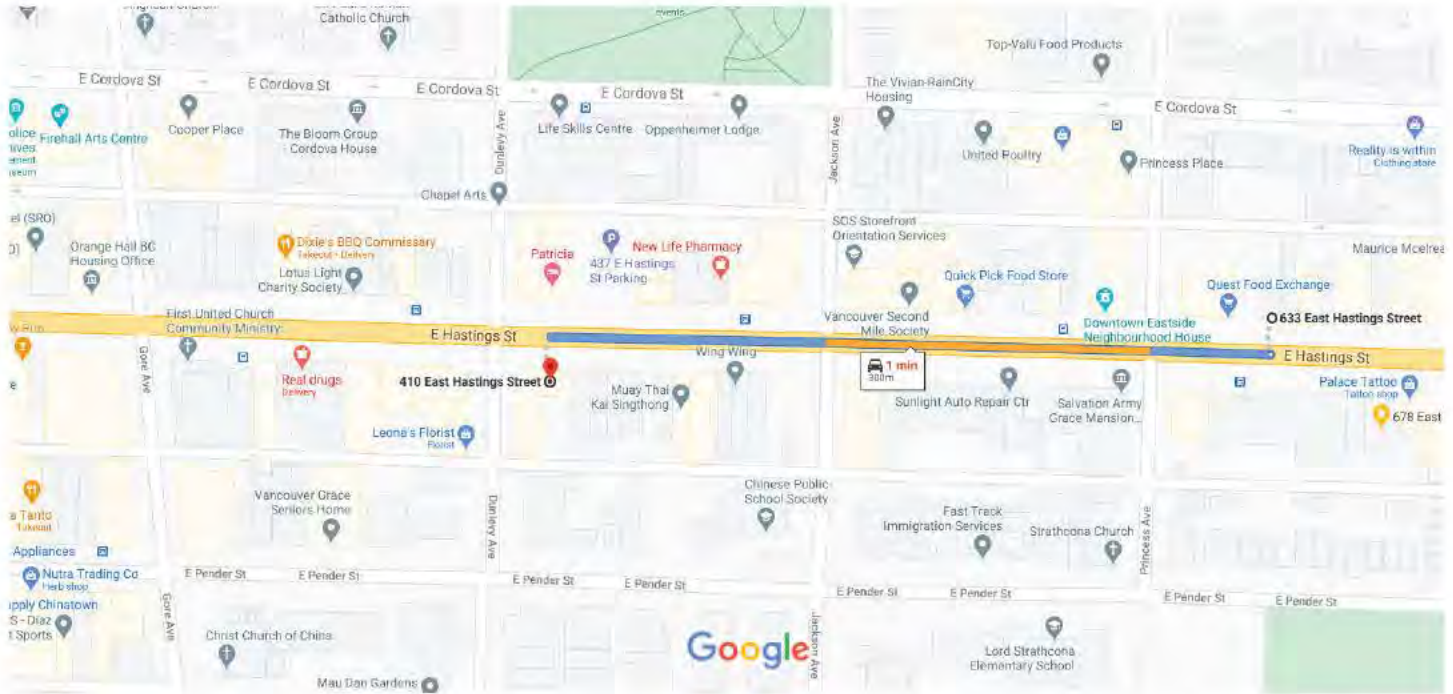
Vancouver, BC V6A 1P4

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



633 E Hastings St, Vancouver, BC V6A 1R2 to 410 E Hastings St, Vancouver, BC V6A 1P7

Drive 300 m, 1 min



Map data ©2020 Google 20 m

633 E Hastings St

Vancouver, BC V6A 1R2

↑ 1 Head west on E Hastings St toward Princess Ave

**i** Destination will be on the left

300 m

410 E Hastings St

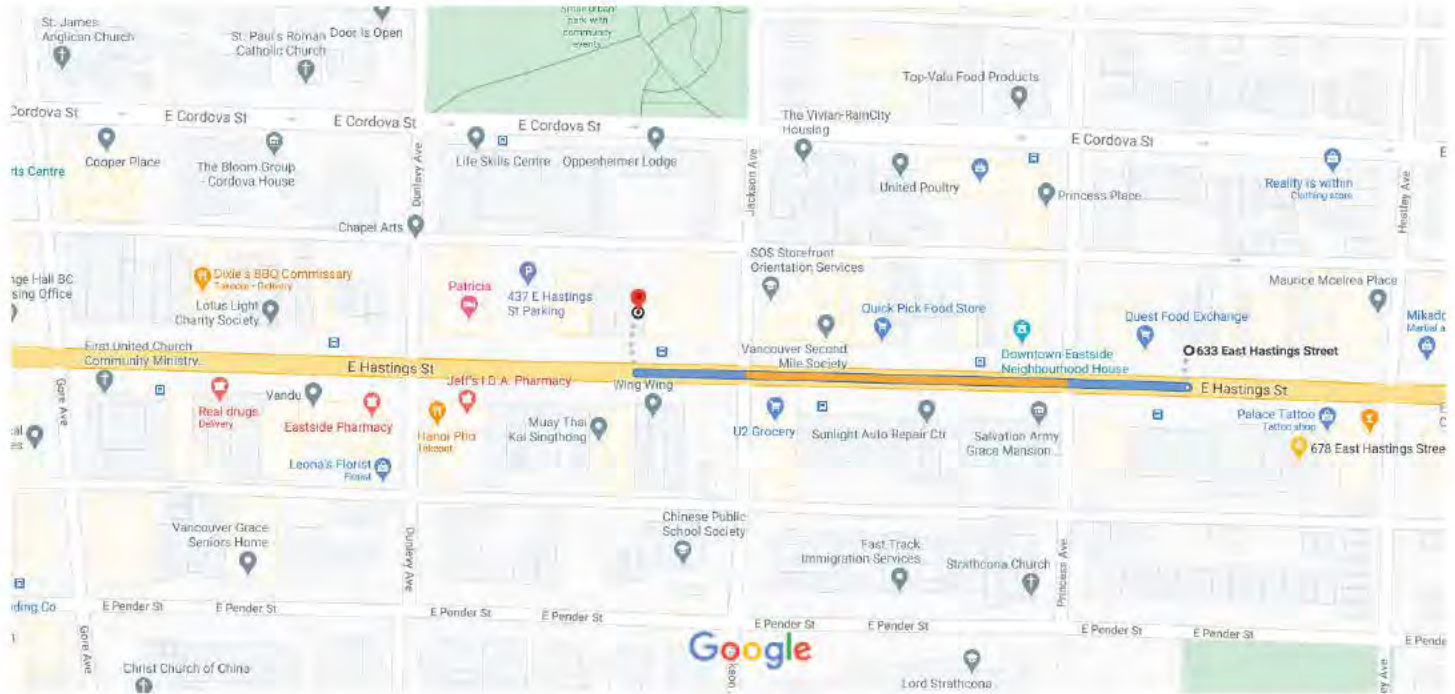
Vancouver, BC V6A 1P7

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



633 E Hastings St, Vancouver, BC V6A 1R2 to 463 E Hastings St, Vancouver, BC V6A 1P7

Drive 240 m, 1 min



Map data ©2020 Google 20 m

## 633 E Hastings St

Vancouver, BC V6A 1R2

↑ 1 Head west on E Hastings St toward Princess Ave

**i** Destination will be on the right

240 m

## 463 E Hastings St

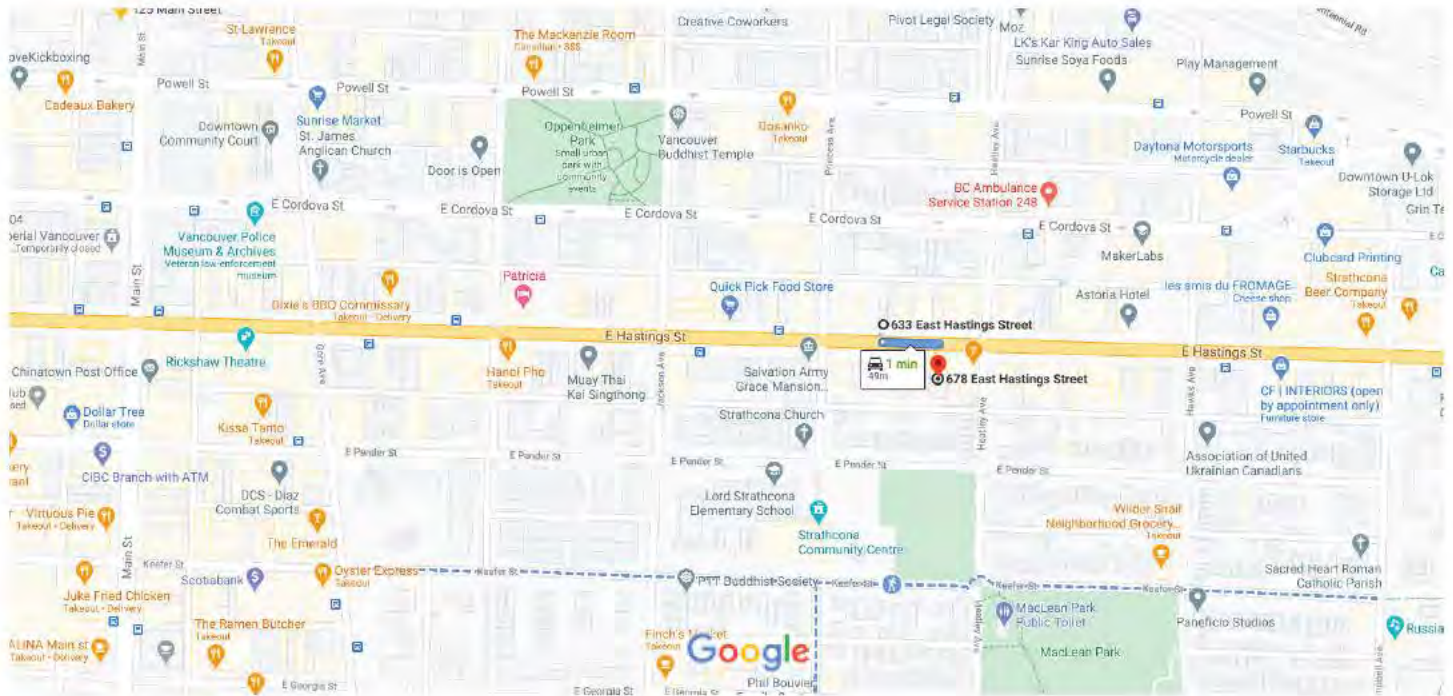
Vancouver, BC V6A 1P7

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



633 E Hastings St, Vancouver, BC V6A 1R2 to 678 East Hastings Street, Vancouver, BC

Drive 49 m, 1 min



Map data ©2020 Google 50 m

633 E Hastings St

Vancouver, BC V6A 1R2

↑ 1 Head east on E Hastings St toward Heatley Ave

49 m

678 E Hastings St

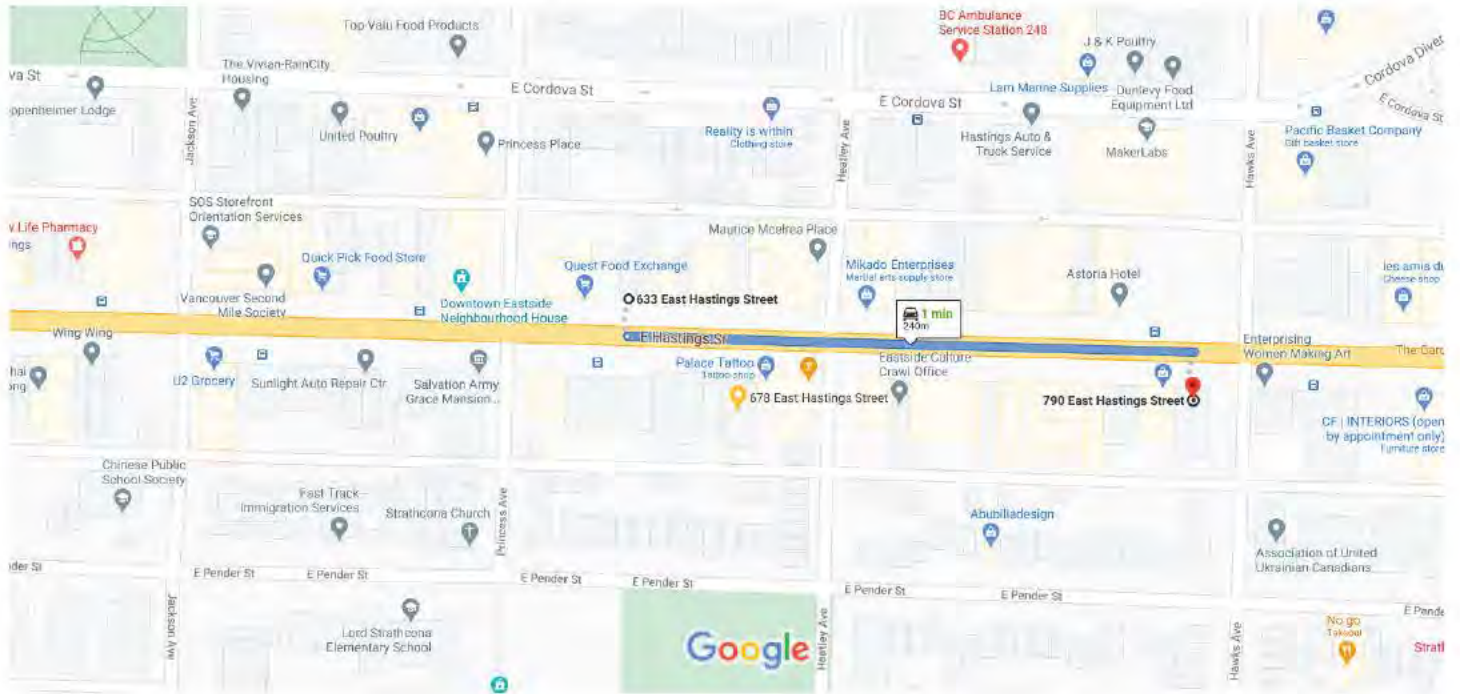
Vancouver, BC V6A 1R1

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



633 E Hastings St, Vancouver, BC V6A 1R2 to 790 E Hastings St, Vancouver, BC V6A 3H7

Drive 240 m, 1 min



Map data ©2020 Google 20 m

## 633 E Hastings St

Vancouver, BC V6A 1R2

- ↑ 1 Head east on E Hastings St toward Heatley Ave  
Destination will be on the right

240 m

## 790 E Hastings St

Vancouver, BC V6A 3H7

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

## Tuiza, Mary

---

**From:** Shape Your City Vancouver <shapeyourcity@vancouver.ca>  
**Sent:** Wednesday, November 25, 2020 12:40 AM  
**To:** Tuiza, Mary  
**Subject:** [EXT] s.22(1) completed Send your comments for 633 E Hastings St

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

s.22(1) just submitted a comment form for 633 E Hastings St. If you would like to respond, please reply to the individual directly via email.

### Your comments:

Happy to see a business hopefully opening in this location.

### Street address

s.22(1)

### Postal code

Vancouver, BC, s.22(1)

### Your overall position about the application:

Support

## MEMORANDUM

August 09, 2021

TO: Director of Planning

FROM: Mary Tuiza, Project Coordinator

SUBJECT: **Recommendation to Director of Planning**  
**633 E Hastings Street**  
**DP-2020-00786**

### Project Description

Zone: DEOD sub-area 1

Including the Operational Letter, submitted by Kashif Mehmood, to provide interior alterations and to change the use of this existing Laundromat unit to a Small Scale Pharmacy operating in conjunction with a Health Care Office in this existing one-storey Vancouver Heritage "B" building on this site. The approval is for a limited period of time expiring on August 09, 2022, unless extended in writing by the Director of Planning.

### Recommendation Summary

Following a detailed review of the above noted application, I would recommend **APPROVAL** for the following reasons:

1. The proposal complies conditionally with the DEOD Official Development Plan
2. All review groups are cleared (with conditions); Social Policy in support of the application
3. Notification responses received = 2 (1 support ; 1 oppose)
4. No change to existing floor area
5. 1-car Parking, 1 Class A loading, and 2 Class A Bicycle with lockers shown on drawings

### Clearances (Departments, Dates, Special Notes)

Department	Date	Note	Condition Reference
Mary Tuiza Development Review	March 5, 2021	Accepted with Conditions	Proposed parking/ loading spaces should be labelled and dimensioned on the drawings for review.
Terry Wilson Engineering Review	January 04, 2021	Accepted with Conditions	<ul style="list-style-type: none"> <li>• Site can accommodate 1 Class A or Class B loading space and one parking space.</li> <li>• Proposed parking/ loading spaces should be labelled and</li> </ul>

			dimensioned on the drawings for review <ul style="list-style-type: none"> <li>Required Class A bicycle parking could be provided in lockers back of house with stair free access through the site from Hastings. End of trip clothing lockers should also be provided as per Bylaw.</li> </ul> **ALL shown and provided on drawings
Mahtab Taheri Building Review	January 06, 2021	Accepted	<ul style="list-style-type: none"> <li>Provided comments for BP application</li> </ul>
Sarah Hicks Licensing	October 27, 2020	Accepted	N/A
John Christie Police Review	November 03, 2020	Accepted	N/A
Erin Grant Social Policy	November 18, 2020	Accepted	N/A
Doreen Leong College of Pharmacy	January 05, 2021	Accepted	N/A

#### Notification Summary

Site Sign: Yes  
Postcard: Yes

Install Date: November 10, 2020  
Send Date: November 12, 2020  
Expiry Date: November 26, 2020

#### Results of Notification:

Notification Tracker	Notified	Responded	Total	support	neutral	oppose	design character	consistent w/ neigh.	tree removals	traffic	parking	privacy	hours of op. (until 1100 pm)	patrons - on-line	pollution during const.	noise due to const.	proximity to same use
	257	2		1	0	1	0	0	0	0	0	0	0	0	0	0	1

#### Summary of Responses:

- 257 Notified; 2 Responded
- 1 Support of having a new business opening at this location
- 1 Oppose regarding close proximity to other small-scale pharmacy within the area

#### \*\*Note:

- Notification within <two blocks> radius;
- Refer to Notification Responses and Summary saved in POSSE

#### History + File Notes

Built: 1930  
Heritage: Yes – VHR (B)  
Character: No  
Number of Dwelling Units: N/A  
Approved Use: Laundromat

#### Permit / Application Details:

Permit Number	Status	Date	Project Description
BU465707	Issued	August 24, 2015	Interior alterations to demolish non-loadbearing walls in this existing commercial building.
BP214201	Issued	-	To change the use and interior alterations to this existing retail space to laundromat

Most of the records we have in microfiche are for gas and electrical permits.

There are no changes on the site identified upon searching all the Orthophotos on record, and we could not confirm if there was any work without permit.

## Technical Review

### By-laws + Guidelines + Policies

- Zoning and Development By-law - DEOD District Schedule
- Section 11 General/Additional Regulations, applicable sections:
  - Section 11.31 Small-scale Pharmacy (formerly 11.22)
- Guidelines + Policies
  - Small scale Pharmacy
- 2019 Parking By-law 6059 - Sections 3 + 4 + 5 + 6 + 7


### Legal Agreements:

- None

### Existing Non-conforming conditions:

- N/A

### Relaxations + Discretionary Variances for DOP Decision:

Item	Permitted	Proposed	Note
<b>Small scale Pharmacy Guidelines</b>			
1(a)	should not be located within 400 m of the property line of an existing pharmacy or small-scale pharmacy		
	<p><b>proposed Small-scale pharmacy is within 400 m of existing small scale pharmacy in the area:</b></p>  <ul style="list-style-type: none"> <li>▪ 398 E Hastings St – Eastside Pharmacy - Retail Dealer-Food, Small Scale Pharmacy</li> <li>▪ 410 E Hastings St – Jeff's Pharmacy - Retail Dealer-Food, Small Scale Pharmacy</li> <li>▪ 463 E Hastings St – New Life Pharmacy - Retail Dealer-Food, Pharmacy</li> <li>▪ 790 E Hastings St – CareRx Vancouver - Retail Dealer-Food, Small Scale Pharmacy</li> </ul>		

### Technical Calculation Details:

- No change to existing floor area

### Parking By-law 6059: 2019 Parking By-law 6059 per Sections 3 + 4 + 5 + 6 + 7

- No change from previous/existing (2-car surface parking at the rear)

### 4.1.4 DEOD District Requirements

GFA = 1966.65 sf (182.71 m2)

Parking:

	Required	Provided
Office/Retail	1	1

Loading Spaces:

	Class A	Class B
Office (Health Care Office)	-	-
Retail (Small-scale Pharmacy)	-	1

\*\*Engineering OK with 1 Class A loading space for this site

Bicycle Spaces:

	Class A	Class B
Office (Health Care Office)	1	-
Retail (Small-scale Pharmacy)	1	-

\*\*Provided at rear of site

Please let me know if you have any questions.



Mary Tuiza  
604.873.7772  
[mary.tuiza@vancouver.ca](mailto:mary.tuiza@vancouver.ca)

**From:** ["Grant, Erin" <Erin.Grant@vancouver.ca>](mailto:Erin.Grant@vancouver.ca)  
**To:** ["Tuiza, Mary" <Mary.Tuiza@vancouver.ca>](mailto:Mary.Tuiza@vancouver.ca)  
**Date:** 4/1/2021 1:37:52 PM  
**Subject:** RE: DP-2020-00786 / 633 E Hastings St

Hi Mary,

We agree that the location is not within the guidelines due to the location in the DTES and proximity to other pharmacies. However, we support their approach with OAT, counselling, and a team based-model, which is highly needed in the DTES.

Thanks,

Erin

---

**From:** Tuiza, Mary <Mary.Tuiza@vancouver.ca>  
**Sent:** Tuesday, March 30, 2021 2:08 PM  
**To:** Grant, Erin <Erin.Grant@vancouver.ca>  
**Subject:** RE: DP-2020-00786 / 633 E Hastings St

Thanks for letting me know.

Regards,

**MARY TUIZA** | Project Coordinator | Development Review Branch  
Development, Buildings and Licensing  
City of Vancouver | 515 W 10<sup>th</sup> Ave  
Vancouver | BC V5Z 4A8  
604.873.7772  
[mary.tuiza@vancouver.ca](mailto:mary.tuiza@vancouver.ca)

---

**From:** Grant, Erin <Erin.Grant@vancouver.ca>  
**Sent:** Tuesday, March 30, 2021 1:37 PM  
**To:** Tuiza, Mary <Mary.Tuiza@vancouver.ca>  
**Subject:** RE: DP-2020-00786 / 633 E Hastings St

Thanks Mary, and sorry for the delay.

I am just waiting to hear back from someone else on the team to see if they have any comments on this, [s.22\(3\)\(d\)](#) Will let you know asap.

Erin

---

**From:** Tuiza, Mary <Mary.Tuiza@vancouver.ca>  
**Sent:** Friday, March 26, 2021 2:50 PM  
**To:** Grant, Erin <Erin.Grant@vancouver.ca>

---

**Subject:** RE: DP-2020-00786 / 633 E Hastings St

Hi Erin,

Following up again on my email below.

Please let me know if Social Policy has further comments/concerns, **s.13(1)**  
**s.13(1)**

Thanks,

**MARY TUIZA | Project Coordinator |Development Review Branch**

Development, Buildings and Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Z 4A8

604.873.7772

[mary.tuiza@vancouver.ca](mailto:mary.tuiza@vancouver.ca)

*Thank you for your patience and understanding as we work through this challenging and uncertain time. Due to the evolving circumstances resulting from the COVID-19, responses to messages may be delayed. We are working hard to minimize impacts to your Development proposal and application, and appreciate your understanding as we manage this challenging situation.*

*Please visit the City of Vancouver's COVID-19 Response website at [this link](#) for updates, including information regarding the City's Development and Building Services Centre.*

---

**From:** Tuiza, Mary

**Sent:** Wednesday, March 17, 2021 12:52 PM

**To:** Grant, Erin <[erin.grant@vancouver.ca](mailto:erin.grant@vancouver.ca)>

**Subject:** RE: DP-2020-00786 / 633 E Hastings St

Hi Erin,

Just following up on my email below.

Please let me know if Social Policy has further comments/concerns.

Thanks,

**MARY TUIZA | Project Coordinator |Development Review Branch**

Development, Buildings and Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Z 4A8

604.873.7772

[mary.tuiza@vancouver.ca](mailto:mary.tuiza@vancouver.ca)

*Thank you for your patience and understanding as we work through this challenging and uncertain time. Due to the evolving circumstances resulting from the COVID-19, responses to messages may be delayed. We are working hard to minimize impacts to your Development proposal and application, and appreciate your understanding as we manage this challenging situation.*

*Please visit the City of Vancouver's COVID-19 Response website at [this link](#) for updates, including*

*information regarding the City's Development and Building Services Centre.*

---

**From:** Tuiza, Mary  
**Sent:** Tuesday, March 9, 2021 11:17 AM  
**To:** Grant, Erin <[erin.grant@vancouver.ca](mailto:erin.grant@vancouver.ca)>  
**Subject:** DP-2020-00786 / 633 E Hastings St

Hi Erin,

I have discussed the above DP application for a small scale pharmacy in conj. with a health care office yesterday at our Early Review, with Mandy and John.

The property is within 400m of 3 other small scale pharmacy in the area, and we receive 1 response in oppose of the proposed DP during notification.

**s.13(1)** I was advised to reach out to you to check if Social Policy have further comments/concerns.

Thanks,

**MARY TUIZA | Project Coordinator |Development Review Branch**  
Development, Buildings and Licensing  
City of Vancouver | 515 W 10<sup>th</sup> Ave  
Vancouver | BC V5Z 4A8  
604.873.7772  
[mary.tuiza@vancouver.ca](mailto:mary.tuiza@vancouver.ca)

**From:** [Mahpour, Hamid](#)  
**To:** [Nedyalkova, Tsvetanka](#)  
**Subject:** RE: 633 E Hastings, BP-2022-00331, DP-2020-00786  
**Date:** Thursday, February 24, 2022 6:04:00 PM

---

Neither, I talked to pharmacist who is taking over the pharmacy. I also emailed both the applicant and the pharmacist, asking for clarification of the operation.

Thanks  
Hamid

---

**From:** Nedyalkova, Tsvetanka <[Tsvetanka.Nedyalkova@vancouver.ca](mailto:Tsvetanka.Nedyalkova@vancouver.ca)>  
**Sent:** Thursday, February 24, 2022 5:37 PM  
**To:** Mahpour, Hamid <[hamid.mahpour@vancouver.ca](mailto:hamid.mahpour@vancouver.ca)>  
**Subject:** RE: 633 E Hastings, BP-2022-00331, DP-2020-00786

Is he the owner?  
Who will be paying a rent, who will not be paying a rent?  
I see William Yee signed on schedule E-2. He must be the primary operator.  
Did you talk to Amish ( owner) or William?

---

**From:** Mahpour, Hamid <[hamid.mahpour@vancouver.ca](mailto:hamid.mahpour@vancouver.ca)>  
**Sent:** Thursday, February 24, 2022 5:10 PM  
**To:** Nedyalkova, Tsvetanka <[Tsvetanka.Nedyalkova@vancouver.ca](mailto:Tsvetanka.Nedyalkova@vancouver.ca)>  
**Subject:** RE: 633 E Hastings, BP-2022-00331, DP-2020-00786

I have already talked to Pardeep Sandho who is the pharmacist on the phone and he specified both operation are there independently.

Thanks  
Hamid

---

**From:** Nedyalkova, Tsvetanka <[Tsvetanka.Nedyalkova@vancouver.ca](mailto:Tsvetanka.Nedyalkova@vancouver.ca)>  
**Sent:** Thursday, February 24, 2022 5:04 PM  
**To:** Mahpour, Hamid <[hamid.mahpour@vancouver.ca](mailto:hamid.mahpour@vancouver.ca)>  
**Subject:** RE: 633 E Hastings, BP-2022-00331, DP-2020-00786

Hi Hamid,

I would suggest you to call the applicant and ask him how this unit will operate. He may change the operational letter to be more clear.

Thanks,  
Tsvetanka

**From:** Mahpour, Hamid <[hamid.mahpour@vancouver.ca](mailto:hamid.mahpour@vancouver.ca)>  
**Sent:** Thursday, February 24, 2022 4:50 PM  
**To:** Nedyalkova, Tsvetanka <[Tsvetanka.Nedyalkova@vancouver.ca](mailto:Tsvetanka.Nedyalkova@vancouver.ca)>  
**Subject:** RE: 633 E Hastings, BP-2022-00331, DP-2020-00786

Tsvetanka

Based on your direction no upgrade is required to the building due the change of major occupancy, as it complies with VBL 11.2.1.2. However, minor renovation upgrade will apply due to changing the interior layout.

Reading the operation latter multiple time, I do not believe any of the occupancies is subsidiary to the other one. They are both present and provided in the building.

I have attached the plan with my notes to the email. Hopefully we can finalize the review comment in our meeting tomorrow afternoon as well.

Thanks  
Hamid

---

**From:** Nedyalkova, Tsvetanka <[Tsvetanka.Nedyalkova@vancouver.ca](mailto:Tsvetanka.Nedyalkova@vancouver.ca)>  
**Sent:** Wednesday, February 23, 2022 5:28 PM  
**To:** Mahpour, Hamid <[hamid.mahpour@vancouver.ca](mailto:hamid.mahpour@vancouver.ca)>  
**Subject:** RE: 633 E Hastings, BP-2022-00331, DP-2020-00786

Hi Hamid

It appears that the area of this suite is ~ 180 m2, which is less than 300 m2.

Note that the Hazard index would not change- laundries ( 4) to Store ( Drugs ) 4.

I would suggest you to carefully read the letter of operation and decide if this unit will operate as a retail with subsidiary medical offices ( Option A ) , or will be more as a medical building with a pharmacy at the front ( Option B ) . Since the offices occupy the most of the suite/ building area, it make sense to think about this option.

If you select Option A – the project will be considered as a change of major occupancy. However, due to the small size of the suite ( less than 200 m2) and the proposed major occupancy ( E ) this project is qualified to use the new provisions of Part 11- 11.2.1.2.(10) – Restricted Change of Major occupancy and no upgrade would be required - refer to 11.2.1.2.( 10) a, b, c , d.

If you select Option B – the project would fall into Minor Renovation category, and the corresponding upgrade triggers would be F1, S2, N1, A 2 and E2.

Thank you,

Tsvetanka

---

**From:** Mahpour, Hamid <[hamid.mahpour@vancouver.ca](mailto:hamid.mahpour@vancouver.ca)>  
**Sent:** Wednesday, February 23, 2022 5:07 PM  
**To:** Nedyalkova, Tsvetanka <[Tsvetanka.Nedyalkova@vancouver.ca](mailto:Tsvetanka.Nedyalkova@vancouver.ca)>  
**Subject:** RE: 633 E Hastings, BP-2022-00331, DP-2020-00786

Tsvetanka

Application for 633 E Hastings street is on my desk for review. I could finalize my review and discuss it during this Friday meeting, if you respond to my question clarify whether the application will be a change of Major Occupancy Classification. As discussed before, I am not sure suite requirements (either small suite or 11.2.1.2.(10)) can apply to change of Major occupancy in this building as the whole building is a one storey, single unit building.

By the way, I have uploaded drawings and draft of my review comments on 3670 Fleming Street to Share Point under the building address, if you want to look into it before our meetings on Friday.

Thank you

Hamid Mahpour, Project Coordinator  
Building Review Branch | Development, Buildings & Licensing  
The City of Vancouver, 515 W 10 Avenue

To help prevent the spread of COVID-19 and protect our communities and staff, City Council passed a motion that strongly encouraged masks in City facilities.

---

**From:** Mahpour, Hamid  
**Sent:** Thursday, February 17, 2022 12:11 PM  
**To:** Nedyalkova, Tsvetanka <[Tsvetanka.Nedyalkova@vancouver.ca](mailto:Tsvetanka.Nedyalkova@vancouver.ca)>  
**Subject:** RE: 633 E Hastings, BP-2022-00331, DP-2020-00786

Tsvetanka

Would you advise what Major Occupancy Classification of the new operation is. Please note that if I take it to be retail (because of the full service pharmacy) , then the building has to undergo full upgrade as it is a single unit one storey building. s.13(1)

s.13(1)

Thank you

Hamid Mahpour, Project Coordinator  
Building Review Branch | Development, Buildings & Licensing  
The City of Vancouver, 515 W 10 Avenue

To help prevent the spread of COVID-19 and protect our communities and staff, City Council passed a motion that strongly encouraged masks in City facilities.

---

**From:** Mahpour, Hamid  
**Sent:** Wednesday, January 26, 2022 1:24 PM  
**To:** Nedyalkova, Tsvetanka <[Tsvetanka.Nedyalkova@vancouver.ca](mailto:Tsvetanka.Nedyalkova@vancouver.ca)>  
**Subject:** 633 E Hastings, BP-2022-00331, DP-2020-00786

Tsvetanka

The wording of DP project description is >>> To provide interior alterations and to change the use of this existing Laundromat unit to a Small Scale Pharmacy operating in conjunction with a Health Care Office in this existing one-storey Vancouver Heritage "B" building on this site.

The existing use of the unit, laundromat, is office (D). Customer needs to upgrade the building fully, if the main use is pharmacy as it is a retail major occupancy (E ) and change of major occupancy in this single unit single storey building results in full upgrade to current VBBL.

I have attached the operation letter and floor plan of the building. To me having a comprehensive full scale pharmacy means that it cannot not be subsidiary to the health care office in the building. The project is in fact change of major occupancy and full upgrade to the building is required. It also can not be a "small suite renovation" as the building has a single unit in a single storey. Do you agree with me?

By the way, the info on VBBL analysis on the architectural drawing is wrong and I will ask for correction later on at the review stage.

Thank you

Hamid Mahpour, Project Coordinator  
Building Review Branch | Development, Buildings & Licensing  
The City of Vancouver, 515 W 10 Avenue

To help prevent the spread of COVID-19 and protect our communities and staff, City Council passed a motion that strongly encouraged masks in City facilities.



# **City of Vancouver** *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060  
[planning@vancouver.ca](mailto:planning@vancouver.ca)

## SMALL SCALE PHARMACY - LOCATION AND OPERATION GUIDELINES

*Adopted by City Council on September 20, 2005*

## 1 Location Considerations

- (a) A small-scale pharmacy should not be located within 400 metres of the property line of an existing pharmacy or small-scale pharmacy.
- (b) Should a small-scale pharmacy be located in a building containing residential development, there will be an Advisory Committee with the residents of the building that will meet to address any impacts in a timely way on an as needed basis.
- (c) The Director of Planning may, upon advice of the Drug Policy Coordinator, consider an application that does not meet the guideline in (a) above:
  - when it is deemed to be an essential health service; or
  - when it is a relocation of an existing small-scale pharmacy.

## 2 Patient Consultation Area

- (a) A small-scale pharmacy should have a consultation area, as defined by the College of Pharmacists of British Columbia, which is distinct and separate from the required 25 square metres of publicly accessible space.
- (b) The Director of Planning may, upon advice of the Drug Policy Coordinator, consider an application that does not meet the guideline in (a) above when it is deemed to be an essential health service.

## 3 Good Neighbour Conditions

The applicant shall be required to sign and agree to “Good Neighbour Conditions” that addresses specific neighbourhood concerns, generally that may include but is not limited to:

- (a) the site shall be maintained in a neat and tidy condition;
- (b) site operations and procedures to ensure safety inside and outside the facility shall be implemented and maintained in accordance with a prescribed policy manual;
- (c) procedures shall be implemented at the facility to address any nuisance issues arising as a result of the operations of the facility, including loitering outside, line-ups, litter, and congregations of people. Specific strategies include minimizing any potential for service line-ups by offering scheduled appointments and targeting clean-up crews first thing in the morning and at repeated intervals throughout the day. Any and all issues must be dealt with quickly and thoroughly;
- (d) garbage storage area shall be designed to minimize nuisances, hazardous waste and litter in the area surrounding the facility;
- (e) the owner/operator must work with the Vancouver Police Department, City staff, and other stakeholders to develop and implement a strategy to minimize the amount of visible drug dealing in the vicinity of the facility;
- (f) the owner/operator will agree not to offer incentives - monetary or otherwise - to attract new clients;
- (g) there must be clearly defined hours of operation approved by the Director of Planning;
- (h) an identified contact person that must be during hours of operation; and
- (i) other conditions as deemed necessary through neighbourhood consultation.

**From:** "Tuiza, Mary" <Mary.Tuiza@vancouver.ca>  
**To:** "Gary Horvath" s.22(1)  
**Date:** 8/30/2022 7:59:55 AM  
**Subject:** RE: [EXT] Re: [EXT] [EXT] [EXT] [EXT] [EXT] [EXT] Re: [EXT] Re: [EXT] Development Application 633 E. Hastings DP-2020-00786

Hello,

The extension has not been approved yet.

Please call 311 to enquire for permit status updates, OR refer to link below to enquire online.

<https://van311.ca/services/building-and-development-question>

Regards,

**MARY TUIZA | Project Coordinator | Renovation Centre**

Development, Buildings and Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Z 4A8

604.873.7772

[mary.tuiza@vancouver.ca](mailto:mary.tuiza@vancouver.ca)



CONFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual and purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited.

**From:** Gary Horvath s.22(1)  
**Sent:** Monday, August 29, 2022 10:09 AM

To: Tuiza, Mary <Mary.Tuiza@vancouver.ca>

Subject: [EXT] Re: [EXT] [EXT] [EXT] [EXT] [EXT] Re: [EXT] Re: [EXT] Development Application 633 E. Hastings DP-2020-00786

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Hi Ms. Tuiza,

Can you tell me if a decision has been made yet regarding the extension of the DP at 633 East Hastings. If it is still being reviewed can you please let me know once the decision is made.

Thanks very much.

Dr. Gary Horvath

On Aug 17, 2022, at 10:48 AM, Tuiza, Mary <[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)> wrote:

Hello,

An extension of this DP has been applied for and is under review.

No further notifications to neighbours will be done during the extension/renewal process.

Again, please note that applications are reviewed in a case by case basis.

It is unfortunate that you have been asked to obtain other variances to support your application, but this does not mean that ALL other similar applications will be subjected to the same process.

Regards,

**MARY TUIZA | Project Coordinator | Renovation Centre**

Development, Buildings and Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Z 4A8  
604.873.7772  
[mary.tuiza@vancouver.ca](mailto:mary.tuiza@vancouver.ca)

<image001.jpg>

CONFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual and purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited.

---

**From:** Gary Horvath s.22(1)  
**Sent:** Wednesday, August 17, 2022 10:36 AM  
**To:** Tuiza, Mary <[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)>  
**Subject:** [EXT] Re: [EXT] [EXT] [EXT] [EXT] Re: [EXT] Re: [EXT] Development Application 633 E. Hastings DP-2020-00786

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Good morning Ms. Tuiza,

I am writing to follow up on this matter. As you may recall, the City issued a 1-year time limited DP at 633 East Hastings, which I was (and remain) opposed to.

Has the applicant applied for an extension or renewal? If not, is that the end of the matter? If there is an application for an extension, can you please let me know the deadline for providing comments and objections to it? It remains my view that this DP should have never been issued in the first place, given its proximity to my pharmacy and others in the area, without first obtaining the necessary variances, as was required of me.

Thank you in advance,

Dr. Gary Horvath

On Sep 10, 2021, at 6:20 AM, Tuiza, Mary <[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)> wrote:

DP was issued on August 17, 2021.

Thanks,

**MARY TUIZA | Project Coordinator | Development Review Branch**  
Development, Buildings and Licensing  
City of Vancouver | 515 W 10<sup>th</sup> Ave  
Vancouver | BC V5Z 4A8  
604.873.7772  
[mary.tuiza@vancouver.ca](mailto:mary.tuiza@vancouver.ca)

*Thank you for your patience and understanding as we work through this challenging and uncertain time. Due to the evolving circumstances resulting from the COVID-19, responses to messages may be delayed. We are working hard to minimize impacts to your Development proposal and application, and appreciate your understanding as we manage this challenging situation.*

*Please visit the City of Vancouver's COVID-19 Response website at [this link](#) for updates, including information regarding the City's Development and Building Services Centre.*

---

**From:** Gary Horvath [s.22\(1\)](#)  
**Sent:** Friday, September 10, 2021 12:01 AM  
**To:** Tuiza, Mary <[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)>  
**Subject:** [EXT] Re: [EXT] [EXT] [EXT] Re: [EXT] Re: [EXT] Development Application 633 E. Hastings DP-2020-00786

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Hi Ms. Tuiza,

On what date was the 1 year time-limited permit issued?

Regards,

Gary Horvath

On Sep 9, 2021, at 10:00 AM, Tuiza, Mary <[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)> wrote:

Hello,

Thank you for your email.

The conditions of the DP for 633 E Hastings has been addressed and a 1 year time-limited permit has been issued.

Please note that ALL applications are reviewed in a case-by-case basis, and factors such as neighbourhood responses, location etc., are considered in the decision.

Should you require anything further, please let me know.

Regards,

**MARY TUIZA | Project Coordinator | Development Review Branch**

Development, Buildings and Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Z 4A8

604.873.7772

[mary.tuiza@vancouver.ca](mailto:mary.tuiza@vancouver.ca)

*Thank you for your patience and understanding as we work through this challenging and uncertain time. Due to the evolving circumstances resulting from the COVID-19, responses to messages may be delayed. We are working hard to minimize impacts to your Development proposal and application, and appreciate your understanding as we manage this challenging situation.*

*Please visit the City of Vancouver's COVID-19 Response website at [this link](#) for updates, including information regarding the City's Development and Building Services Centre.*

---

**From:** Gary Horvath [s.22\(1\)](#)  
**Sent:** Monday, August 30, 2021 10:09 AM  
**To:** Tuiza, Mary <[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)>  
**Subject:** [EXT] Re: [EXT] [EXT] Re: [EXT] Re: [EXT] Development Application 633 E. Hastings DP-2020-00786

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Hi Ms. Tuiza,

Can you please explain why I was required to go to the Board of Variance in 2020 but this small scale pharmacy, which will be located directly across the street from me, was not?

Also, please let me know whether the DP conditions have been met and whether the DP has been issued.

I look forward to hearing from you as soon as possible.

Regards,

Gary Horvath

On Jun 4, 2021, at 12:47 PM, Tuiza, Mary <[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)> wrote:

Hi Gary,

This DP is Approved Subject to Conditions, meaning the DP will be issued (with a 1 year time-limit) once the applicant submits necessary info.

Thanks.

**MARY TUIZA | Project Coordinator | Development Review Branch**

Development, Buildings and Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Z 4A8

604.873.7772

[mary.tuiza@vancouver.ca](mailto:mary.tuiza@vancouver.ca)

*Thank you for your patience and understanding as we work through this challenging and uncertain time. Due to the evolving circumstances resulting from the COVID-19, responses to messages may be delayed. We are working hard to minimize impacts to your Development proposal and application, and appreciate your understanding as we manage this challenging situation.*

*Please visit the City of Vancouver's COVID-19 Response website at [this link](#) for updates, including information regarding the City's Development and Building Services Centre.*

---

**From:** Gary Horvath [s.22\(1\)](#)

**Sent:** Tuesday, June 1, 2021 2:58 PM

**To:** Tuiza, Mary <[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)>

**Subject:** [EXT] Re: [EXT] Re: [EXT] Re: [EXT] Development Application 633 E. Hastings DP-2020-00786

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Hi Ms Tuiza,

It is unclear to me if this DP is still under review or not.

You mentioned on April 9 that it was under review by senior staff and that you

would let me inform me of a decision.

Based on my letter that I submitted in November, the application violates the distancing guidelines for small-scale pharmacies.

Can you please clarify whether this application has been rejected based on this violation or is the decision still yet to rendered?

Regards,

Dr. Gary Horvath

My Email has changed to [s.22\(1\)](#) Please update your contacts.

On May 31, 2021, at 8:22 AM, Tuiza, Mary  
<[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)> wrote:

Hi Gary,

Thank you for your email.

The applicant is still working on their application to satisfy the conditions prior to the issuance of a time-limited DP.

Should you require anything further, please let me know.

Thanks,

**MARY TUIZA | Project Coordinator |Development Review Branch**  
Development, Buildings and Licensing  
City of Vancouver | 515 W 10<sup>th</sup> Ave  
Vancouver | BC V5Z 4A8  
604.873.7772  
[mary.tuiza@vancouver.ca](mailto:mary.tuiza@vancouver.ca)

*Thank you for your patience and understanding as we work through this challenging and uncertain time. Due to the evolving circumstances resulting from the COVID-19, responses to messages may be delayed. We are working hard to minimize impacts to your Development proposal and application, and appreciate your understanding as we manage this challenging situation.*

*Please visit the City of Vancouver's COVID-19 Response website at [this link](#) for updates, including information regarding the City's Development and Building Services Centre.*

---

**From:** Gary Horvath [s.22\(1\)](#)  
**Sent:** Sunday, May 30, 2021 2:21 PM  
**To:** Tuiza, Mary <[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)>  
**Subject:** [EXT] Re: [EXT] Re: [EXT] Development Application 633 E. Hastings DP-2020-00786

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Hi Ms. Tuiza,

I recently sent you a letter of opposition to the DP Application at 633 E. Hastings from s.22(1)  
Is there any further information regarding this application?

Regards,

Dr. Gary Horvath  
Medical Director  
Doc-Side Medical

My Email has changed to s.22(1) Please update your contacts.

On May 3, 2021, at 8:03 PM, Tuiza, Mary  
<[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)> wrote:

Hi Gary,

Thank you for your email.

The Development Permit has not been issued yet. We have asked the applicant for further info, required by Engineering and Building prior to a time-limited approval.

Should you require anything further, please let me know.

Thanks,

**MARY TUIZA | Project Coordinator | Development Review Branch**

Development, Buildings and Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Z 4A8

604.873.7772

[mary.tuiza@vancouver.ca](mailto:mary.tuiza@vancouver.ca)

*Thank you for your patience and understanding as we work through this challenging and uncertain time. Due to the evolving circumstances resulting from the COVID-19, responses to messages may be delayed. We are working hard to minimize impacts to your Development proposal and application, and appreciate your understanding as we manage this challenging situation.*

*Please visit the City of Vancouver's COVID-19 Response website at [this link](#) for updates, including information regarding the City's Development and Building Services Centre.*

---

**From:** Gary Horvath [s.22\(1\)](#)

**Sent:** Sunday, May 2, 2021 9:18 PM

**To:** Tuiza, Mary <[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)>

**Subject:** [EXT] Re: [EXT] Development Application 633 E. Hastings DP-2020-00786

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Hi Ms. Tuiza,

Are there any further updates on this application?

Regards,

Dr. Gary Horvath

My Email has changed to s.22(1) Please  
update your contacts.

On Apr 9, 2021, at 10:41 AM, Tuiza, Mary  
<[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)> wrote:

Thank you for your email.

This application is still in review at the  
moment. Discussion with senior staff for this  
application is scheduled early next week.

You will be notified of the outcome of the  
decision.

Should you require anything further, please  
let me know.

Thanks,

**MARY TUIZA | Project Coordinator |Development  
Review Branch**  
Development, Buildings and Licensing  
City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Z 4A8  
604.873.7772  
[mary.tuiza@vancouver.ca](mailto:mary.tuiza@vancouver.ca)

*Thank you for your patience and understanding as we work through this challenging and uncertain time. Due to the evolving circumstances resulting from the COVID-19, responses to messages may be delayed. We are working hard to minimize impacts to your Development proposal and application, and appreciate your understanding as we manage this challenging situation.*

*Please visit the City of Vancouver's COVID-19 Response website at [this link](#) for updates, including information regarding the City's Development and Building Services Centre.*

-----Original Message-----

From: Gary Horvath [s.22\(1\)](#)  
Sent: Friday, April 9, 2021 12:35 AM  
To: Tuiza, Mary <[Mary.Tuiza@vancouver.ca](mailto:Mary.Tuiza@vancouver.ca)>  
Subject: [EXT] Development Application 633 E. Hastings DP-2020-00786

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Hi Ms. Tuiza,

I wrote a letter on November 25 in opposition to the Development Application at 633 E. Hastings. I haven't heard anything back yet. Do you have any updates on this application?

Regards,

Dr. Gary Horvath

My Email has changed to s.22(1). Please update your contacts.

As Of: Sep 6, 2022 16:33:22

Permit Review: DP-2020-00786-REVIEW-1: Completed

Completed Date

Scheduled Complete Date

**Processes**

Start Reviews (Completed on Oct 26, 2020 11:11:48 by Mary Tuiza with outcome "Started")

Actual Start Date

Date Completed

Oct 26, 2020 11:11:48

Description

Outcome

Started

Override Review Condition

N

Scheduled Complete Date

Scheduled Start Date

Staff Assigned Id List

ToDoListGoToPresentationName

**Relationships**

Shadow Process: 132648453

Referenced ObjectId

132648434

Perform Review (Completed on Oct 26, 2020 11:20:17 by Mary Tuiza with outcome "No Review Required")

Actual Start Date

Applicant Contacted?

N

Date Completed

Oct 26, 2020 11:20:17

Department

Heritage

Description

Perform Heritage Review

Engineering Review

Other

Outcome

No Review Required

Review Complete Process ID

143340153

Scheduled Complete Date

Scheduled Start Date

Oct 26, 2020 11:11:48

Staff Assigned Id List

ToDoListGoToPresentationName

Trade

**Assignments**

Amber Knowles

Hugh Mclean

Maxine Schleger

Zlatan Jankovic

**Relationships**

Review Matrix: 13449551

Shadow Process: 132648464

Referenced ObjectId

132648442

Perform Review (Completed on Oct 26, 2020 14:08:47 by Mike Semproni with outcome "Accepted")

Actual Start Date

Applicant Contacted?

N

Date Completed

Oct 26, 2020 14:08:47

Department

ESRG Transportation Planning (TPL)

Description

Perform TPL Review

Engineering Review

Other

Outcome

Accepted

Review Complete Process ID

143340153

Scheduled Complete Date

Scheduled Start Date

Oct 26, 2020 12:05:43

Staff Assigned Id List

ToDoListGoToPresentationName

Trade

**Assignments**

ESRG Transportation Planning (TPL)

**Relationships**

Shadow Process: 132656089

Referenced ObjectId

132656088

Perform Review (Completed on Oct 27, 2020 08:44:45 by Mary Tuiza with outcome "Accepted")

Actual Start Date	
Applicant Contacted?	N
Date Completed	Oct 27, 2020 08:44:45
Department	Licensing
Description	Perform Licensing Review
Engineering Review	
Other	
Outcome	Accepted
Review Complete Process ID	143340153
Scheduled Complete Date	
Scheduled Start Date	Oct 26, 2020 11:11:48
Staff Assigned Id List	
ToDoListGoToPresentationName	
Trade	

#### **Assignments**

Mary Tuiza

#### **Relationships**

Electronic Document: 132709820

Review Matrix: 13449558

Shadow Process: 132648466

Referenced ObjectId

132648444

Perform Review (Completed on Oct 30, 2020 13:50:47 by Dave Kim with outcome "Accepted")

Actual Start Date	
Applicant Contacted?	N
Date Completed	Oct 30, 2020 13:50:47
Department	ESRG TRAFFIC and DATA MANAGEMENT
Description	Perform Traffic and Data Management Review
Engineering Review	
Other	
Outcome	Accepted
Review Complete Process ID	143340153

Scheduled Complete Date	Dec 10, 2020 00:00:00
Scheduled Start Date	Oct 26, 2020 12:08:36
Staff Assigned Id List	
ToDoListGoToPresentationName	
Trade	

**Assignments**

ESRG TRAFFIC and DATA MANAGEMENT

**Relationships**

Shadow Process: 132656417

Referenced Objectid	132656416
---------------------	-----------

Perform Review (Completed on Nov 3, 2020 08:29:25 by Mary Tuiza with outcome "Accepted")

Actual Start Date	
Applicant Contacted?	N
Date Completed	Nov 3, 2020 08:29:25
Department	Police
Description	Perform Police Review
Engineering Review	
Other	
Outcome	Accepted
Review Complete Process ID	143340153
Scheduled Complete Date	
Scheduled Start Date	Oct 26, 2020 11:11:48
Staff Assigned Id List	
ToDoListGoToPresentationName	
Trade	

**Assignments**

Mary Tuiza

**Relationships**

Electronic Document: 133095574

Review Matrix: 13449600

Shadow Process: 132648480

Referenced Objectid	132648448
---------------------	-----------

Perform Review (Completed on Nov 17, 2020 16:46:47 by Melissa Summerton with outcome "Accepted")

Actual Start Date	
Applicant Contacted?	N
Date Completed	Nov 17, 2020 16:46:47
Department	ESRG Public Bike Share (PBS)
Description	Perform PBS Review
Engineering Review	
Other	
Outcome	Accepted
Review Complete Process ID	143340153
Scheduled Complete Date	Dec 10, 2020 00:00:00
Scheduled Start Date	Oct 26, 2020 12:07:58
Staff Assigned Id List	
ToDoListGoToPresentationName	
Trade	

#### **Assignments**

ESRG Public Bike Share (PBS)

#### **Relationships**

Shadow Process: 132656328

Referenced ObjectId	132656327
---------------------	-----------

Perform Review (Completed on Nov 18, 2020 14:50:27 by Erin Grant with outcome "Accepted")

Actual Start Date	
Applicant Contacted?	N
Date Completed	Nov 18, 2020 14:50:27
Department	Social Policy and Projects
Description	Perform Social Policy and Projects Review
Engineering Review	
Other	
Outcome	Accepted
Review Complete Process ID	143340153
Scheduled Complete Date	
Scheduled Start Date	Oct 26, 2020 11:11:48

Staff Assigned Id List

ToDoListGoToPresentationName

Trade

**Notes**

Conditional Approval Note (Unlocked)

It appears there are other pharmacies within 400m of the proposed location, otherwise no concerns.

(Last updated on Nov 18, 2020 14:50:27 by Erin Grant)

**Assignments**

Alycia Fridkin

Joming Lau

Vanessa Kay

**Relationships**

Review Matrix: 13449565

Shadow Process: 132648468

Referenced ObjectId

132648446

Perform Review (Completed on Nov 24, 2020 10:45:12 by Jennifer White with outcome "Accepted with Conditions")

Actual Start Date

Applicant Contacted?

N

Date Completed

Nov 24, 2020 10:45:12

Department

ESRG Parking Management Branch (PMB)

Description

Perform Parking Management Review

Engineering Review

Other

Outcome

Accepted with Conditions

Review Complete Process ID

143340153

Scheduled Complete Date

Dec 17, 2020 00:00:00

Scheduled Start Date

Oct 26, 2020 12:04:27

Staff Assigned Id List

ToDoListGoToPresentationName

Trade

**Notes**

Conditional Approval Note (Unlocked)

Accepted if parking, loading, bicycle parking and passenger loading is provided as per Bylaw.

Notes to PC:

-A tech check is required to confirm required parking on site.

-The Applicant has space at rear of site to accommodate 1 Class A or Class B loading space and one parking space. Proposed parking/ loading spaces should be labelled and dimensioned on the drawings for review.

- Required Class A bicycle parking could be provided in lockers back of house with stair free access through the site from Hastings. End of trip clothing lockers should also be provided as per Bylaw.

(Last updated on Nov 24, 2020 10:45:12 by Jennifer White)

## Assignments

Jennifer White

## Relationships

Shadow Process: 132656054

Referenced ObjectID

132656053

Perform Review (Completed on Dec 3, 2020 12:26:25 by Jeffrey Scully with outcome "Accepted")

Actual Start Date

Applicant Contacted?

N

Date Completed

Dec 3, 2020 12:26:25

Department

ESRG SURVEY

Description

Perform Survey Review

Engineering Review

Other

Outcome

Accepted

Review Complete Process ID

143340153

Scheduled Complete Date

Dec 17, 2020 00:00:00

Scheduled Start Date

Oct 26, 2020 12:03:32

Staff Assigned Id List

ToDoListGoToPresentationName

Trade

## Notes

Conditional Approval Note (Unlocked)

No land survey issues.

(Last updated on Dec 3, 2020 12:26:25 by Jeffrey Scully)

## Assignments

Jeffrey Scully

**Relationships**

Shadow Process: 132655864

Referenced ObjectId

132655863

Perform Review (Completed on Jan 4, 2021 08:24:23 by Terry Wilson with outcome "Accepted with Conditions")

Actual Start Date

Applicant Contacted?

N

Date Completed

Jan 4, 2021 08:24:23

Department

Engineering

Description

Perform Engineering Review

Engineering Review

Other

Outcome

Accepted with Conditions

Review Complete Process ID

143340153

Scheduled Complete Date

Jan 7, 2021 00:00:00

Scheduled Start Date

Oct 26, 2020 11:11:48

Staff Assigned Id List

ToDoListGoToPresentationName

Trade

**Notes**

Conditional Approval Note (Unlocked)

see letter

(Last updated on Jan 4, 2021 08:20:49 by Terry Wilson)

**Assignments**

Terry Wilson

**Relationships**

Review Matrix: 13449540

Shadow Process: 132648459

Referenced ObjectId

132648440

**Relationships**

Letter: 137839020 : DP - Engineering Review

Perform Review (Completed on Jan 5, 2021 09:24:39 by Mary Tuiza with outcome "Accepted")

Actual Start Date

Applicant Contacted?

N

Date Completed

Jan 5, 2021 09:24:39

Department	Mary Tuiza
Description	Perform College of Pharmacies Review
Engineering Review	
Other	
Outcome	Accepted
Review Complete Process ID	143340153
Scheduled Complete Date	
Scheduled Start Date	Oct 27, 2020 08:45:20
Staff Assigned Id List	
ToDoListGoToPresentationName	
Trade	
<b>Assignments</b>	
Mary Tuiza	
<b>Relationships</b>	
Shadow Process: 132709876	
Referenced ObjectId	132709875
Perform Review (Completed on Jan 6, 2021 15:56:39 by Mahtab Taheri with outcome "Accepted")	
Actual Start Date	
Applicant Contacted?	N
Date Completed	Jan 6, 2021 15:56:39
Department	Building Permit Project Coordinator
Description	Perform Building Permit Project Coordinator Review
Engineering Review	
Other	
Outcome	Accepted
Review Complete Process ID	143340153
Scheduled Complete Date	Jan 7, 2021 00:00:00
Scheduled Start Date	Oct 26, 2020 11:11:48
Staff Assigned Id List	
ToDoListGoToPresentationName	
Trade	

**Notes**

Conditional Approval Note (Unlocked)

Comments sent on Jan 6,2020

(Last updated on Jan 6, 2021 15:56:39 by Mahtab Taheri)

**Assignments**

Mahtab Taheri

**Relationships**

Review Matrix: 13449530

Shadow Process: 132648455

Referenced ObjectID

132648436

**Relationships**

Letter: 138224418 : DP - VBBL Review

Perform Review (Completed on Mar 5, 2021 12:29:54 by Mary Tuiza with outcome "Accepted with Conditions")

Actual Start Date

Applicant Contacted?

N

Date Completed

Mar 5, 2021 12:29:54

Department

Development Permit Project Coordinator

Description

Perform Development Permit Project Coordinator Review

Engineering Review

Other

Outcome

Accepted with Conditions

Review Complete Process ID

143340153

Scheduled Complete Date

Scheduled Start Date

Oct 26, 2020 11:11:48

Staff Assigned Id List

ToDoListGoToPresentationName

Trade

**Notes**

Conditional Approval Note (Unlocked)

1. proposed Small-scale pharmacy is within 400 m of existing small scale pharmacy in the area

2. loading and bicycle spaces to be provided

3. parking/loading space to be noted on drawings

(Last updated on Mar 5, 2021 12:29:42 by Mary Tuiza)

**Assignments**

Mary Tuiza

**Relationships**

Review Matrix: 13449535

Shadow Process: 132648457

Referenced ObjectId

132648438

Complete Reviews (Completed on Mar 5, 2021 12:40:02 by Mary Tuiza with outcome "Reviews Completed")

Actual Start Date

Comments

Date Completed

Mar 5, 2021 12:40:02

Description

Outcome

Reviews Completed

Scheduled Complete Date

Scheduled Start Date

Mar 5, 2021 12:29:54

Staff Assigned Id List

**Assignments**

Mary Tuiza

**Relationships**

Checklist: Confirm BP Pre-Inspection: BP - Confirm Requirement for Tree Barrier / Pre-Demo Inspection

Completed Date

Mar 5, 2021 12:40:02

Completed?

Y

Description

BP - Confirm Requirement for Tree Barrier / Pre-Demo Inspection

Mandatory?

Y

Name

Confirm BP Pre-Inspection

Sort Order

1

Shadow Process: 143340156

As Of: Sep 2, 2022 15:12:41

## Development Permit: DP-2020-00786: Issued

Address Change Requested?	No
Amendment In Progress	
Applicant Role	Contractor
Approval Type	Conditional
Being Converted to Strata Title Ownership	No
Building Permit Required	Yes
Completed Date	
Contaminated Soil information related to property	No
Contaminated Soils on Property	No
Decision Date	
Description	Development Review Branch - Addition / Alteration - Including the Operational Letter, submitted by Pardeep Sandhu, to provide interior alterations and to change the use of this existing Laundromat unit to a Small Scale Pharmacy operating in conjunction with a Health Care Office in this existing one-storey Vancouver Heritage "B" building on this site. The approval is for a limited period of time expiring on August 17, 2022, unless extended in writing by the Director of Planning.
Enforcement Related	N
Expiration Date	Aug 17, 2022 00:00:00
Fee Discount	No Discount
Fee Estimate	N
Fee Items Last Changed Date	Oct 22, 2020 09:43:03
Green Building Flag	No
Green Building Standard Other	
Invoice Due Date	
Issue Date	Aug 17, 2021 00:00:00
Job Location	
Location Type	Addressed
My Reference Number	
Non-Profit Organization Number	
Parent Job (Internal ID)	

PRISM BU Permit Number

PRISM DB Permit Number

PRISM DE Permit Number

Reason for Withdrawal

Requested Address

Temporary Use End Date

Aug 17, 2022 00:00:00

Temporary Use Start Date

Aug 17, 2021 00:00:00

Type Of Work

Addition / Alteration

Work Description

Including the Operational Letter, submitted by Pardeep Sandhu, to provide interior alterations and to change the use of this existing Laundromat unit to a Small Scale Pharmacy operating in conjunction with a Health Care Office in this existing one-storey Vancouver Heritage "B" building on this site. The approval is for a limited period of time expiring on August 17, 2022, unless extended in writing by the Director of Planning.

zzzMetric Discount

### Processes

Completeness Check (Completed on Oct 22, 2020 09:51:25 by Mary Tuiza with outcome "Requires More Information")

Actual Start Date

Amendment

Applicant Contacted

N

Date Completed

Oct 22, 2020 09:51:25

Description

Engineering Assistant

N

Not Accepted Reason

Outcome

Requires More Information

Override Review Condition

N

RequiredInformation

pay application fee

Response To Additional Info Request

Scheduled Complete Date

Scheduled Start Date

Oct 22, 2020 09:22:41

Staff Assigned Id List

Traffic & Data Management

N

UMB - Engineering Assistant

N

### Assignments

Mary Tuiza

**Relationships**

Shadow Process: 132460458

Provide Further Information (Completed on Oct 26, 2020 10:13:41 by Mary Tuiza with outcome "Submit")

Actual Start Date

Comments

Date Completed

Oct 26, 2020 10:13:41

Description

Outcome

Submit

Response To Additional Info Request

fee paid

Route Order

Scheduled Complete Date

Scheduled Start Date

Staff Assigned Id List

**Assignments**

Mary Tuiza

Suraj Dhariwal

**Relationships**

Shadow Process: 132464606

Completeness Check (Completed on Oct 26, 2020 10:13:54 by Mary Tuiza with outcome "Checked")

Actual Start Date

Amendment

Applicant Contacted

N

Date Completed

Oct 26, 2020 10:13:54

Description

Engineering Assistant

N

Not Accepted Reason

Outcome

Checked

Override Review Condition

N

RequiredInformation

Response To Additional Info Request

fee paid

Scheduled Complete Date

Scheduled Start Date

Oct 26, 2020 10:13:41

Staff Assigned Id List	
Traffic & Data Management	N
UMB - Engineering Assistant	N

## Assignments

Mary Tuiza

## Relationships

Shadow Process: 132641757

Select Review Groups (Completed on Oct 26, 2020 11:11:48 by Mary Tuiza with outcome "Selected")

Actual Start Date

Addressing	N
------------	---

Arboricultural

Archaeological Site	N
---------------------	---

Bonus Density Review	N
----------------------	---

Building Line	N
---------------	---

Building Permit Project Coordinator	Y
-------------------------------------	---

Building Policy	N
-----------------	---

Comments

Community Care Facilities Licensing	N
-------------------------------------	---

Cultural Services	N
-------------------	---

Date Completed	Oct 26, 2020 11:11:48
----------------	-----------------------

Description

Development Permit Project Coordinator	Y
--	---

Development Review Manager	N
----------------------------	---

ECO Review	N
------------	---

Electrical Plan Review	N
------------------------	---

Energy Utility	N
----------------	---

Engineering	Y
-------------	---

Environmental Review	N
----------------------	---

Facilities	N
Fire and Rescue Services	N
Flood Risk	N
Heritage	Y
Housing Policy and Projects	N
Housing Regulation	N
Landscape	N
Landscape Setback	N
Legal Services	N
Licensing	Y
Mechanical	N
Outcome	Selected
Park Board	N
Parks Maintenance	N
Peat Risk	N
Plumbing Plan Review	N
Police	Y
Policy Planner	N
Project Facilitator	N
Real Estate Services	N
Rezoning Planner	N
Scheduled Complete Date	
Scheduled Start Date	Oct 26, 2020 10:13:54
Social Policy and Projects	Y
Soil Liquefaction	N
Sprinkler Plan Review	N
SRA Designation	N
Staff Assigned Id List	

Subdivision	N
Sustainability	N
Unstable Soil	N
Urban Development Planner	N
Urban Forestry	N
Vancouver Coastal Health	N
Weather Protection	N
zzzBonus Density	N
zzzOfficial Development Plan	N

### Assignments

Mary Tuiza

### Relationships

Shadow Process: 132641810

Perform Notification (Completed on Nov 10, 2020 18:39:32 by Mary Tuiza with outcome "Notified")

Actual Start Date

Comments

Date Completed

Nov 10, 2020 18:39:32

Description

start nov 12/end nov 26

Outcome

Notified

Scheduled Complete Date

Scheduled Start Date

Nov 10, 2020 18:39:21

Staff Assigned Id List

### Assignments

Mary Tuiza

### Relationships

Shadow Process: 133565705

Draft Recommendation (Completed on Aug 9, 2021 10:38:51 by Mary Tuiza with outcome "Recommendation Drafted")

Actual Start Date

Comments

Date Completed

Aug 9, 2021 10:38:51

Description

Outcome	Recommendation Drafted
Scheduled Complete Date	Aug 12, 2021 00:00:00
Scheduled Start Date	Oct 26, 2020 11:11:49
Staff Assigned Id List	
<b>Assignments</b>	
Mary Tuiza	
<b>Relationships</b>	
Shadow Process: 132648482	
Reviews Complete (Completed on Aug 9, 2021 10:38:51 by Mary Tuiza with outcome "Complete")	
Actual Start Date	
Date Completed	Aug 9, 2021 10:38:51
Description	Review Subjob 1 Complete
Outcome	Complete
Scheduled Complete Date	
Scheduled Start Date	
Make Decision (Completed on Aug 10, 2021 13:55:32 by Mandy So with outcome "Approved - without Conditions")	
Actual Start Date	
Additional Information	
Addressing	N
Applicant Contacted	N
Approved Amendment Description	
Archaeological Site	N
Building Line	N
Building Permit Project Coordinator	N
Building Policy	N
Comments	
Community Care Facilities Licensing	N
Cultural Services	N
Date Completed	Aug 10, 2021 13:55:32
Description	
Development Permit Project Coordinator	N

Development Review Manager	N
ECO Review	N
Electrical Plan Review	N
Energy Utility	N
Engineering	N
Engineering Assistant	N
Environmental Review	N
Facilities	N
Fire and Rescue Services	N
Flood Risk	N
Heritage	N
Housing Policy and Projects	N
Landscape	N
Landscape Setback	N
Legal Services	N
Licensing	N
Mechanical	N
Outcome	Approved - without Conditions
Park Board	N
Parking Management Branch	
Parks Maintenance	N
Peat Risk	N
Plumbing Plan Review	N
Police	N
Policy Planner	N
Project and Quality Management	N
Project Facilitator	N
Real Estate Services	N
Required Information	

Rezoning Planner	N
Scheduled Complete Date	
Scheduled Start Date	Aug 9, 2021 10:38:51
Social Policy and Projects	N
Soil Liquefaction	N
Sprinkler Plan Review	N
SRA Designation	N

Staff Assigned Id List

Street Activities

Street Activities Coordinator	N
Street Activities Manager	N
Street Activities Supervisor	N
Street Furniture Manager	N
Subdivision	N
Sustainability	N
Traffic and Data Management	
Transportation Design	
UMB - Engineering Assistant	N
Unstable Soil	N
Urban Development Planner	N
Urban Forestry	N
Vancouver Coastal Health	N
Weather Protection	N
Bonus Density	N
Official Development Plan	N

**Assignments**

David Jung  
Joe Bosnjak  
John Greer  
Mandy So  
Michelle Au  
Sonia Erichsen  
Tony Chen

## Relationships

Shadow Process: 153066994

Issue Development Permit (Completed on Aug 17, 2021 12:36:21 by Mary Tuiza with outcome "Issued")

Actual Start Date

Date Completed

Aug 17, 2021 12:36:21

Description

Outcome

Issued

Override Description

Override Outstanding Conditions

N

Scheduled Complete Date

Scheduled Start Date Aug 10, 2021 13:55:33 **Assignments**

Mary Tuiza

## Relationships

Checklist: Create DCL Item on Details Tab: Create DCL Item on Details Tab as "Required" or "Exemption"

Completed Date

Aug 17, 2021 12:36:22

Completed?

Y

Description

Create DCL Item on Details Tab as "Required" or "Exemption"

Mandatory?

Y

Name

Create DCL Item on Details Tab

Sort Order

1

Print Development Permit (Completed on Aug 17, 2021 12:36:22 by Mary Tuiza with outcome "Printed")

Actual Start Date

Date Completed

Aug 17, 2021 12:36:22

Description

Outcome

Printed

Scheduled Complete Date

Scheduled Start Date

**Relationships**

Development Permit Document: 153575412

**Revisions**

Revision 1 created on Aug 17, 2021 12:36:23 by Mary Tuiza

Request Permit Extension / Renewal (Completed on Jun 29, 2022 16:07:12 by Arlene Tio with outcome "Requested")

Actual Start Date

Comments

Date Completed

Jun 29, 2022 16:07:12

Description

Outcome

Requested

Scheduled Complete Date

Scheduled Start Date

Jun 29, 2022 16:07:09

Staff Assigned Id List

**Relationships**

Shadow Process: 178502641

Pay Fees (Completed on Jul 1, 2022 08:30:18 by Suraj Dhariwal117440083 with outcome "Paid")

Actual Start Date

Comments

CreatedByProcessId

178502634

Date Completed

Jul 1, 2022 08:30:18

Description

Outcome

Paid

Route Order

Scheduled Complete Date

Scheduled Start Date

Jun 29, 2022 16:07:13

Staff Assigned Id List

**Assignments**

Suraj Dhariwal

**Relationships**

Shadow Process: 178502643

Review Time Limited DP (Completed on Jul 7, 2022 10:49:06 by Lynn Wong with outcome "Extension Supported")

Actual Start Date

Applicant Contacted

N

Comments

Date Completed

Jul 7, 2022 10:49:06

Description

DP Reminder Letter not required to be sent as 2022 Fee has been paid.  
Note: BP-2022-00331 is "in Review" status/OC & Business Licence will be required.  
Extension Supported

Outcome

Scheduled Complete Date

Scheduled Start Date

Jun 18, 2022 01:25:41

Staff Assigned Id List

**Assignments**

Lynn Wong

**Relationships**

Shadow Process: 177512577

Review Extension / Renewal Request

Actual Start Date

Applicant Contacted

N

Comments

Date Completed

Description

ExtensionDetails

New Expiration Date

Outcome

Scheduled Complete Date

Scheduled Start Date

Jul 1, 2022 08:30:18

Staff Assigned Id List

**Assignments**

Arlene Tio

**Relationships**

Shadow Process: 178595698

Reminder

Actual Start Date

Comments

DO NOT DELETE

Date Completed

Description

Aug 8, 2020 - BP not ready.

BP-2020-00331 - in review  
OC REQUIRED

Note

Outcome

Scheduled Complete Date

Sep 12, 2022 00:00:00

Scheduled Start Date

Jul 27, 2022 12:41:24

Staff Assigned Id List

**Assignments**

Arlene Tio

**Relationships**

Shadow Process: 180327088

Expire Permit

Actual Start Date

Applicant Contacted

N

Date Completed

Description

Expire Permit

Outcome

Scheduled Complete Date

Scheduled Start Date

Aug 18, 2022 01:13:55

Staff Assigned Id List

ToDoListGoToPresentationName

**Assignments**

Arlene Tio

Connie Gerow

Donna Zhu

Jennifer Kim

Samantha Senechal

Sheila Gosal

**Relationships**

Shadow Process: 181536230

**Instance security**

Address Maintenance	Read, Modify
Authenticated Web Read	Read
Development Permit Internal Read	Read, Modify
Development Permit Internal Update	Read, Modify
PI Read	Read
PI Update	Read, Modify
Public Web	Read
User Admin Read	Read
User Admin Update	Read, Modify
www000083360	Read, Modify

**Relationships**

Applicant Customer: Jason Hyare DBA: SJR Construction Ltd.  
(admin@sjrconstructionltd.com)

Application Document: 132461494

Application Document: 132461495

Application Document: 132698054

Application Document: 153062924

Application Document: 153533387

Authorization Financial Profile: Development Permit (Permitting and Inspections (PI))

Building Permit Subjob (DE): BP-2022-00331: In Review

Development Permit Document: 153575412

Electronic Document: 132740853

Electronic Document: 133565761

Electronic Document: 133565763

Electronic Document: 133629854

Electronic Document: 133629875

Electronic Document: 133629910

Electronic Document: 133941713

Electronic Document: 138080939

Electronic Document: 138081748

Electronic Document: 138081994

Electronic Document: 138082143

Electronic Document: 145572133

Electronic Document: 150028572

Electronic Document: 150028607

Electronic Document: 153724538

Electronic Document: 153724785

Electronic Document: 155249587

Electronic Document: 179577258

Fee Display: 132460393

Fee Item Code: 04(b) - Alt or Change Use Non 1/2 FD - Conditional

Hours	0
Minutes	0
Value	1966.65

File Owner: Mary Tuiza

Item: Exemption

Not Accepted Document: 132461570

Not Accepted Document: 132461804

Not Accepted Document: 150012333

Parcel: 007-955-031 - Parcel: 633 E HASTINGS STREET, Vancouver, BC V6A 1R2

Permit Term: (1) This Development Permit is valid for a period of 12 months from the date of issuance - unless otherw

Permit Term: (10) All approved street trees shall be completed in accordance with the approved drawings within six (6)

Permit Term: (11) All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces sh

Permit Term: (12) The issuance of this permit does not warrant compliance with the relevant provisions of the Provinci

Permit Term: (16) If Tree protection is required, no work may be done within the critical root zone of any protected t

Permit Term: (17) Applicant shall ensure outdoor lighting is designed and installed to minimize impacts on ecology and

Permit Term: (2) The approval is for a limited period of time expiring on August 17, 2022, unless extended in writing

Permit Term: (3) Hours of operation are limited to: Monday to Sunday 9:00 a.m. to 7:00 p.m.

Permit Term: (4) Operator of the Small Scale Pharmacy, Pardeep Sandhu, Pharmacist, must obtain licensing approval fro

Permit Term: (5) This site may be affected by a Development Cost Levy By-law. Levies will be required to be paid prio

Permit Term: (9) In accordance with Protection of Trees By-law Number 9958, the removal and replacement of site trees

Processing Stream: Development Review Branch

Review Application: DP-2020-00786-REVIEW-1: Completed

Use: Retail Uses: Small-Scale Pharmacy

Use: Service Uses: Laundromat or Dry Cleaning Establ.