
CITY OF VANCOUVER
DEVELOPMENT, BUILDINGS, & LICENSING

DEVELOPMENT PERMIT STAFF COMMITTEE
MEETING
January 18, 2023

FOR THE DEVELOPMENT PERMIT BOARD
February 6, 2023

2132 Ash Street (COMPLETE APPLICATION)
DP-2022-00922 – FCCDD

PC/BC/AM/JKB

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

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

Also Present:

P. Cheng, Urban Design & Development Planning
A. Maness, PDS Landscape
C. Moore, ENG Development and Major Projects
C. Mauboules, Housing and Homelessness Services
M. E. Glover, Homelessness Services
A. Vilis, Development Services
J. Bateman, Development Services
M. Cheng, Development Services

APPLICANT:

S2 Architecture
#402 134 Abbott Street
Vancouver, BC V6B2K4

PROPERTY OWNER:

City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y1V4

EXECUTIVE SUMMARY

● **Proposal:**

To develop a portion of this site with a one-storey modular fixed-term transitional housing building (Social Service Centre), containing up to 29 rooms, for a limited period of time of 3 years, unless extended in writing by the Director of Planning.

See Appendix A Standard Conditions
 Appendix B Standard Notes and Conditions of Development Permit
 Appendix C Building Review Branch comments
 Appendix D Plans and Elevations
 Appendix E Applicant's Design Rationale

● **Issues:**

1. As per False Creek Comprehensive Development District (FCCDD) By-Law No. 4783, only the Development Permit Board may approve any development permit under this by-law.
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2022-00922 submitted, the plans and information forming a part thereof, thereby permitting the development of a one-storey modular fixed term transitional housing building (Social Service Centre), containing up to 29 rooms, with parking at grade, having vehicular access from Ash Street, subject to the following conditions:

- 1.0 That the Conditions set out in Appendix A be met prior to the issuance of the Development Permit.**
- 2.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.**

• **Technical Analysis:**

	FCCDD PERMITTED/ REQUIRED	EXISTING ^{1*}	PROPOSED ²
Site Area ³			19,069.5 sq. m
Uses	Temporary Modular Housing Institutional	Temporary Modular Housing	Institutional
Floor Area		2,274.0 sq. m	600.0 sq. m
Height		12.32 m	3.4 m
Parking ⁴	Small car spaces 1 Regular car spaces 0 Disability spaces 1 Total 2	0 2 1 3	Small car spaces 1 Regular car spaces 0 Disability spaces 1 Total 2
Loading ⁵	Class A 0 Class B 1 Class C 0	0 0 0	Class A 0 Class B 1 Class C 0
Bicycle ⁶	Class A 22 Class B 2	52 0	Class A 0 Class B 0
Passenger ⁷	Class A 1 Class B 0 Class C 0	0 0 0	Class A 0 Class B 0 Class C 0

*Existing Temporary Modular Housing service provider is extending the existing service provision to include the management of the new building and parking.

¹ The “Existing” column refers to items associated directly with the existing Temporary Modular Housing building approved under DP-2018-00147.

² The “Proposed” column refers to items associated directly with the proposed new Social Service Centre building to be approved under this application, DP-2022-00922.

³ Note on Site Area: Based on the provided site survey prior to any consolidations or dedications.

⁴ Note on Parking: Calculated per Sections 4.1.9, 5.1.4, 6.1.3

⁵ Note on Loading: Calculated per Section 5.2.1

⁶ Note on Bicycle: Calculated per Section 6.2.1.4

⁷ Note on Passenger: Calculated per Section 7.2.2.1

● **Legal Description**

District Lot: Parcel 187, Except Part in
 Plan LMP28217, False Creek, NWD
 Plan: LMP28216

● **History of Application:**

2022-12-15 Complete DP submitted
 2023-01-18 Development Permit Staff Committee

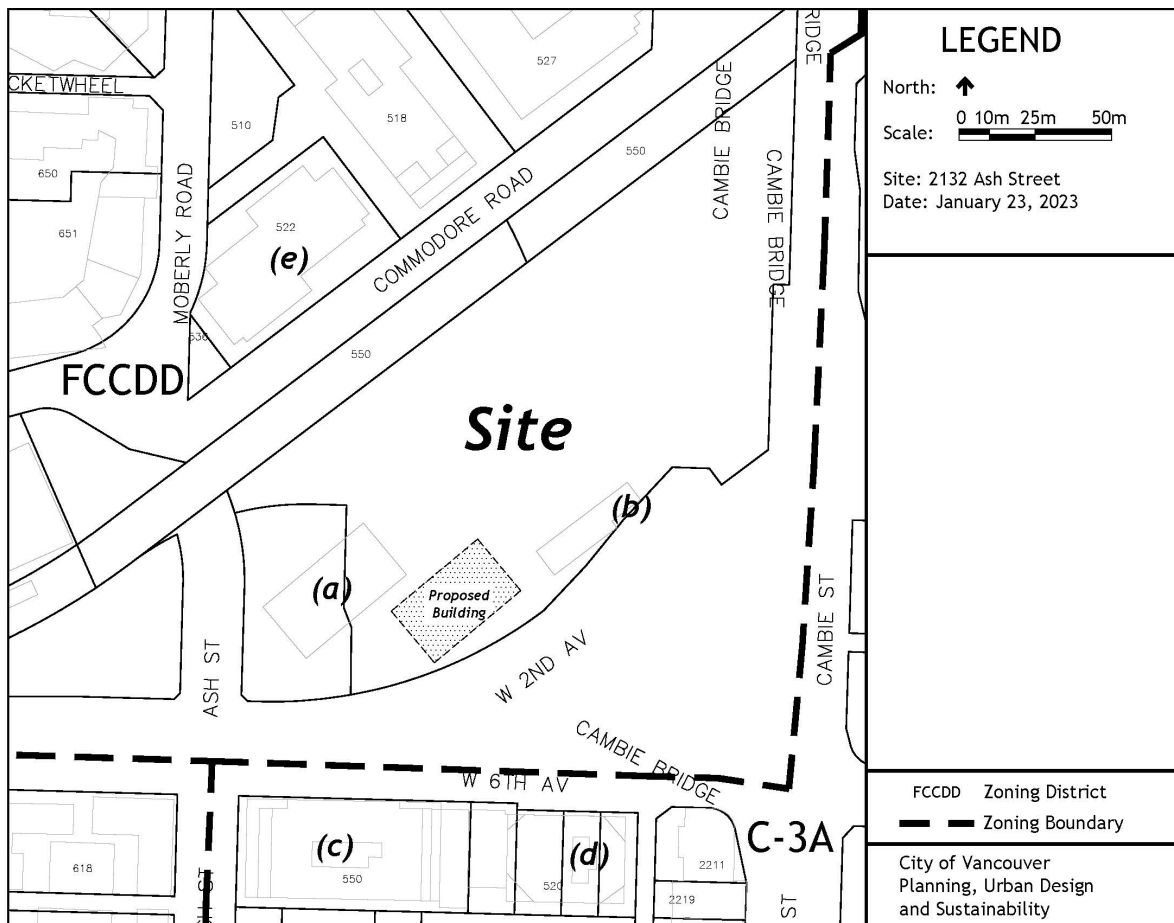
● **Site**

The site is located at the corner of W 6th Ave and Ash St. It consists of three consolidated parcels, one to the west of Ash St and two to the east of Ash St. The site currently contains the Canada Line Olympic Station, the three-storey Margaret Mitchell Place temporary modular housing building, and parking lots managed by EasyPark.

● **Context:**

Significant adjacent development includes:

- (a) existing 3-storey Temporary Modular Housing building with 52 studio units, for a limited period of time expiring April 9, 2023, unless extended in writing by the Director of Planning for up to an additional five years.
- (b) Olympic Village subway station entrance
- (c) 550 W 6th Avenue – 5-storey office building
- (d) 520 W 6th Avenue – 5-storey office building
- (e) 522 Commodore Road – 9-storey residential building



• **Background:**

Vancouver's current homelessness crisis is a direct result of a historic lack of sufficient investment in supportive and affordable housing, insufficient and inappropriate health supports for people with mental health and addictions, and insufficient income supports for people living in deep poverty.

Throughout July 2022, an encampment on public roadway and sidewalks of Hastings street, for several street blocks in either direction from the intersection with Main street, grew in size. This encampment was in addition to the existing encampment at CRAB park, another public resource. The City had serious safety concerns for those living in tents and ad-hoc structures, as well as others living, visiting and working in the Hastings Corridor given the growing nature of the encampment. On July 25, 2022, VFRS Chief Karen Fry issued a fire order amid growing safety concerns about the welfare of residents living in the Hastings Street Encampment. The fire order triggered daily City sanitation attendance, and engagement of the City's Homelessness Services Outreach Team to work with encampment residents to find safe alternative sheltering options. City staff continue to work with community to remove tents and structures in a thoughtful way with support of community partners and other government agencies.

A variety of options are needed to respond to homelessness. The existing shelter system is at capacity with vacancy rates being very low, especially during the winter months. Temporary shelters help to add much needed capacity to the permanent shelter system, which is comprised of approximately 900 beds. There are approximately 400 temporary shelter beds in Vancouver. The 2020 Homeless Count estimated approximately 595 individuals experiencing street homelessness in Vancouver. City staff estimate this number to be closer to 750 individuals.

The City continuously works with the Provincial government to advocate for and to look at a variety of options for responding to homelessness, including temporary measures, such as emergency shelters, and longer-term options, such as the expedited creation of more supportive housing. To respond directly to this specific encampment and the current challenge of homelessness in Vancouver, BC Housing approached the City of Vancouver to deploy 'workforce' housing style modular shelters on City-owned land. BC Housing will provide the assets, construction management, funding for construction and continual management by an experienced and professional non-profit operator. This project is intended as a temporary solution on the site, while more permanent supportive housing is constructed.

These buildings are being designed using re-purposed workforce modular lodging to help rapidly address the acute need in Vancouver for more indoor spaces for those experiencing homelessness and waiting for housing in shelters in Vancouver. This address is one of two sites selected for this special initiative. The other site is 1500 Main St., and together these two sites will provide accommodation for up to 90 individuals.

The main purpose of this program is to serve as "Bridge to Housing" for those in existing shelters in order to create additional capacity in the shelter system for those along E. Hastings and CRAB Park. These spaces will meet people's need for shelter regardless of challenges with mental health, unemployment, substance use disorders, or other issues. Research shows that a person is much more likely to achieve well-being and stability if they first have a safe place to call home and a secure, lockable room, which these spaces provide. These buildings will be continuously managed (24/7) by experienced non-profit housing and shelter operators. These operators provide residents with meals, connections to health services and various other supports as required. Not all people who experience homelessness face the same challenges or barriers. People experiencing homelessness may range from having many complex needs to simply needing safety and shelter. These "Bridge-to-housing" operators will work with each person respectfully to help them along their own path to housing stability.

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

1. False Creek Comprehensive Development District (FCCDD) By-Law No. 4783
This comprehensive by-law allows Institutional Uses. While most by-laws enable both the Director of Planning or the Development Permit Board to approve development applications, this by-law enables only the Development Permit Board.
2. Housing Vancouver Strategy – Chapter 6 – Preventing Homelessness and Creating Pathways into Housing Stability:
The Strategy supports continued and enhanced action to keep people who are experiencing homelessness safe and ensure they are provided timely access to income, housing, and any necessary supports.
3. Zoning and Development By-Law – Section 2 Definitions
Under Institutional Uses, the land use of a Social Service Centre is listed. A Social Service Centre is described under the By-Law as the following:
The use of premises by a non-profit society:
 - a. providing information, referral, counselling, advocacy or health care services;
 - b. dispensing aid in the nature of food or clothing; or
 - c. providing drop in or activity space, but does not include premises used for residential purposes or Detoxification Centre.

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

Approval by the Development Permit Board

As mentioned above, only the Development Permit Board may approve any development permit application under the applicable by-law for this street address. This is in contrast to the other site mentioned above in the Background section, 1500 Main, for which the applicable by-law (FC-2 District Schedule) permits the approval for the same Use by the Director of Planning.

Proposed building as Institutional Use

Staff have classified the proposed building as a Social Service Centre, which is a sub-category of an Institutional Use, as defined under the Zoning and Development By-Law, taking into consideration the following:

- Each occupant is assigned a small private, securable room, which is smaller than the minimum allowable size for a Dwelling Use. Private kitchen and bathroom facilities are not included in each room, but are provided as shared facilities for all occupants.
- People currently living in the shelter system will be prioritized for these “bridge-to-housing” rooms until more permanent housing can be offered.
- The site will be staffed 24/7 by an experienced non-profit operator, and support services will be available on-site.
- Many of Vancouver’s shelters offer a congregate style of shelter. Pods for privacy are the preferred operating model, but the typical shelter model still often includes large congregate spaces. City staff have heard from people experiencing street homelessness that there is a perceived lack of safety and security of their self and belongings at traditional shelters, and feel that their tent or

makeshift shelter gives them more security and autonomy in their space. Some shelters still require that guests leave daily in the morning, resulting in a day spent out in the streets until queuing for the shelter the following evening. This project represents an innovative model to address the above-mentioned concerns, in that each occupant will have their own secure and private bedroom, that can be accessed at all times, since tenants will not need to leave during the day.

- Two existing examples of a similar model include: Raincity's Triage shelter and Bloom Group's Powell Street shelter for Women provide similar layouts, wherein shelter guests have their own room, and use shared shelter facilities.
- Under Division B, Section 11.6 of the Vancouver Building By-Law, this building will be defined as a Temporary Emergency Shelter in the form of Fixed-Term Transitional Housing, for the subsequent Building Permit application.

Urban Design and Livability

The urban design review has been performed with the consideration that the proposed building is a temporary shelter. As such, the overall siting, livability, landscaping and visual impact are acceptable. Each private room will be equipped with an operable window, which will provide access to light, fresh air, and a visual connection to the outside. These private rooms provide an increased amount of security and livability in comparison to a typical shelter operation.

For clarification purposes: While the street address does fall under the geographical jurisdiction of the False Creek Official Development Plan (ODP), staff note that this ODP delineates a prescriptive set of urban design guidelines, intended for permanent buildings. Staff consider these guidelines as not applicable for this proposed temporary building, which is responding to an acute homelessness crisis in the city, while more permanent housing solutions are being constructed.

• Conclusion:

Recommend approval by the Development Permit Board, as required under False Creek Comprehensive Development District (FCCDD) By-Law No. 4783

ENGINEERING SERVICES

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

LANDSCAPE

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

ENVIRONMENTAL SERVICES

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

BUILDING REVIEW BRANCH

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

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

Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.

NOTIFICATION

On December 15, 2022, 1,985 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional contacts and information on the city's website.

January 17, 2023, 1,985 notification postcards were sent to neighbouring property owners advising them of the development permit board, and offering additional information on the city's website.

Summary of Public Comments

Throughout the notification period, the City received 28 comments, 7 emails and 1 phone call. Of those who responded, 11 were supportive of the proposal positively commenting on the need for housing and the appropriate location. Two respondents were mixed, citing the need for housing but concern for safety. The 23 respondents who were opposed were concerned about neighbourhood safety, the potential for increased crime, garbage, graffiti, and the number of people suffering from mental health issues and homelessness, as well as a feeling that the neighborhood already has a disproportionate amount of SROs, modular housing and shelters.

Staff Response to Public Comments

Staff have concluded the proposal aligns with the FCCDD By-law and ODP.

Homelessness is a city-wide challenge that requires a city-wide response. The City's Housing Vancouver strategy and community plans call for housing affordability and accessibility for all people in all communities. The City of Vancouver is working with its partners to take collective action to address the critical needs of people experiencing homelessness in Vancouver. The creation of new housing is one of the most important ways that the City can address the homelessness crisis. The reasons individuals fall into homelessness can be complex, but the pathway out of homelessness require individuals to have access to income, housing and supports.

The City and residents are all collectively responsible for the wellbeing and cleanliness of neighbourhoods. The City Sanitation crews are in the community throughout the day and into the night emptying more than 3,000 garbage and recycling receptacles across the City, collecting litter, abandoned and illegally dumped waste, and hazardous materials such as needles.

Staff are committed to working with provincial partners, BC Housing, to find solutions that provide safe and stable housing and health supports for all who need them, while also minimizing the impact on existing communities. This includes expediting all work related to the creation of affordable housing and increased supports for people experiencing homelessness.

The City, the Operator, and BC Housing are committed to having strong neighbourhood and community relations with a recognized dedication to Community Advisory Committees and other information collaborations with community partners and neighbours. As part of good neighbor relations, the operator will maintain a safe and orderly appearance surrounding the site. The City works to engage additional

project partners, including Vancouver Coastal Health, Vancouver Police Department, and Community Policing Centres whenever a new building is opened.

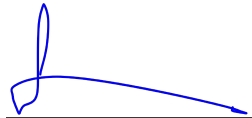
Temporary modular buildings and shelters are operating well in neighbourhoods across the city. Residents have a safe place to live and are being connected with the services they need to heal from the damage caused by living outdoors and live healthier lives. The local area and surrounding community includes a diversity of housing both in form and tenure, including ownership, single-family, rental apartments, condominiums, co-ops, and social housing. Homelessness is a city-wide challenge that requires a city-wide response. The City's Housing Vancouver strategy and community plans call for housing affordability and accessibility for all people in all communities.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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

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

Staff Committee supports the proposal with the conditions contained within the report.



J. Greer
Chair, Development Permit Staff Committee

Paul CP Cheng (signed electronically)

P. Cheng
Development Planner



B. Casidy
Project Coordinator

Project Facilitator: J. Bateman

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

Development Review Conditions

- A.1.1 compliance with Sections 4-7 of the Parking By-law by providing a data summary table of all existing structures on site, including a floor area breakdown and tally of all required and provided parking stalls;

Note to Applicant: See also Engineering Services condition A.2.3

- A.1.2 provision of revised drawings and project data summary including the following:

- i. one consistent unit of measure on the drawings;

Note to Applicant: Millimeters should be provided for gridline and height marker dimensions.

- ii. existing grades at property and building corners on site plan, elevation drawings, and elevation drawings;
- iii. geodetic elevation markers on the section and elevation drawings;
- iv. proposed building heights measured from existing grade; and
- v. removed references to dwelling units in the drawing package;

- A.1.3 provision of a digitally sealed Site Survey including the total site area;

Landscape Conditions

- A.1.4 provision of a landscape plan by an experienced landscape architect or designer, that includes:

- i. tree barriers with dimensions on the Tree Management Plans;

- ii. confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

“Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board”; and

- iii. new tree quantities on the Plant Lists.

- A.1.5 provision of bylaw size trees for removal to appear on the landscape plan with confirmed diameter sizes;

- A.1.6 consideration for future operation and maintenance through identification of the following:

- i. on-site public open space maintained by the owners of the development, accessible to and usable by the general public; and

Note to Applicant: This should allow for clear visibility from throughout the site and building.

- ii. proposed tree planting.

Note to Applicant: Should be on actual grade, at least around the perimeter of the site. Tree numbers, sizes and locations should balance and accommodate the site.

A.2 Standard Engineering Conditions

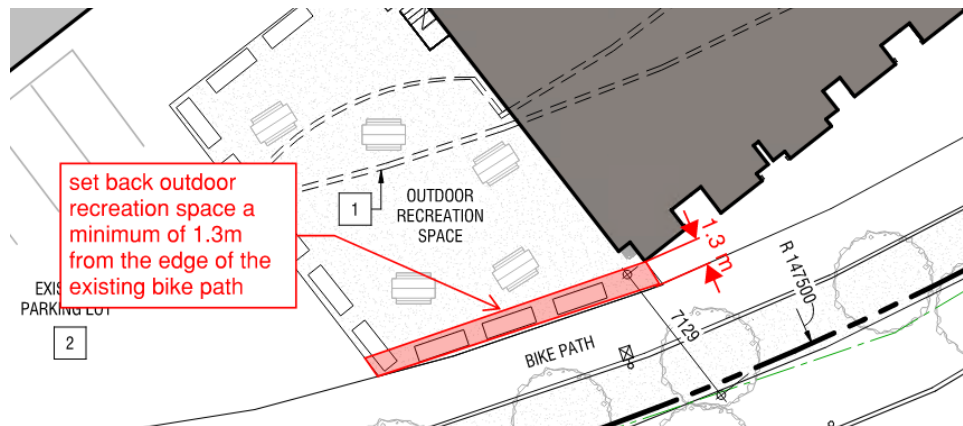
A.2.1 clarification of waste storage and pick-up space;

Note to Applicant: Refer to the *Engineering Garbage and Recycling Storage Amenity Design Supplement* for the recommended dimensions and quantities of bins.

A.2.2 provision of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this development permit, and shall include the following items and notes:

- i. proposed outdoor recreation space set back a minimum of 1.3m from the edge of the existing bicycle path.

Note to applicant: This 1.3m setback requirement approximately matches the minimum distance that the building is set back from the edge of the bicycle path. This setback is required to ensure there is adequate clearance between cyclists riding at the edge of the bicycle path and any fencing, furniture, or other above grade structure proposed within the outdoor recreation space, as well as to provide a pathway for people who may be walking from the west so that they don't have to walk in the bicycle path.



A.2.3 provision of improved access and design of the parking layout and compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including:

- i. vehicle parking and loading provisions in accordance with the Parking Bylaw Shelter requirements and *Temporary Modular Housing Guidelines* requiring:
 - a. one standard and one accessible parking space; and
 - b. one Class B Loading space.
- ii. bicycle provisions targeting minimum rates in accordance with the Parking Bylaw Social Services Centre requirements, with consideration for comparable operations of Shelter Rate Units as follows:
 - a. 0.75 Class A bicycle spaces per bed; and
 - b. 2 Class B bicycle spaces.
- iii. provision of sufficient turnaround, hammerhead or pull through on-site for Class B loading maneuvering; and
- iv. provision of two-way flow for vehicle access to the existing parking lot #2.

Note to Applicant: This may include design development of existing parking lot by repainting vehicle stalls facing bicycle path along W 2nd Avenue and installing wheel stops. Indicate site circulation, adequate drive and maneuvering aisle, and necessary removal of parking spaces on drawing.

Where two way flow is not possible at pinch point(s), further mitigation measures may be required.

A.2.4 provision of the following information as part of the drawing submission to facilitate a complete Transportation review:

- i. a complete tech table showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
- ii. all types of parking and loading spaces individually numbered, and labelled on the drawings;
- iii. dimensions for typical parking spaces;
- iv. dimensions of manoeuvre aisles and all drive aisles widths;
- v. existing street furniture including bus stops, benches etc. to be shown on plans; and
- vi. the location of all poles and guy wires to be shown on the site plan.

A.2.5 provision of adequate sewer and water services to the satisfaction of the General Manager of Engineering Services; and

Note to Applicant: Please contact the Sewer and Drainage Design Branch at eng.swpermits@vancouver.ca for off-site sewer servicing and permitting information/requirements.

A.2.6 the General Manager of Engineering Services will waive the requirement for an underground service for this “conditional” development. This approval is site specific and other location with similar situations will be reviewed on a case by case basis.

Note to Applicant: Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

A.3 Standard Licenses & Inspections (Environmental Services) Conditions:

A.3.1 The property owner shall:

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

Note to Applicant: Conditions (i) and (ii) have been met. Based on information provided in the site disclosure statement, a remediation agreement will not be required as per (iii).

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Building Review Branch contained in the Staff Committee Report in Appendix C. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the “prior-to” response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been addressed on or before **(6 months after DP Board date)**, this Development Application may be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.4 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.5 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
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B.2.6 The applicant provides an Operations Management Plan, including basic program elements for residents and a 24/7 contact for the public prior to the occupancy permit being issued.

C.1 Building Review Branch Comments

The following comments have been provided by the Building Review Branch based on the preliminary drawings prepared by S2 Architecture dated December 16, 2022 for the proposed development permit application.

- C.1.1 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.

- i. This project requires the services of an Architect as per bulletin 31 of the AIBC.
- ii. Spatial calculations to be provided between the existing and proposed buildings at BP stage.
- iii. Fire fighter's access to the main entrance is required to be an unobstructed path within 15m of the curb.
- iv. Building to be sprinklered to NFPA 13R.
- v. A fire alarm is required.
- vi. A foundation meeting 4.2.8 or 9.15.1.3 is required.
- vii. Seismic anchorage is required.
- viii. A barrier free sleeping room is required as per 3.8.2.1.
- ix. A geotechnical report for soil bearing capacity for the foundation is required.
- x. Please confirm whether or not this is a no dig site.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response.

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.
