

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Permitting Services
C. Chant, Engineering Services
J. Olinek, Urban Design
M. Au, Permitting Services

Also Present:

J. Park, Development Planning
B. Cassidy, Permitting Services
J. Borsa, Permitting Services
A. Vilis, Permitting Services
S. Farmand, Landscape Planning
S. Black, Sustainability
A. Clarke, Housing Regulation
C. Puzio, Supportive Housing & SROs
D. Bhokanandh, Cultural Services

APPLICANT:

MA+HG Architects
201-877 E Hastings Street
Vancouver, BC

PROPERTY OWNER:

Happy Harvest Inc.
500-1177 E Hastings Street
Vancouver, BC

EXECUTIVE SUMMARY

• **Proposal:**

To develop this site with an 11 storey mixed use building containing retail, restaurant, school, office, theatre and 118 dwelling units (social housing), all over one level of underground parking having vehicular access from the lane.

This application is being processed through the Social Housing or Rental Tenure (SHORT) program

See Appendix A Standard Conditions
 Appendix B Standard Notes and Conditions of Development Permit
 Appendix C Urban Design Panel Meeting Minutes
 Appendix D Building Review Branch comments
 Appendix E Plans and Elevations
 Appendix F Applicant's Design Rationale
 Appendix G Applicant's Design Rationale Living Heritage Approach

• **Issues:**

1. Single Room Accommodation (SRA) and Housing Agreement
2. Theatre Space Replacement
3. Height, Density and Frontage
4. Living Cultural Heritage

• **Urban Design Panel:** Support with recommendations (7/0)

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2021-00795 submitted, the plans and information forming a part thereof, thereby permitting the development of an 11 storey mixed use building containing retail, restaurant, school, office, theatre and 118 dwelling units (social housing), all over one level of underground parking having vehicular access from the lane, subject to the following conditions:

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

1.1 arrangements shall be made prior to issuance of the development permit for Council to approve a Single Room Accommodation (SRA) Conversion/Demolition Permit to allow for the demolition of 20 SRA-designated rooms at 307 Main Street and 172 East Cordova, on the condition that prior to the issuance of the SRA Conversion/Demolition Permit and the development permit, the owner enter into a Housing Agreement to restrict tenure of the 118 social housing units for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:

- i. section 219 Covenant prohibiting stratification and separate sales;
- ii. a provision that none of such units will be rented for less than one month at a time;
- iii. a requirement that not less than one-third of the social housing units will be occupied by persons eligible for either Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement and will be rented at rates no higher than the shelter component of Income Assistance;
- iv. require that all units comply with the definition of “social housing” in the applicable City Development Cost Levy By-Law; and
- v. such other terms and conditions as the General Manager of Planning, Urban Design and the Director of Legal Services may in their sole discretion require;

Note to Applicant: Council approval of the SRA permit submitted by the applicant must be secured prior to the issuance of the Development Permit.

1.2 arrangements shall be made to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all dwelling units to be used for social housing for a term equal to the longer of 60 years or the life of the building, subject to the following terms and conditions:

- i. a no separate sales covenant (which will require all such units to be contained within a single air space parcel for the longer of 60 years or life of the building, whichever is greater);
- ii. a no stratification covenant;
- iii. that the social housing units will be legally and beneficially 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 as a single legal entity and used only to provide rental housing for terms of not less than one month at a time;

- iv. a requirement that not less than one-third of the social housing units will be:
 - a. occupied by persons eligible for either Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement and will be rented at rates no higher than the shelter component of Income Assistance;
- v. the target rents and affordability of the remaining social housing units are:
 - a. not less than one-third of the total social housing units will be rented to households with incomes below the housing income limits as set out in the then current "Housing Income Limits" (HILs) table published by the British Columbia Housing Management Commission or equivalent publication, and rented at rates of no more than 30% of the gross household income; and
 - b. the remaining social housing units will be rented at rates no more than 90% of CMHC's Rental Survey for Vancouver for the applicable year of construction (currently the 2005+ category), or an equivalent publication as may be approved by the City; or the appraised market rent for a comparable unit in the local area (where a "comparable unit" means a unit of the same type, similar size and in a building with a similar age and quality of construction);
- vi. a requirement that all units comply with the definition of "social housing" in Vancouver Development Cost Levy By-law No. 9755;
- vii. and provided further that if any such social housing units are Micro Dwelling Units, then such Micro Dwelling Units shall be rented at a rate no higher than the average market rents for studio apartments in the local area, in accordance with the annual Canadian Mortgage and Housing Corporation Rental Housing Market Survey, or equivalent publication, as approved by the General Manager of Planning, Urban Design and Sustainability (or successor in function); and
- viii. such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require;

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

- 1.3 arrangements shall be made to enter into a Community Use Agreement registered against title that will include one or more Section 219 Covenants and a Statutory Right of Way to secure the Theatre Space, commencing on the date of the registration of the charges granted in this Agreement and terminating on the date the Development is demolished, destroyed or so substantially damaged that it is not to be rebuilt (by the then current owner or otherwise), as a non-profit community-owned rehearsal and performance space that can accommodate a range of performing arts, including live amplified sound and music presentation. The Theatre Space will be secured on a cost recovery basis for exclusive local non-profit arts and cultural use and access. The leasing, governance, and stewardship of the Theatre Space will need to be reviewed and approved by Cultural Services. Final details of the Community Use Agreement to be agreed upon prior to the issuance of the Development Permit, together with such other terms and conditions required all to the satisfaction of the Director of Legal Services and the Managing Director of Cultural Services;

Note to Applicant: Contact Julie Larsen, Cultural Planner, at julie.larsen@vancouver.ca regarding the Community Use Agreement.

- 1.4 design development to further refine, enhance and improve the architectural expression and materiality of the bottom two floors as the building meets the public realm interface;

Note to Applicant: Design development to refine and improve architectural expression and materiality to the building as it meets the ground plane to enhance quality of the public realm through high quality materials and details consistent with the DEOD design guidelines, as per Urban Design Panel's recommendations.

- 1.5 design development to improve the lane interface; and

Note to Applicant: Understanding the back-of-house functions (such as loading, parkade access, etc.) must be served through the lane, explore options to improve the public realm interface and soften the lane's "hard edge" including possible greening strategies such as planters or green walls. Refer to Urban Design Panel's commentary on lane activation.

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

• Technical Analysis:

Technical Review For: 315 Main St					DEOD - Sub-area 1 Main/Hastings					DP-2021-00795	
Permitted/Required					Proposed						
Site Area ¹	N/A				15,855.24 ft ²						
Height ²	First 30.5 m from Cordova St			125.39 ft.	First 30.5 m from Cordova St			129.92 ft.			
	Remaining building length			102.56 ft.	Remaining building length			97.00 ft.			
FSR ³	Total			7.00	Total			6.48			
Floor Area ³					Residential			81,265.00	ft ²		
					Cultural and Recreational - Theatre			0.00	ft ²		
					Office			5,042.00	ft ²		
					Institutional - School - University of College			11,530.00	ft ²		
					Service - Restaurant			4,186.00	ft ²		
					Retail			739.00	ft ²		
	Total			110,986.68 ft ²	Total			102,762.00	ft ²		
Balcony	Total			8%	8,878.93 ft ²	Total			1%	1,329.00 ft ²	
Thermal Exclusion ³	3" for Rainscreen							Total:	1,031.00	ft ²	
Storage	Total:			4,699.52 ft ²				Total:	2,531.00	ft ²	
Exhaust Shafts				398.26 ft ²					0.00	ft ²	
Amenity ³	Total			10,000.00 ft ²	Total			5%	5,114.00	ft ²	
Unit Breakdown ⁴	Studio	20%	24 units		Studio	48%	57 units				
	1-bedroom	30%	35 units		1-bedroom	25%	29 units				
	2-bedroom	30%	35 units		2-bedroom	22%	26 units				
	3-bedroom	20%	24 units		3-bedroom	5%	6 units				
					Total		118 units				
	Accessible Units			5%	6 units	Accessible Units				0 units	
Parking ⁵	Retail / Service at Grade			0	Retail				5		
	Standard				Standard				2		
	Small Car			25%	0	Small Car				1	
	Accessible				0	Accessible				1	
	Dwelling/Office (Maximum)			86	Dwelling				0		
	Standard				Standard				0		
	Small Car			25%	0	Small Car				0	
	Accessible				Accessible				0		
	Visitor			6	Visitor				4		
	Accessible				Accessible				2		
	School - University or College			0	Dwelling				0		
	Standard				Standard				0		
	Small Car			25%	0	Small Car				0	
	Accessible				Accessible				0		
	Total Standard			0	Total Standard				4		
	Permitted Small Car			25%	0	Total Small Car				1	
	Total Accessible			0	Total Accessible				3		
Overall Total			6	Overall Total				11			
Loading ⁶	Class	A	B	C	Class	A	B	C			
	Retail/Service	0	1	0	Retail	0	1	0			
	School	0	0	0	School	0	0	0			
	Office	0	0	0	Office	0	0	0			
	Residential	0	1	0	Residential	2	0	0			
	Total	0	2	0	Total	2	1	0			
Bicycle ⁷	Use	Class A	Class B		Class A		Class B				
	Retail	1	0		177		23				
	School	6	9								
	Office	3	0								
	Theatre	0	6								
	Dwelling	167	7								
Total		177	22								
Passenger Loading	Class	A	B	C	Class	A	B	C			
	Retail/Service	0	0	0	Retail/Service	0	0	0			
	School	0	0	0	School	0	0	0			
	Office	0	0	0	Office	0	0	0			
	Residential	1	0	0	Residential	1	0	0			
	Total	1	0	0	Total	1	0	0			

1 Note on Site Area: The site area is being taken from the provided Survey.

2 Note on Height: Development Permit Board may increase height to 120 ft. under Section 4.6.1. Per 10.21A of the Zoning & Development By-law, a discretionary height increase of 18 cm (0.59 ft.) per floor of Mass Timber can be granted. Additionally, due to the slope of the site, the building is up to 4.58 ft. over the maximum allowable at the lane elevation. Staff support relaxation of the Height as per Section 1.3 of the Downtown-Eastside/Oppenheimer Official Development Plan (DEOD ODP).

Relaxation of the maximum frontage under Section 4.6.1(a) of the DEOD ODP is required.

3 Note on Floor Area and FSR: The proposal of 100% Social Housing allows the Director of Planning or Development Permit Board to relax the maximum frontage of 30.5 m to allow up to 7.0 FSR under Section 4.5.3 of the DEOD ODP.

4 Note on Unit Breakdown: Unit breakdown requirements are based on the Housing Design and Technical Guidelines and is a general guide only. The Downtown Eastside Plan more specifically requests 25% of all units be 2 and 3 bedrooms. No accessible units are being shown.

5 Note on Parking: Parking for the School – University or College use is to be determined by the Director of Planning in consultation with the City Engineer. There is currently no parking proposed for this use. For uses satisfying retail continuity (retail and restaurant) no parking is required.

6 Note on Loading: 2 Class A stalls have been proposed in lieu of the 1 required Class B space for residential uses.

7 Note on Bicycle Parking: The Class B Bicycle spaces proposed along East Cordova Street appear to project beyond the property line. See also Engineering Condition [A.2.12](#).

- **Legal Description**

Lots: 1 to 5
Block: 9
District Lot: 196
Plan: 184

- **History of Application:**

09/08/21 Complete DP submitted
05/26/22 Revised DP submitted
08/17/22 Development Permit Staff Committee

- **Site:** The site is located at the corner of Main Street and East Cordova Street. It is located with the “Sub-Area 1, Main / Hastings” in DEOD ODP. It is comprised of 5 parcels, including 172 East Cordova Street (305 Main Street), which is listed in Vancouver Heritage Register (VHR) in the ‘C’ category but not designated (protected). The site dimensions are 132 ft. x 120 ft. with a site area of approximately 15,855 sq. ft. The site is relatively flat along Main Street, and sloping down towards the lane along East Cordova Street. It is subject to view cones 3.2.4, 22, E2.1, E2.2, G1.1, and H1. Although not listed on the VHR, the site’s other buildings are considered to have historic, heritage, and cultural value including 307 Main Street (built in 1908), The Imperial theatre at 319 Main Street (built in 1974) and 325 Main Street (built in 1927). The site also contains two SRA designated buildings at 172 East Cordova Street (eleven rooms) and 307 Main Street (nine rooms).

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

- (a) Ford Building with Owl Drugs
- (b) Carnegie Community Centre
- (c) RBC Royal Bank
- (d) Provincial Court of British Columbia
- (e) Hotel Empress (SRO)
- (f) Vancouver Police Museum & Archives
- (g) Firehall Dance Centre



● **Background:**

A development application for an 11-storey mixed use building was submitted on May 6, 2022, under the Social Housing or Rental Tenure (SHORT) program, under the existing *the Downtown Eastside/Oppenheimer Official Development Plan (Sub-area 1)*; and *Downtown Eastside Plan (DTES Plan)*, and to *Downtown Eastside/Oppenheimer Design Guidelines*.

The existing site contains two Single Room Accommodation (SRA) By-law designated buildings at 172 East Cordova Street (Kyé7e) and 307 Main Street (Vets Rooms). 172 East Cordova Street, The Kyé7e, built in 1913, is a two-storey, privately-owned rooming house containing 11 SRA By-law designated residential rooms which are currently operated and managed by Atira's Women's Resource Society. The Vets Rooms is a two-storey, privately-owned rooming house built in 1908 and contains nine SRA By-law designated residential rooms. As of 2021 the ground floor commercial retail unit was vacant. Both buildings (total of 20 SRA-designated rooms) were purchased in 2015 by Happy Harvest Incorporated. The proposed replacement of SRA Units with self-contained social housing units is discussed below under the Single Room Accommodation By-Law section.

This proposal was reviewed by the Urban Design Panel on July 6, 2022 at which time it received unanimous support, with recommendations.

This proposal was reviewed by the Vancouver Heritage Commission on April 11, 2022, with support for the living heritage approach and is discussed in more detail below in the Heritage Policies section.



Figure 1: 315 Main Street Proposal

The programming includes (see Figure 1):

- Total of 118 social housing units, including:
 - 35 micro dwellings, and 5 studio units (33.9% of social housing units) to be rented at shelter component of income assistance for low-income households (includes 20 units that will replace the existing 20 SRA designated rooms); 39 units to be rented to households making below the BC Housing HILS and rented at no more than 30% of gross household income; and 39 units to be rented at rates no more than 90% of CMHC's Rental Survey for Vancouver for the applicable year of construction; or the appraised market rent for a comparable unit in the local area;
- Approximately 1,700 sq.ft. of non-profit owned and operated community use Theatre Space;
- 5,042 sq.ft. of office space;
- 11,530 sq.ft of school (University or college);
- Approximately 4,900 sq.ft. of retail/restaurant space, including micro retail spaces;
- Over 10,000 sq.ft. residential amenity space, including:
 - Over 4,200 sq.ft. of courtyard at level 3;
 - Over 2,500 sq.ft. of indoor amenity space at level 3;
 - Approximately 3,200 sq.ft. of rood deck at level 11, including children's play area and urban agricultural area; and
 - Approximately 670 sq.ft. of indoor amenity space at level 11, located contiguous to children's play area.

The following variances and relaxations are being sought:

- Frontage relaxation for maximum density and height;
- Additional discretionary height increase through the *Zoning and Development By-Law's* Section 10.21A for Mass Timber Buildings. Also note there is a significant site slope of approximately 4.4 ft. contributing to the overage; and
- Minimum Unit Size Relaxation for Micro Dwelling units.



- *Downtown-Eastside/Oppenheimer Official Development Plan (Adopted 1982, Amended 2021)*
- *Single Room Accommodation By-law (2003)*
- *Downtown Eastside/Oppenheimer Design Guidelines (Adopted 1982, Amended 2022)*
- *Micro Dwelling Policies and Guidelines (2014, Amended 2020)*
- *High-density Housing for Families with Children Guidelines (Adopted 1992, Amended 2020)*
- *Heritage Policies (2022)*
- *Downtown Eastside Plan (2014)*
- *Housing Vancouver Strategy (2017)*
- *Culture| Shift: Blanketing the City in Arts and Culture (2019) and Making Space for Arts and Culture (2019)*
- *Urban Agriculture Design Guidelines for the Private Realm (2009)*

This site is located in Sub-Area 1 Main/Hastings of the DEOD ODP. As such, it is regulated specifically by Section 4 – Sub-Area 1 Main/Hastings as well as Sections 1 through 3 of the DEOD ODP. The Main/Hastings Sub-Area is an important gateway to Downtown, flanked by Historic Gastown and Chinatown, and the Oppenheimer and Strathcona residential neighbourhoods. Developments which recognize the area's unique ethnic history and enhance its historical, architectural and cultural character are encouraged.

Density: Section 1 of the ODP identifies the first goal for the DEOD as Housing. The proposed density for this development permit application exceeds 1.0 floor space ratio (FSR), but being a corner site, it is within the maximum allowed density of 7.0 under section 4.5.1(b), provided the proposal meets additional use and housing requirements, and maximum frontage does not exceed 30.5m (100 ft.).

Frontage: Consisting of 5 parcels, the site exceeds the 100 ft. maximum allowable frontage by approximately 32 ft. along Main Street. This excess in frontage would typically disqualify the site for the allowed density of 7.0 FSR. However, the maximum frontage requirement may be further relaxed under Section 4.5.3 if the proposal's residential use is 100% social housing, and literal enforcement will result in unnecessary hardship. The proposal includes 100% of its residential uses as social housing, and staff are supportive of the relaxation of the frontage requirement given (a) the potential loss of social housing units if this requirement is enforced, (b) proposed form of development is consistent with intended form of development based on DEOD ODP and DEOD Design Guidelines, both in height and density. At the pre-application stage the applicant provided analysis to staff demonstrating that, while there was potential to develop the lots separately in compliance with the frontage regulations, it would have either a significant reduction in achievable housing units or require onerous building code solutions for cross property line accesses.

Height: As per Section 4.6, the maximum height within the Main/Hastings Sub-area is approximately 98 ft. (30 meters; approximately 8 storeys), and can be relaxed to 120 ft. (36.6m) for corner sites with a frontage no greater than 30.5 m. Although the frontage of the site at 132 ft. exceeds the maximum of 100 ft. frontage, the proposed form of development respects the Form of Development intended within the DEOD ODP and guidelines, limiting the 120 ft. height within the 100 feet of frontage that is closest to the corner, and reducing the building height down to 98 ft. for the rest of the site. In this way, the higher building mass is mitigated by the spatial openness of the intersecting two streets, while the portion that spatially encloses the mid-block portion of Main Street is limited to the 98 ft. height limit.

Stated under Section 1.3 of the DEOD ODP: "The Development Permit Board, in the exercise of its jurisdiction, may relax the provisions of (the DEOD ODP) where the 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." Citing Section 1.3, Staff therefore recommend the allowance of the increased building height up to 120 ft., despite the site frontage being greater than 30.5m.

In addition, as mass timber construction is proposed above the concrete podium, a variance of the height is sought to permit an additional 7 inches (18 cm) of height per qualifying floor. The Development Permit Board can consider this variance under Section 10.21A of the *City of Vancouver Zoning and Development By-law*. Staff support the mass timber variance for this project.

Furthermore, because the site slopes down towards the lane, the building exceeds the maximum height allowed along the East Cordova Street by approximately 1.39 m (4.58 ft.) at the highest point (See Figure 3). Staff recommend this slight height relaxation, noting that the second storey has a floor-to-floor height of 16 ft. in order to accommodate the theatre and office spaces, whereas the other residential floors have a floor-to-floor of 10'-4".

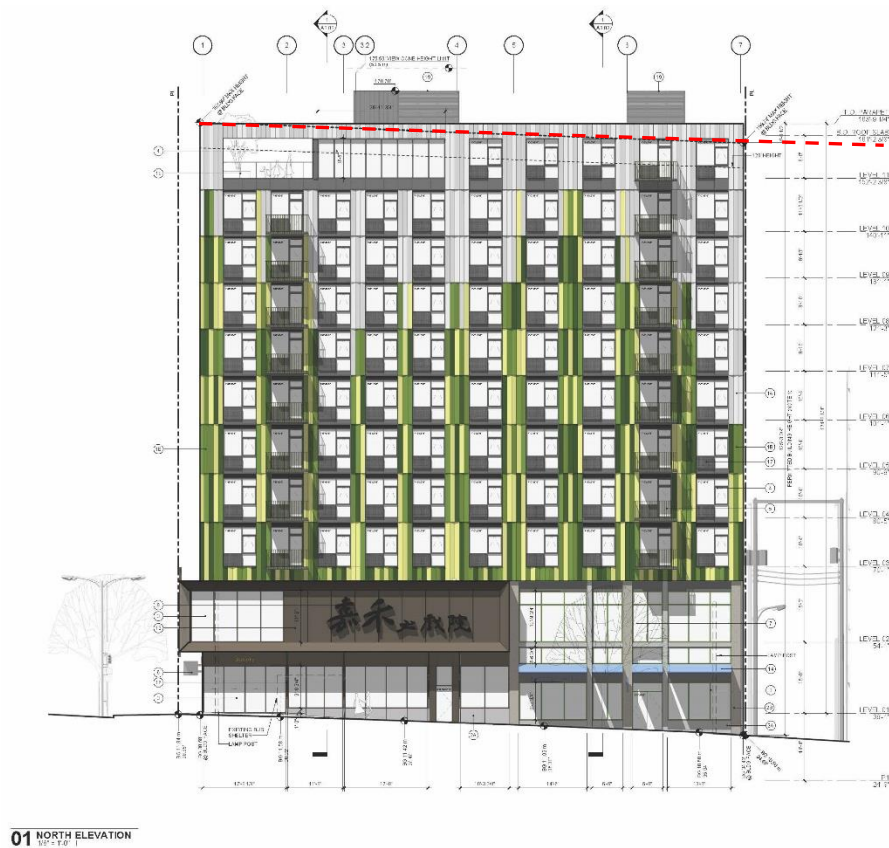


Figure 3: View of proposal on East Cordova Street

Single Room Accommodation By-law (2003)

The 20 rooms on the existing site are designated under the SRA By-law and, as such, the applicant must obtain a Council approved SRA Demolition Permit in order for the redevelopment to proceed. Should the Development Permit Board approve the development permit in principle, staff will recommend that Council approve an SRA demolition permit to demolish the two existing SRA designated buildings at 172 East Cordova Street and 307 Main Street. A Council approved SRA Demolition Permit is required as a condition of development permit issuance.

Single Room Occupancy (SRO) Replacement Policy: Council policy is to replace all SROs (which include the two SRA-designated buildings in this redevelopment proposal) with self-contained social housing units on a one-for-one basis, rented at the shelter component of income assistance. This redevelopment is proposing 40 of the units (35 micro-units and 5 studio units) be rented at the shelter component of income assistance which as of August 2022 is \$375 per month. If approved, this project would replace the 20 SRA-designated rooms and contribute to the Housing Vancouver target of replacing 2,000 private SRO rooms with self-contained shelter rate social housing.

Table 1: Progress Towards SRO Replacement Under the Housing Vancouver Strategy As of May 2022

Approved	Under Construction	Occupied	Total
474	298	194	966

*Note: this project will contribute 20 units to the total above bringing the total SRA replacement to 986 units

Tenant Relocation: The SRA By-law includes specific provisions with respect to tenant relocation. If an SRA-designated building is demolished and replaced with self-contained social housing, the applicant is required to provide a fulsome Tenant Relocation Plan (TRP) at the time of development permit application. On September 3, 2021 ACCS staff received a TRP application from Marianne Amodio and Harley Grusko Architects who are administrating the TRP on behalf of the owner, Happy Harvest Inc.

At the time of application, the applicant noted that three tenants were residing at 307 Main Street and ten tenants were residing at 172 East Cordova Street for a total of 13 occupied rooms across both buildings. In terms of TRP provisions, the applicant has offered the following in their TRP application:

- The applicant will work with Atira Women's Resource Society to relocate the existing tenants within Atira's broader housing portfolio.
- Tenants currently paying the shelter component of income assistance for their rooms will continue to pay that rate in their relocation unit.
- For tenants paying rent above the shelter rate the applicant has committed to finding units at a comparable rental rate.
- The applicant will provide advance notice and ongoing communication to all tenants at 307 Main and 172 East Cordova.
- All eligible tenants will have the Right of First Refusal (ROFR) in the new project once it is complete.

ACCS staff are satisfied that the applicant's tenant relocation plan meets the SRA By-law requirements.

Downtown-Eastside/Oppenheimer Design Guidelines

The Downtown-Eastside/Oppenheimer Design Guidelines highlight opportunities, issues, and illustrate practical suggestions for new developments. It seeks new developments to pay special attention to the heritage compatibility with adjacent developments, such as frontage modules, materials, cornice lines, fenestration size, decorations, etc. (typical heritage characteristics). The proposed development responds to the guidelines and its intended form of development, as outlined below:

Built Form: The design guidelines direct new developments at corner sites to be compatible with existing buildings. On the west side of Main Street there are a mix of residential, commercial and mixed use four to nine-storey buildings, with one to four-storey buildings along the east (See Figure 3).

The proposed eleven-storey building fits well with the neighbourhood. The proposed height steps down along the Main Street frontage from 11 storey at the corner to 10 storeys, and further down to 8 storeys beyond the 100 ft. frontage.

Though the proposed development does not provide the architectural style or details typically found in the colonial heritage buildings, such as tri-partite form of architecture or defined cornice line, this proposed built form meets the intended form of development of the DEOD ODP in building height and massing, and provides the further saw-tooth built-form as intended by DEOD design guidelines by varying building heights along Main Street.



Figure 4: View of proposal on Main Street

Street Facade: The facade features folded metal panels, incorporating colour scheme that the applicant describes as “Mother tree”, that highlights the four seasons of the Maple tree for residential portion of the building (Level 3 thru level 11, see Figure 4). Mechanical vents and kitchen exhausts of each residential units are incorporated into the overall elevations with decorative panels and integrated louvres.

Recommended Condition 1.4 provides consideration to improve the architectural expression of the lower 2 levels by incorporating the some of the design schemes of the residential floor, thus providing a complete design scheme for the building.

Standard Condition A.1.6 also encourages the applicant to explore options to further animate the street facades, utilizing juliet balconies.

Interface with Public Realm: The at-grade commercial spaces provides and reinforces the retail continuity along Main Street and East Cordova Street. Along Main Street, project provides 5.5m sidewalk width, as well as additional 5 ft. setback to accommodate on-street bicycle parking and door openings. Along East Cordova Street, a 5.36m sidewalk width is provided. Staff accept a 0.14 m (0.46 ft.) reduction of the recommended sidewalk width on one side of the project in order to accommodate an efficient use of mass timber on the levels above, and feel that the impact on the public realm will not be significant in this particular instance.

Recommended Condition 1.5 provides consideration to improve the public realm interface along Lane, though staff fully understands the Lane must accommodate the back-of-the-house functions.

Standard Condition A.1.5 also strives to ensure the continuous and effective weather protection is provided on both Main Street and East Cordova Street frontages to improve the public realm.

Micro Dwelling Policies and Guidelines

This development application provides micro-dwelling units that are within the parameters set out in the Micro Dwelling Policies and Guidelines. These self-contained units meet the minimum required size of 23.2 sq. m (250 sq. ft.) outlined in the Guidelines. This development application has also adjusted the ceiling heights on the floors with micro-dwelling units to 9.5 ft. to meet the Guidelines recommendation for higher ceiling heights to permit more natural light and air, and an improved general sense of openness in the units. Each unit will also have PTAC system, further providing improved livability for micro dwelling units. The minimum ceiling height and high livability of micro-dwelling units are a condition of approval, and Standard Condition A.1.7 further ensures the livability of micro-dwelling units is not impacted throughout the design development process.

As well, the Standard Condition A.1.6 encourages the applicant to consider providing juliet balconies for 1 bedroom and studio units (as well as micro-dwelling units) to further enhance the livability of these small units.

Overall, the application achieves the objective of providing replacement housing for low-income single living in Single Room Occupancy (SRO) hotels and for affordable housing for renters in the Downtown Eastside.

High-density Housing for Families with Children Guidelines

The intent of the guidelines is to address the key issues of site, building and unit design that relate to residential livability for families with children. The guidelines provide both quantitative measures and qualitative guidance on designing family-friendly housing touching on outdoor and indoor amenity and play areas, safety and supervision of children, provision of storage space appropriate for families, and private open space adjacent to each unit.

The common indoor and outdoor amenity spaces as well as the private-personal outdoor spaces (in the form of balconies) in the family-sized units meet this guideline's recommendation for family living.

Heritage Policies (2022)

The Heritage Policies require conservation of heritage properties where a site is protected (i.e. designated or subject to a heritage agreement). In the case of the five subject properties, none of the lots feature protected heritage property. As well, the application is for development as permitted in the zoning, not a rezoning application. Under the City's Heritage Policies, demolitions of heritage resources, protected or unprotected, in a rezoning application would not be supported. However for development permits, unprotected heritage properties may or may not be demolished depending on the nature of an application and its merits.

In early reviews, staff concluded that viable retention of the buildings would not be possible in a manner consistent with the *Standards and Guidelines for the Preservation of Historic Places in Canada* given what is permissible under the DEOD ODP. As this application is for affordable housing, which is a City objective, and for a DP under the applicable zoning, staff did not pursue retention of the unprotected physical structures on the site.

Staff conclude that continuity of community and cultural serving spaces, uses, and other intangible values should be considered despite the loss of the physical buildings (noting that four resources and their uses will be lost as consideration for this). This is sometimes referred to as a 'living heritage' or 'living culture' approach whereby intangible cultural or social values embodied in a place are continued or reintroduced. Staff extensively discussed options in this regard with the applicant. In response to this, the applicant offered a compact community-oriented theatre space and the continuity of commercial spaces at the ground level, as well as incorporating some qualities of the rhythm and scale of the existing streetscape

and the buildings in the design of the new building (See Recommended Condition 1.3). Staff support these initiatives subject to conditions:

- Recommended Condition 1.3;
- Standard Cultural Services Condition A.1.17; and
- Standard Cultural Services Condition A.1.18.

The Heritage Commission, while regretting the loss of the existing buildings, supported the living heritage approach in this case.

Downtown Eastside Plan (DTES Plan)

This development application meets the DTES Plan's objectives to have integrated developments that meet the needs and priorities of the local community. This is demonstrated by the social housing units provided, the theatre space for the local community, and local-serving commercial retail units. There are also shared indoor and outdoor amenity spaces in the building for its residents.

Housing Vancouver Strategy and Action Plan (2018-2027)

In November 2017, Council approved the Housing Vancouver Strategy (2018–2027) and three-year Action Plan (2018-2020). If approved, the 118 proposed social housing units in this application would support and advance a number of City housing policy objectives and strategic directions including those articulated in Housing Vancouver. This project will make a significant contribution towards the City's housing targets of 12,000 new social, supportive and co-op units in Vancouver.

Culture|Shift: Blanketing the City in Arts and Culture (2019); and Making Space for Arts and Culture (2019)

In 2019, Council approved Vancouver's culture plan, *Culture|Shift: Blanketing the City in Arts and Culture*, along with the embedded cultural infrastructure plan, *Making Space for Arts and Culture*, with goals and actions to support, protect, and expand affordable, accessible and flexible non-profit arts and cultural space, while supporting local ownership and secured tenancy of cultural spaces and assets.

While this development will result in the loss of a valued live music venue, the new Theatre Space will provide access and affordability for the local arts and culture community, particularly for vulnerable DTES artists/audiences and other emerging and marginalized cultural organizations, community arts groups, artists and musicians.

It is important to note that the City of Vancouver has limited ways to support retention or replacement of cultural spaces/uses when they are part of a development permit process. This project is one of the first that has proposed replacing cultural space as well as providing the space back to the community through non-profit ownership and a community use agreement that will ensure affordability. While the space is smaller than the former Imperial, staff recognize the proposal also offers other critically needed community amenities, including social housing and educational space, while supporting intangible cultural heritage.

The Theatre Space is to be provided in-kind and turnkey to a non-profit operator that would be approved by the City. In recognition of the site's long history and significance to the DTES and Chinatown communities, the applicant has further committed to embedding intangible heritage principles into the design, tenancing, and programming of the Theatre Space, which will be designed to accommodate a range of performing arts, including live amplified sound and music presentation and programming. This active stewardship of intangible heritage and the living cultures of the community is aligned with the goals of *Making Space for Arts and Culture*.

The theatre's use, tenancy, operations, and thus level of community access and affordability, will be secured through a Community Use Agreement, registered on title in perpetuity.

Urban Agriculture Design Guidelines for the Private Realm

This development application provides urban agricultural plots on its shared roof-patio for its residents, thus meeting this Guideline's objectives.

• Conclusion:

The proposal for 315 Main Street represents a high-quality mixed-use development consistent with the objectives envisioned under the *Downtown Eastside Plan*, amongst other relevant policies, by-laws, plans, and guidelines. Further Urban Design Conditions listed in this report seek to improve and refine the interface with the public realm to respond to the *Downtown Eastside Guidelines*.

In conclusion, City Staff support the project, notwithstanding the loss of the existing historic buildings, and subject to the conditional improvements, the proposed building will contribute positively to the area's character – the fine grain streetscape and vibrant public realm – as well as meeting the housing and programming needs of local residents.

URBAN DESIGN PANEL

This proposal was Supported with Recommendations by the Urban Design Panel at a meeting on July 6, 2022. Minutes are included in Appendix C.

HERITAGE PLANNING

This application was reviewed by the Vancouver Heritage Commission at a meeting on April 11, 2022 at which the Commission supported the project while regretting the loss of the existing buildings include the Imperial Theatre. The Commission had the following resolutions:

- WHEREAS 305 Main Street, constructed in 1913 and listed as a "C" on the VHR, is part of the 305 – 325 Main Street development permit application (MAC), which also includes 307 Main Street built in 1908, the Imperial Theatre at 319 Main Street built in 1974, and 325 Main Street built in 1926;
- THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission supports the "living heritage" approach being taken on the 305-325 Main Street site to achieve both heritage and social housing goals;
- FURTHER THAT the Vancouver Heritage Commission regrets the loss of the historic buildings on the site including the VHR "C" listed building at 305 Main Street and the building at 307 Main Street built in 1908; and
- FURTHER THAT the Vancouver Heritage Commission supports the replacement of the Imperial Theatre with a theatre amenity in a new building in celebration of the community's "living culture" and heritage; and regrets the loss of the Imperial Theatre.

In March 2020 Vancouver City Council approved the Vancouver Heritage Program (VHP) that includes its guiding principles, visions, goals, and directions. In response to cultural heritage the VHP promotes and supports a broader concept of Cultural Heritage which includes both tangible (buildings, monuments, natural landscapes) and intangible or living heritage (oral traditions, celebrations, social manners, performing arts).

Goal 4 of the Vancouver Heritage Program includes Promote and support the celebration and protection of the city's heritage values and historic places (tangible and intangible heritage), and its living cultural heritage.

The applicant team took a three part approach to living heritage through:

1. Heritage Value Statement;
2. Community Engagement; and
3. Design Principles.

Staff support the Heritage approach and it can be found in Appendix G.

ENGINEERING SERVICES

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

HOUSING REGULATION

This development application proposes residential with 100% of the units secured as Social Housing through a Housing Agreement for 60 years or the life of the building, whichever is greater, and is consistent with the definition of Social Housing in the Zoning and Development Bylaw for the area. Social housing in this area means rental housing:

- i. 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;
- ii. 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
- iii. in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require. See also Recommended Condition 1.2.

The affordability of the project includes at least one-third (40 units) of the 118 social housing units to be rented at the shelter component of Income Assistance for low-income households who are eligible for Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement. Of the remaining units, at least one-third (39 units) will be targeted for households making below the BC Housing's Housing Income Limits (HILs) and the remainder of units will at low end of market rents.

The 118 new self-contained social housing units proposed with this project would contribute towards the near- and long-term targets in Housing Vancouver targets (See Table 2).

Table 2: Progress Towards 10 Year Housing Vancouver Targets for Non-Market Housing as of June 30, 2022

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	7,806 units (65% towards targets)

**Note that tracking progress towards 10-year Housing Vancouver targets began in 2017*

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

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

This application is one of the projects being processed through the City's SHORT program.

The recommendations of Housing Regulation are contained in the Recommended Conditions and in Appendix A of this report.

DOWNTOWN EASTSIDE PLANNING

The Downtown Eastside Planning group confirms support for this project and recommend the Development Permit Board consider granting a relaxation of the permitted frontage and height. This project contributes many benefits to the local community, including low-income residents that face systemic barriers and challenges. It will improve their lives and provide additional ways to deliver affordable housing options for all residents, and to support local serving commerce, social services and cultural activities where all feel welcome, valued and at home.

CULTURAL SERVICES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The recommendations of CPTED 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.

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

NOTIFICATION

A development permit information sign was installed and confirmed on the site June 21, 2022. Additionally, on June 21, 2022, 1,121 notification postcards were sent to neighbouring property owners advising them of the application, of the virtual open house and offering additional information on the City's development applications website.

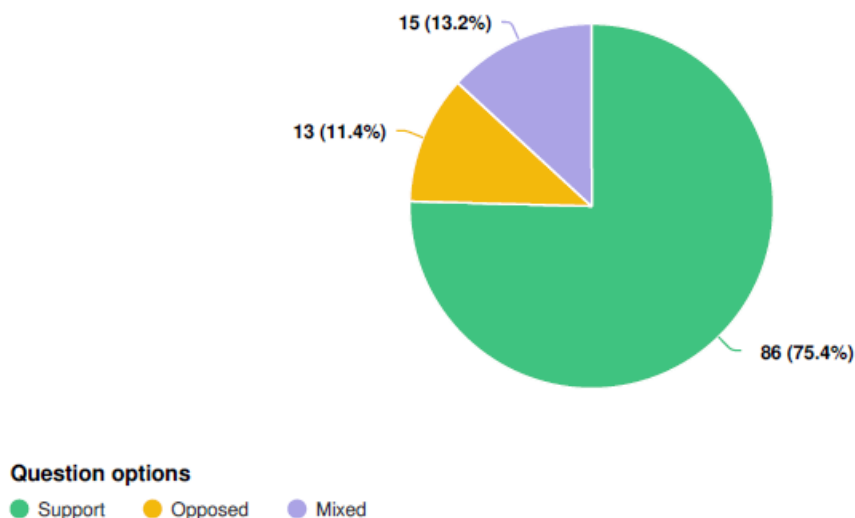
In addition to standard notification procedures, applications in the DEOD provide increased community involvement. The Downtown Eastside Planning Group sent out 558 emails to registered community members and Community Groups. Further due to proximity to HA-1 (Chinatown Historic Area), the Chinatown Transformation team sent the postcard electronically to 1,072 recipients.

Further, an email notification inviting public comment on the development permit application and participation in the December 2021 virtual open house, was sent through Cultural Service's distribution list "VanCulture", which reaches over 3,000 recipients.

The postcard and the development application materials were posted online at shapeyourcity.ca. Public are also invited to speak at the Development Permit Board meeting.

A virtual open house was held Monday, June 27, 2022, to Sunday, July 03, 2022. Prior to this revised application, a notification was carried out on a similar form of development that included market rental. The public consultation included a Virtual Open House on the original application from November 15, 2021, to Sunday December 5, 2021. The results of this notification are included in the summary.

In summary from the online events 118 people engaged in the event website and 4 questions were publicly posted to the event. From 114 survey responses there was the following breakdown:



Support of the project included the social housing support in the community, the inclusion of community space, the overall design and addition to the neighbourhood, and it will add to the safety of the area.

Opposition included:

- Too much social housing in area;
- Loss of theatre space; and
- No market units.

Staff Response to Opposition comments:

This proposal meets the intent of the Downtown Eastside Plan. Social Housing is specifically being used to achieve the density on site per the Official Development Plan. Extensive work has been done with the applicant team to incorporate the loss of the Theatre Space into the new development and will be secured through a Community Use Agreement per the conditions of approval.

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.

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

It also requires the Board to consider a By-law relaxation for Height and Density per Sections 1.3, 4.5.3, and 4.6.1 of the Official Development Plan. The Staff Committee supports the relaxations proposed.

The Staff Committee supports the application with the conditions contained in this report.



for J. Greer
Chair, Development Permit Staff Committee



for J. Park
Development Planner



B. Casidy
Project Coordinator

Project Facilitator: J. Borsa

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

- A.1.1 confirmation of compliance with Section 4.5 – Density of the DEOD Official Development Plan;

Note to Applicant: The total building perimeter is to be provided to confirm the maximum Thermal Exclusion.

- A.1.2 confirmation of compliance with Section 6 – *Off-Street Bicycle Parking Spaces* of the Parking By-law;

Note to Applicant: Clearly number and label each space to facilitate the technical review.

- A.1.3 confirmation of venting locations for current and future restaurant use;

- A.1.4 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

- A.1.5 provision of continuous and effective weather protection along all street frontages;

- A.1.6 design consideration to provide juliet balconies for 1 bedroom and studios, including micro-dwelling units;

Note to Applicant: Explore options to provide Juliet balconies to enhance the livability of these small units, as well as further animate the street facades.

- A.1.7 design development to ensure high livability of micro dwelling units by:

- i. ensure no reductions of ceiling height for all levels with micro dwellings at later stages of the application; and
- ii. ensure Packaged Terminal Air Conditioner (PTAC) systems provided.

Note to Applicant: Higher ceiling heights permit not only more natural light and air, but also an improved general sense of openness in the units. Proposed PTAC system, further providing improved livability for micro dwelling units.

Standard Landscape Conditions

- A.1.8 provision of notes and annotations to include an irrigation system/hose to support urban agriculture activities, as well as any other supporting elements to support urban agriculture activities;

Note to Applicant: Refer to the Urban Agriculture Guidelines for the Private Realm.

- A.1.9 provision of notes and annotations to indicate tree protection barriers in-line with Park Board's requirements;

Note to Applicant: Email the Park Board at PBDevelopment.Trees@vancouver.ca for their requirements on tree protection barriers for the existing street trees. Since these trees are

surrounded by hardscape, Park Board typically has special instructions for tree protection barriers in these settings.

- A.1.10 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

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

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection. Two separate applications must be applied for: A commercial water permit and another commercial sewer permit. It appears that only the latter has been applied for. Please contact Engineering services as soon as possible to begin the process for confirming the trenching locations for Sewer and for Water.

Standard Housing Regulation Conditions

- A.1.11 provision of a Tenant Relocation Plan to the satisfaction of the General Manager of Arts, Culture and Community Services as per the Single Room Accommodation By-law that is effective at the time of submission of the development permit application;
- A.1.12 provision of a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant;
- A.1.13 provision of an Interim Tenant Relocation Report prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan;
- A.1.14 provision of a Final Tenant Relocation Report prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (e.g., moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants;
- A.1.15 maintain the proposed mix of social housing units including 35 micro units (29.6%), 22 studio units (18.6%), 29 one-bedroom units (24.5 %), 26 two-bedroom units (22%) and 6 three-bedroom units (5%);

Note to Applicant: Any changes in the unit mix may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25% of the dwelling units designed to be suitable for families with children as per the Downtown Eastside Plan.

- A.1.16 confirmation that all below grade bulk storage spaces are a minimum size of 25 sq. ft.;

Standard Cultural Services Conditions

- A.1.17 design development of the Theatre Space to meet the intended use as a non-profit rehearsal and performance space that can accommodate a range of performing arts, including live amplified sound and music presentation, to the satisfaction of the Managing Director of Cultural Services;
- A.1.18 arrangements shall be made, at no cost to the City, and to the satisfaction of the Managing Director of Cultural Services, for the design, construction and delivery of the fit, finished, and equipped Theatre Space in accordance with the following specifications provided by the City, and meet all requirements of relevant by-laws, including building bylaw requirements to allow for assembly; Noise, Building and Fire By-laws for Theatre and amplified music use; the City's Artist Studio Guidelines; and any applicable guidelines at time of Development Permit:
- i. the Theatre Space will be designed, constructed, equipped, and delivered at the sole cost of the Applicant;
 - ii. the Theatre Space will provide flexibility for a range of arts and cultural uses including but not limited to theatre rehearsal and performance, and amplified music presentation and performance;
 - iii. design development of the Theatre Space to conform with:
 - a. a total area of not less than 1700 square feet of net floor area to ensure that all functional requirements of the Theatre can be met;
 - b. strong visual identity to maximize street level visibility and provision of large identification and wayfinding signage at ground floor and second floor public access points;
 - c. a minimum of 14' floor-to-floor ceiling heights, with a minimum of 12' clear ceiling heights to the underside of mechanical and electrical equipment;
 - d. universally accessible spaces, including all programming, back of house, and ancillary spaces, for peoples with disabilities (i.e. audience/attendees, artists, staff, etc);
 - e. all demising walls, ceilings, floors, and openings of the Theatre Space to meet enhanced soundproofing (STC75 minimum);
 - f. engage a third party acoustic consultant that is mutually agreed to by the Applicant and the City to provide a finalized acoustic report to confirm the Theatre Space room acoustics, reverberation control, and internal and external sound isolation within the building;
 - g. provision of adequate power for performing arts and live music amplification and performances, including electrical outlets in the ceiling;
 - h. provision of an appropriate and user-friendly lighting grid and an audio visual system;
- Note to Applicant:** Contact Julie Larsen, Cultural Planner, at julie.larsen@vancouver.ca regarding the specifications of the lighting grid and audio-visual system.
- i. provision of resilient and non-slip flooring appropriate for performing arts uses, including ease of anchoring props;

- j. provision of floor-to-ceiling blackout and noise-reducing curtains on a continuous track that runs the length of windows in the Theatre Space;
- k. provision of commercial-grade mechanical exhaust and HVAC systems appropriate to allow for various cultural uses such as Indigenous cultural practices of brushing off and smudging. Mechanical and control systems should be designed to be as simple as possible to reduce maintenance costs and the need for specialized maintenance expertise;
- l. provision of independent and separately controlled and metered Mechanical, Electrical, Network, Security and other building systems for the Theatre Space;
- m. provision of access to appropriate loading at grade, with direct, barrier-free, and convenient access to the Theatre Space;
- n. provision of a janitor room located within appropriate proximity to the Theatre Space; and
- o. provision of detailed architectural and technical drawings denoting programmable area breakdowns for the Theatre Space and maximum capacity, and indicate associated other areas for dedicated and/or shared use by the Theatre space including but not limited to appropriate loading, garbage and recycling room, janitor room, mechanical, electrical, data, security and any other utility room(s) as required;

Crime Prevention Through Environmental Design (CPTED)

A.1.19 design development to incorporate Crime Prevention Through Environmental Design (CPTED) Principles through the following:

- i. ensure “eyes on the street” is possible near accessible points to the underground carpark, elevator/entry lobbies, and fire exits;
- ii. include lighting for pedestrians around the building to improve safety;
- iii. provide 24/7 lighting and paint walls white in the carpark (including its entry);
- iv. avoid deep alcoves and concealed spaces especially at the lane side; and
- v. reduce opportunities for graffiti around the building with graffiti deterrent paint, planting, and/or put murals or artworks on blank walls;

A.2 Standard Engineering Conditions

- A.2.1 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 1 to 5, Block 9, District Lot 196, Plan 184 to create a single parcel;
- A.2.2 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the release of Easement & Indemnity Agreement B71957 (building encroachment onto Main Street) prior to building occupancy;

Note to Applicant: Arrangements are to be secured prior to issuance of the development permit, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition at the DP stage.

A.2.3 arrangements shall be made for the provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement. The agreement shall include the following:

- i. provision of upgraded street lighting (sidewalk) adjacent to the site to current City standards and Illuminating Engineering Society of North America (IESNA) recommendations;
- ii. provision of new or replacement duct bank along Main Street that meets current City’s standards. Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure;
- iii. relocation of existing lane light due to conflict with proposed building structure;

Notes to Applicant: the detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

- iv. provision of street improvements along East Cordova Street adjacent to the site and appropriate transitions that will include hardscaped front boulevard and sidewalk to current City standards from the back of the existing curb to the property line; and
- v. provision of a new standard pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on East Cordova Street adjacent to the site;

A.2.4 provision of a building setback and statutory right of way (SRW) for public pedestrian use over a portion of the site, adjacent to East Cordova Street, to achieve a 1.397 m (4’-7”) offset distance measured from the property line to the building face for widened sidewalks. The SRW will be free of any permanent obstruction such as structure, mechanical vents, stairs, and planter walls at grade and is to accommodate the underground parking structure within the SRW agreement;

A.2.5 provision of a Shared Use Loading Agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for the Class B loading space(s) between the commercial and residential uses and label the space(s) as ‘Residential and Commercial Loading’;

A.2.6 provision of Design Elevations to be shown on A1.02 LEVEL 1 plan;

Note to Applicant: Interpolated Design Elevations are missing from the plan at corners of driveways, parking stalls, and middle of entrances, access pathways, and stairs along all property lines.

A.2.7 provision of City issued Building Grades survey benchmark Monument V-1704 to be used on the survey plan, or provide written confirmation specifying the benchmark denoted on any topographic survey used for design purposes is consistent with the benchmark elevation established on the building grade plan issued by the City;

Note to Applicant: Please see building grade letter and attached markup for more details.

A.2.8 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. Where a design or detail is not available, make note of the improvement on the site and landscape plans. The landscape and site plans are to include the following:

- i. provision of a notation on the landscape plan as follows: *"This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.";*
- ii. provision of a notation on the landscape plan as follows: *"Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion.";*
- iii. proposed Class B bicycle parking along East Cordova Street reoriented so that the racks are parallel to the building, with no racks proposed on East Cordova Street adjacent to CRU 1;

Note to Applicant: The racks must be reoriented to be parallel to the building so that bicycles parked at the racks are less likely to extend into the sidewalk and obstruct pedestrian movement. Racks must not be located on East Cordova Street adjacent to CRU 1 so the setback/SRW area adjacent to CRU 1 remains clear of obstructions to provide space for pedestrian movement behind the bus shelter.

- iv. deletion of the curb bulge shown on Main Street;

Note to Applicant: The plans should show all street curbs in their existing alignment.

- v. deletion of the specialty paving proposed to cross the sidewalk on Main Street;

Note to Applicant: The sidewalk on public street right of way must be continuous City standard broom finish saw-cut concrete.

- vi. deletion of the new street tree, planting, and seat blocks proposed in the front boulevard on East Cordova Street;

Note to Applicant: The front boulevard on East Cordova Street must remain free of these items in order to accommodate transit operations.

- vii. add all existing street furniture, horticulture and public realm amenities with call-out notes. Include the existing litter can on East Cordova Street. Bus shelter is shown;
- viii. provision of a notation on the landscape plan as follows: *"All existing street furniture in street right of way shall be protected during construction. Final location of proposed street furniture shall be confirmed with Street Furniture Coordinator. All removal, relocation or installation of street furniture shall be by the City's street furniture contractor, and coordinated with City of Vancouver Street Furniture Coordinator. Notification is required a minimum of 8 weeks prior to construction.";*

- ix. deletion of reference to the Drop Off / Pickup and Loading area wording and space shown on Main Street from the drawings;

Note to Applicant: Refer to Illustrative Plan Drawing L1.01.

- x. deletion of the reference to 'parking meter to be removed' along Main Street;

Note to Applicant: Refer to landscape plan L0.01

- xi. delete proposed custom street furnishings and native plantings shown on street right of way; and

- xii. provision of updated coordinated architectural drawings and landscape drawings that show the most current drawings for submission;

Note to Applicant: There are inconsistent placements of the Class B bicycle spaces shown on the architectural drawings and landscape drawings.

- A.2.9 provision of a canopy application for all new canopies that encroach onto City property is required;

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. An application for a Permit to Use City Property must be submitted to Engineering Development Services for the proposed canopy encroaching onto City Street. Canopies must be fully demountable and comply with all applicable requirements of the Vancouver Building By-law (Section 1.8.8).

- A.2.10 confirmation that gates/doors are not to swing more than 0.3 m (1.0 ft) over the property lines or into the SRW area;

Note to Applicant: Proposed door swing along East Cordova Street is shown encroaching into the SRW area.

- A.2.11 clarify garbage and recycling storage provisions and clearly note them on drawings;

Note to Applicant: Sheet A1.02 only shows Residential and Commercial waste.

- A.2.12 provision of improved access and design of bicycle parking and compliance with the Bicycle Parking Design Supplement, including provision of the following:

- i. automatic door openers for all doors providing access to Class A bicycle storage, note the locations of automatic door openers on the drawings;
- ii. update Section Drawings to show minimum vertical clearance dimensions in the bicycle rooms that accommodate minimum vertical clearance requirements as per the manufacturer's specifications for the Urban Racks Double Stacker Narrow Aisle stacked bicycle racks proposed;
- iii. relocation of Class B bike parking to eliminate encroachments on public property and right-of-ways; and

Note to Applicant: Confirm that all required Class B bicycle parking is provided entirely on private property. The Class B bicycle parking is not shown consistently on the architectural drawings and landscape drawings.

- iv. an alcove for residential bicycle parking room 5;
- A.2.13 provision of improved access and design of loading spaces and compliance with the Parking and Loading Design Supplement, including provision of the following:
- i. elimination of column encroachments and/or obstructions into loading spaces;
- A.2.14 provision of improved access and design of the parkade layout and compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including provision of the following:
- i. column encroachments, setbacks and parking space widths to comply with the Parking and Loading Design Supplement. The following to be addressed:
 - a. column encroachments are not permitted in single module stalls. Refer to Class A loading space in the underground parking; and
- Note to Applicant:** consider relocating the Class A loading space to Reg Retail & Service Space 01. (8' 10") 2.7m clear width is required for the Class A loading space with no column encroachments.
- b. column encroachments into standard and small car spaces to respect the 1.2 m (4 ft) maximum limit from either end of the stall;
- Note to Applicant:** Refer to column encroachment into Retail & Service Space 02.
- A.2.15 provision of the following information as part of the drawing submission to facilitate a complete Transportation review:
- i. details on the ramp/parkade warning signal systems and locations of lights, signs and detection devices to be shown on the plans, provide details of how the system is activated/triggered;
 - a. provision of an updated Ramp System Warning System that includes cyclist's activation and timing for cyclists use and any additional requirements for cyclists using the ramp. The Ramp System Warning System Design to be signed and sealed;
 - ii. indication of the stair-free access route from the Class A bicycle spaces to reach the outside, show and label the stair-free access routes on the drawings;
 - iii. label and number the quantity of bicycle spaces in each bicycle room; and
 - iv. update the drawings and tech table to show and list all end of trip clothing lockers and amenities;
- A.2.16 provision and maintenance of parking, loading, bicycle, and passenger loading spaces in accordance with the requirements of the Vancouver Parking By-Law;
- A.2.17 an application for a Permit to Use City Property must be submitted to Engineering Development Services for the proposed canopy encroaching onto City Street;

Note to Applicant: Canopies must be fully demountable and comply with all applicable requirements of the Vancouver Building By-law (Section 1.8.8).

A.2.18 provision of utility design to the satisfaction of the General Manager of Engineering Services through provision of:

- i. all third party utility services (ie. BC Hydro, Telus and Shaw) to be underground;
- ii. primary BC Hydro service; and
- iii. all required electrical plants provided are to be entirely within private property;

Note to Applicant: Provide written confirmation that BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement. The review of third party utility service drawings (e.g., BC Hydro, Telus and Shaw) will not be initiated until all drawings have been received by Utilities Management Branch (UMB). For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

A.2.19 submission of a Draft Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:

- i. the Key Plan shall follow the specifications in the *City of Vancouver Key Plan Process and Requirements Bulletin*; and

Note to Applicant: Refer to <https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>.

- ii. all third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

For questions on this requirement, contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

A.3 Standard Environmental Services Conditions:

A.3.1 provision of a Site Disclosure Statement to Environmental Services;

A.3.2 as required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter and Section 85.1(2)(g) of the Land Title Act, if applicable; and

A.3.3 if required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to

this development, until a Certificate of Compliance for each of the on-site contamination and the dedicated lands, if any, have been issued by the Ministry of Environment and provided to the City.

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Building Review Branch, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated November 24, 2021. 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 the conditions have not been responded to on or before **June 30, 2023**, this Development Application may be deemed to be refused, unless the date 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.1.6 Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province’s online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.

For more information: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>”

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 All new buildings in the development must meet the requirements of the Administration of Mass Timber Variances bulletin at the building permit stage.

Note to Applicant: As this development includes a variance of height to accommodate mass timber construction, the applicant will be required to demonstrate that the development meets the bulletin at each stage of the review process.

- B.2.4 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.2.5 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.2.6 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- B.2.7 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 a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- B.2.8 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Construction Specifications section 32 15 02S and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.
- Note to Applicant:** Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services at StreetUseReview@vancouver.ca for details.
- B.2.9 A Certificate of Compliance or Final Negative Determination from the Ministry of Environment is required prior to issuance of the occupancy permit.
- B.2.10 Waste Discharge Permit or Contaminated Sites Groundwater Quality Declaration required for dewatering on the site.
- B.2.11 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.
- B.2.12 All work on the site must be conducted in compliance with British Columbia's Environmental Management Act and Contaminated Sites Regulation.
- B.2.13 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**

The following comments are based on the preliminary drawings prepared by Marianne Amodio and Harley Grusko Architects Inc. dated May 13, 2022 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>.

To develop an 11 storey mixed use building containing retail, restaurant, school, office, theatre and 118 dwelling units (social housing), all over one level of underground parking having vehicular access from the lane..

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

1. As of November 1, 2019, all submissions are to be in accordance with the VBBL 2019.
2. ***This project requires the services of a registered architect. Architectural Schedule B and sealed drawings should be submitted.**
3. Drawing A1.02 Level 01:
 - a) Doors installed in series in the vestibules are required to be separated by a minimum of 1500 mm plus the door width per Sentence 3.8.3.6.(12).
 - b) *An accessible path of travel to the passenger-loading zone is required from the residential lobby per Clause 3.8.2.1.(1)(b) and a 1500 mm wide x 6000 mm long access aisle is required on its side per Sentence 3.8.3.4.(1). Additionally, the same sentence requires the headroom clearance to be increased to 2750 mm at the pull-up space and along the vehicle & egress routes.
 - c) The floor opening for an open stair that interconnect between the residential lobby on Level 01 & CRUs on Level 02 is required to be protected with the requirements of Articles 3.2.8.3. to 3.2.8.8. per Sentence 3.2.8.1.(1).
4. Drawing A1.04 Level 02:
 - a) *It seems one of the required exits from the CRUs leads through a lobby. This is not permitted under Clause 3.4.4.2.(2)(d). In addition, the washrooms & closet are not permitted to open into the exit lobby.
 - b) The 2 washrooms serving all the CRU spaces on Levels 01 & 02, and 1 washroom serving Theatre Amenity may not be enough. Washrooms provisions (even shown as rough-ins only) should also be shown for Learning Centre.
5. Drawing A1.05 Level 03:
 - a) *The dead-end portion of the corridor at south end appears to exceed 6 m in length – Sentence 3.3.1.9.(7).
6. Drawings A1.05 thru A1.10 Levels 03 – 11:
 - a) The minimum clear floor space of 750 mm x 1200 mm required in a bathroom of an adaptable dwelling unit must be clear of the door swing per Clause 3.8.3.1.(3)(i). For example, see Unit #313.
 - b) Those suite entry doors that do not have a minimum clearance of 450 mm beside the latching jamb are required to be pre-wired for power door operator per Clause 3.8.3.1.(3)(f).
 - c) All bath & shower controls in adaptable dwelling units are required to be easily accessible from an open floor space per Sentence 3.8.5.5.(3) (i.e. located on the side that is closer to the open floor space – see Figure A3.8.3.1.(2)(i)-B).
7. All new architectural, mechanical and electrical components are required to comply with the energy

and emissions requirements of the Vancouver Building By-law #12511. Please add to your drawings the Energy Statements per the “Energy Statements on Drawings” requirements found within the City of Vancouver energy webpage ([http://vancouver.ca/building-energy- requirements](http://vancouver.ca/building-energy-requirements)).

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

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. If a “prior to” letter is not being sent, the above comments should be sent directly to the applicant.