
**CITY OF VANCOUVER
DEVELOPMENT, BUILDINGS, & LICENSING**

**DEVELOPMENT PERMIT STAFF COMMITTEE
MEETING
November 24, 2021**

**FOR THE DEVELOPMENT PERMIT BOARD
December 13, 2021**

**327 Main Street (COMPLETE APPLICATION)
DP-2021-00788 – DEOD SUB-AREA 1 MAIN/HASTINGS**

MA/BC/LC/JRB

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

M. So (Chair), Development Services
C. Chant, Engineering Services
J. Olinek, Urban Design

Also Present:

M. Alborg, Urban Design
B. Casidy, Development Services J.
Borsa, Development Services
A. Vilis, Development Services
L. Chang, Landscape Planning
A. Mauboules, Housing Regulation
T. Lam, Housing Regulation
Z. Greig, Supportive Housing & SROs

APPLICANT:

Vancouver Native Housing Society
1726 E Hastings Street
Vancouver, BC

PROPERTY OWNER:

P.T. Hero Enterprises Inc. & Rosedale Enterprises
329 Main Street
Vancouver, BC

EXECUTIVE SUMMARY

● **Proposal:**

To develop this site with an 8 storey mixed use building containing 78 dwelling units (social housing), a retail space (social enterprise), and rooftop amenity ceremonial space.

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 Building Review Branch comments
 Appendix D Plans and Elevations
 Appendix E Applicant's Design Rationale

● **Issues:**

1. Density
2. Height relaxation for mass timber construction

● **Urban Design Panel:** The Urban Design Panel has not reviewed this application

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2021-00788 submitted, the plans and information forming a part thereof, thereby permitting the development of an 8 storey mixed use building containing 78 dwelling units (social housing), a retail space (social enterprise), and rooftop amenity ceremonial space, subject to the following conditions:

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

- 1.1 design development of the external corridors to comply with allowable density per Section 4.5.1 of the *Downtown Eastside Oppenheimer Official Development Plan* (DEOD);

Note to Applicant: Adjusting the size and geometry of the external corridors may aid in complying with FSR. For example, parts of the corridors may be counted as “programmed outdoor space” and not just mere circulation space, if temporary structures (e.g., benches, planting, etc.) can be located at such spaces for residents’ amenity. Also see Technical Analysis Notes on Density and Standard Condition **A.1.1**.

- 1.2 design development to not exceed the height of 103.15’, which is permissible only through height-relaxation for mass-timber construction;

Note to Applicant: Should mass-timber construction be forgone at subsequent stages of the project, including building-permitting and construction phases, the maximum height will be 98 ft. per the DEOD By-law. See also Standard Condition **A.1.2**.

- 1.3 design development to mitigate the privacy and overlook impacts of the roof deck on adjacent properties by providing screening; and

Note to Applicant: Approximately 3 ft. high mesh-metal screening and/or planting are acceptable solutions to enhance privacy.

- 1.4 arrangements shall be made to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all residential units as social housing units for the longer of 60 years and life of the building, subject to the following conditions and requirements:

- i. a no separate-sales covenant is required;
- ii. a no stratification covenant is required;
- iii. a provision that none of such units will be rented for less than one month at a time;
- iv. a requirement that all units comply with the definition of “social housing” in the applicable City Development Cost Levy By-law;
- v. not less than one-third of the Social Housing Units, will be occupied only by persons eligible for either Income Assistance or a combination of Old Age Security pension and the Guaranteed Income Supplement and rented at rental rates no higher than the shelter component of Income Assistance;
- vi. the target rents and affordability for the remaining Social Housing Units will be for:

- a. one-third to be occupied only by households with incomes below the then current applicable Housing Income Limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such Social Housing Unit; and
- b. the remaining one-third to be rented at Affordable Market Rents, meaning the average market rents posted by Canada Mortgage and Housing Corporation applicable to the location of the Lands;
- vii. 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: A Housing Agreement is to be entered into the City by By-law enacted pursuant to section 565.2 of the Vancouver Charter.

- 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:		327 Main St			DEOD - Sub-area 1			DP-2021-00788	
		Permitted/Required			Proposed				
Site Size				N/A	75.09	x	120.01	ft	
Site Area				N/A			9,010.80	ft²	
Setbacks				N/A	Front Yard - East			0 ft.	
					Rear Yard - West			1.5 ft.	
					Side Yard - North			0 ft.	
					Side Yard - South			0 ft.	
Height¹	Minimum			36.09 ft.	Top of Firewall			104.89 ft.	
	Maximum			98.43 ft.	Top of Mech. Screen			99.49 ft.	
	Discretionary Height for Mass Timber			103.15 ft.	Top of Stairwell			101.35 ft.	
FSR²					Retail			5.03	
					Dwelling			0.20	
	Total			5	Total			5.24	
Floor Area²					Residential		45,367.70	ft²	
					Retail		1,821.50	ft²	
	Total:		45,054.00	ft²	Total		47,189.20	ft²	
Balcony²	Total	8%	3,604.32	ft²	Total	0%	0.00	ft²	
Thermal Exclusion²	Total	1%	450.54	ft²	Total:		325.00	ft²	
Storage²	Total:		3,120.00	ft²	Total:		1,354.00	ft²	
Amenity²	Total	20%	9,010.80	ft²	Total	4%	1,700.00	ft²	
Parking³	Retail				Retail				
	Standard			0	Standard			0	
	Small Car	25%		0	Small Car			0	
	Accessible			1	Disability			0	
	Dwelling				Dwelling			0	
	Standard			0	Standard			0	
	Small Car	25%		0	Small Car			0	
	Visitor			4	Visitor			0	
	Accessible			3	Accessible			0	
	Total Standard			0	Total Standard			0	
	Permitted S/C	25%		0	Total Small Car			0	
	Total Disability			4	Total Accessible			0	
	Total Visitor			4	Overall Total			0	
	Total Visitor			4	Total Visitor			0	
Loading	Class	A	B	C	Class	A	B	C	
	Retail	0	1	0	Retail	0	1	0	
	Residential	0	0	0	Residential	0	0	0	
	Total	0	1	0	Total	0	1	0	
Bicycle⁴	Use	Class A	Class B		Class A		Class B		
	Retail	0	0		61		5		
	Dwelling	59	5						
	Total	59	5						
Passenger Loading	Class	A	B	C	Class	A	B	C	
	Retail	0	0	0	Retail	0	0	0	
	Residential	1	0	0	Residential	1	0	0	
	Total	1	0	0	Total	1	0	0	

1 Note on Height: Per 10.21A of the Zoning & Development By-law, a discretionary height increase of 18 cm (0.59 ft.) per floor can be granted. As proposed the extension of the firewall parapet at the southwest corner exceeds the allowable height increase by 1.75 ft. All other items fall below this additional height. See also Standard Condition [A.1.2.](#)

2 Note on Floor Area and FSR: Exterior corridor areas labelled "in excess of VBBL" may only be excluded if it can be demonstrated that these areas serve as amenity for the residents. An amenity exclusion has been granted for the "Outdoor Amenity" space but the FSR overlays and data table should reflect this. See also Standard Condition **A.1.1**.

3 Note on Parking: A relaxation of all parking (accessible spaces only required) has been sought and is supported by the staff team.

4 Note on Bicycle: Parking management is in support of the proposed in-suite Class A Bicycle parking.

• **Legal Description**

Lots: 6 to 8
 Block: 9
 District Lot: 196
 Plan: 184

• **History of Application:**

09/07/21 Complete DE submitted
 11/24/21 Development Permit Staff Committee

- **Site:** The site is located mid-block on the west side of Main Street, between East Hastings Street and East Cordova Street. It is currently a vacant one-storey retail building, and abuts the heritage eight-storey Ford Building. The site dimensions are 75 ft. x 120 ft. with a site area of approximately 9,000 sq. ft. The site is relatively flat and is subject to view cones 3, 22, E, G, and H.

- **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:**

This is an indigenous-led development for an eight-storey “Transformation Lodge” social housing building, submitted on September 7, 2021 by the Vancouver Native Housing Society (VNHS) under the Social Housing or Rental Tenure (SHORT) program. The intent is to meet the affordable housing objectives of *the Downtown Eastside/Oppenheimer Official Development Plan (Sub-area 1)*; and *Downtown Eastside Plan*. The proposal also responds to the *Downtown Eastside/Oppenheimer Design Guidelines*.



Figure 1: 327 Main Street Proposal

The programming includes (see Figure 1):

- 78 shelter rate studio apartments. Standard units are 373 sq. ft. There are 20 accessible units (25%) at 404 sq. ft. each.
- 1,723 sf of Ground-Level Social Enterprise (including a Recovery Café and Art Gallery) in support of the *Downtown Eastside Special Enterprise Pilot Program*.
- An 891 sq. ft. rooftop amenity area, which includes a ceremonial space, is covered by a transparent canopy system with a delicate “spider web” design. It’s indented to facilitate year-round usage and is contiguous with the multipurpose and prep room (See Figure 2).
- A large central courtyard offering an urban forest and a safe haven to residents.
- Total density of 5.0 FSR (45,000 sq. ft.).
- 103.15 ft. maximum building height. Additional height above the 98 ft. permitted maximum by the DEOD is sought as a mass timber construction relaxation.

The following relaxations are being sought:

- Height Relaxation will be pursued through the *Zoning and Development By-Law's* Section 10.21A for Mass Timber Buildings.
- Parking Relaxation: Planning can support the parking relaxation due to:
 - The priority of the urgently needed social housing and social enterprise uses in the DTES;
 - The minimal anticipated impacts to on-street parking;
 - The in-suite bike storage provided in all standard units; and
 - The downtown location which is well served by public transit.
- Minimum Unit Size Relaxation: Planning can support the minimum size relaxation due to:
 - The units have 11 ft. clear interior width, enough to comfortably place a bed and sofa;
 - The unit depth and window size provides adequate sunlight access; and
 - Ceiling heights are around 9 ft. to further provide a sense of spaciousness.



Figure 2: Proposed Roof Deck

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

- *Downtown Eastside/Oppenheimer Official Development Plan (July 2021)*
- *Downtown Eastside/Oppenheimer District Schedule (February 2020)*
- *Downtown Eastside/Oppenheimer Design Guidelines (2019)*
- *Downtown Eastside Plan (DTES Plan, 2018)*
- *Housing Vancouver Strategy and Action Plan (2018-2027)*
- *City of Reconciliation Framework (2014) and Truth, Reconciliation Commission Calls to Action (2016)*

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

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

FSR: 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 by providing 100% social housing it is within the maximum allowed density of 5.0. The proposal currently exceeds the maximum FSR and Recommended Condition 1.1 provides recommendations to help meet the FSR requirements.

Height: As per Section 4.6, the maximum height of a midblock building within the Main/Hastings Sub-area is approximately 98 ft. (30 meters). As mass timber slabs are proposed, a height relaxation is sought with an additional 7 inches (18 cm) per floor as per Section 10.21A of the *City of Vancouver Zoning and Development By-law* to the maximum height of 103.15 ft. The proposed building will stand slightly below the adjacent heritage Ford Building and does not pierce any view cones.

Downtown-Eastside/Oppenheimer Design Guidelines

The Downtown-Eastside/Oppenheimer Design Guidelines highlight opportunities, issues, and illustrate practical suggestions for new developments. The proposed development responds to the guidelines, as outlined below:

Built Form: The design guidelines direct new developments to be compatible with existing buildings. The proposed eight-storey building fits well with the neighbourhood. 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).



Figure 3: View of proposal on Main Street

Main Street Facade: The facade incorporates elements of Indigenous storytelling of “the Spider and the Snail” as part of the upper canopy system representing the spider, fenestration and glazing representing it’s meandering path, and a wooden angled wall representing the ‘snail house’. Staff believe the proposed contemporary architectural expression which incorporates Indigenous storytelling helps create a sense of place for residents and contributes to the streetscape (See Figure 5).

Main Street Interface with Public Realm: The at-grade social enterprise unit provides services and reinforces the retail continuity along Main Street. Standard condition A.1.3 provides considerations to improvement this interface (See Figure 4).



Figure 4: Main Street interface with the public realm at ground level

Downtown Eastside Plan (DTES Plan)

This development application achieves the DTES Plan's objectives of having an integrated development that meets the needs and priorities of the local community. The proposal provides deeply affordable social housing, along with social enterprise space provided at-grade. All units will serve populations vulnerable to homelessness. The building will include supportive services as well as shared indoor and outdoor amenity spaces 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 78 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. Specifically, the application addresses a number of housing priorities such as access to shelter rate units, accessible housing and options for urban Indigenous households in the Downtown Eastside.

City of Reconciliation Framework (2014) and Truth, Reconciliation Commission Calls to Action (2016)

In 2014, Council adopted the proposed *City of Reconciliation Framework* which focuses on Cultural Competency, Strengthening Relations, and Effective Decision-Making within the City's service provision and ongoing relationships with Vancouver's host First Nations, the Musqueam, Squamish, Tsleil-Waututh, and urban Aboriginal community. In 2016, Council also adopted in principle the City's response to the 27 out of 94 *Truth and Reconciliation Commission Calls to Action* that fall within its jurisdiction, in the areas of healthy communities and wellness; Indigenous and human rights and recognition; and advancing awareness, knowledge and capacity. It is possible to take one of the long-term goals to "promote Indigenous Peoples arts, culture, awareness, and understanding" as a guiding statement for architecture.

In response to the above-stated goal, the applicant proposes a façade that is more attentive to Indigenous narratives, as opposed to the *DTES Plan*, and *DEOD By-Laws and Design Guidelines* which

recommend building façades take on a tripartite composition (base, mid-shaft and top.) The proposed facade design draws upon indigenous storytelling highlighting the legend of “The Spider and the Snail”, which is a prominent featured design motif in the Indigenous basket weaving traditions. The concept envisions a building that proudly showcases the meandering trail and shell pattern; a long and winding road but yet a brave and beautiful one. The metaphor draws comparison to the recovery process of the residents in this “Transformation Lodge” (See Figure 5).

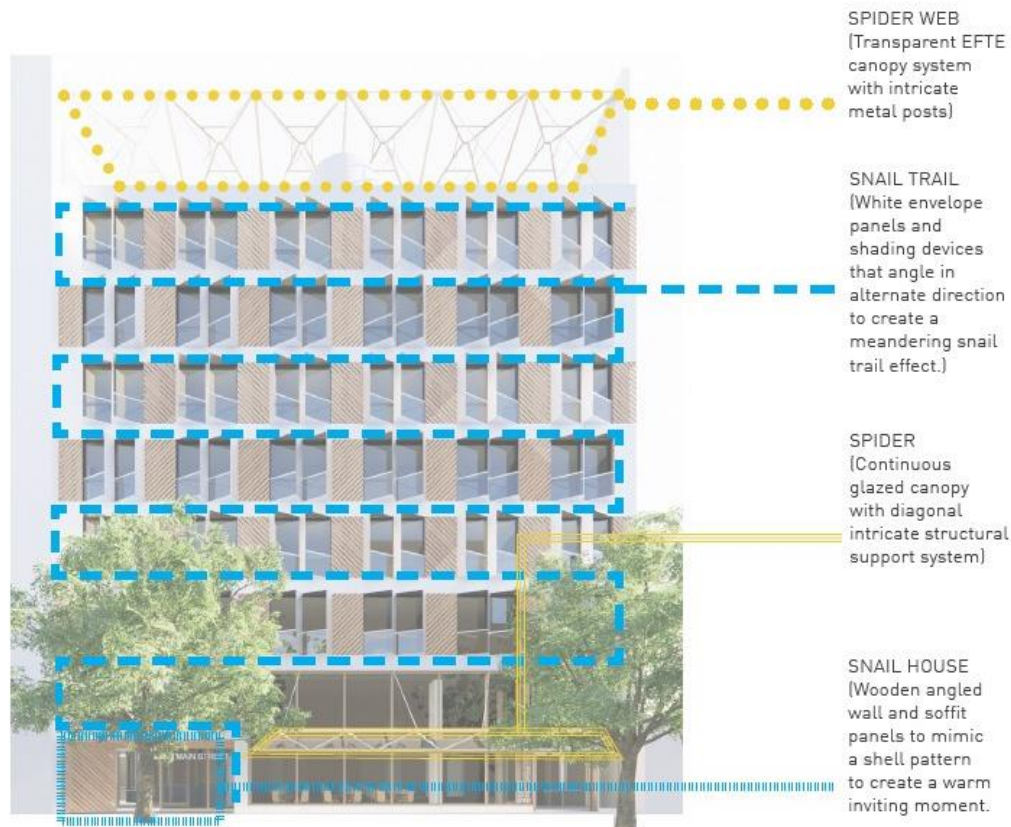


Figure 5: Indigenous storytelling elements in the façade design

● Conclusion:

The proposal for 327 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 help the application meet the height and density requirements, as well as considerations for refining the interface with the public realm to respond to the *Downtown Eastside Guidelines*.

In conclusion, City Staff support the project, 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 not reviewed by the Urban Design Panel (UDP) because the project is situated on a modestly sized, mid-block site with only two facades (front and rear). In addition, since the project’s density, form and massing meet the zoning requirements at intake, UDP’s input would have been limited to:

architectural expression of the two facades, visual compatibility with neighbouring buildings, and materiality. Furthermore, timing was critical for the unique type of Rapid Housing Initiative (RHI) funding and the constraints of the SHORT program. If the schedule stretched beyond December 2021, the funding would be put at risk. For these reasons, Staff's opinion is that the Conditions for Approval, subject to the Director of Planning's Approval, will be sufficient, in lieu of an UDP Review.

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 1.4.

The affordability of the project includes at least one-third (26 units) of the 78 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 (26 units) will be targeted for households making below the BC Housing's Housing Income Limits (HILs) and the remainder of units will be rented at affordable market rents.

The 78 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 1).

Table 1: Progress Towards 10 Year Housing Vancouver Targets for Non-Market Housing as of September 30, 2021

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	6,926 units (58% towards targets)

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

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.

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 C attached to this report.

NOTIFICATION

A development permit information sign was installed and confirmed on the site October 26, 2021. Additionally, on October 28, 2021, 470 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, the Downtown Eastside Planning Group sent out 560 emails to registered community members and 90 to registered Community Groups. The development information was physically posted to surrounding Single Room Occupancy buildings for their information.

The postcard and the development application materials were posted online at shapeyourcity.ca.

A virtual open house was held Monday, November 1, 2021, to Sunday, November 7, 2021. In summary from the online event 44 people visited the event website and 4 comments were received in support of the application. 3 email responses were also received, 1 in support and 2 against further social housing in the DTES.

In addition, one question was asked and publicly responded to during the Virtual Open House.

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 parking. The Staff Committee supports the relaxation.

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



M. So
Chair, Development Permit Staff Committee



M. Alborg
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 compliance with Section 4.5 – Density of the DEOD Official Development Plan;

Note to Applicant: All areas labeled “in excess of VBBL” including bike storage room at level 2 are to be included in the computation of floor area. A reduction of approximately 2,135 sq.ft. is required. See Recommended Condition 1.1 for suggestions to mitigate this overage. Additionally, provision of wall assemblies on the drawings is required to validate the exclusion for exterior wall thickness. Include the “outdoor amenity” in the amenity exclusion totals as it would otherwise be included in FSR due to the architectural roof covering.

A.1.2 compliance with Section 4.6.1 – Height of the DEOD Official Development Plan and Section 10.21A – Mass Timber Buildings of the Zoning & Development By-law;

Note to Applicant: Height is to be measured to the top of the firewall extension at either side of the building. A reduction of approximately 1.75 ft. is required at the Southwest corner of the building. See also Recommended Condition 1.2.

A.1.3 consideration to enhance the Main Street ground floor public realm interface along the Social Enterprise frontage by:

- i. consideration to provide subtle changes in material, colour, clad/glaze-patterning, and minor recesses in wall-planes, etc.;
- ii. consideration to provide larger timber elements between the glazing to highlight the repetition of vertical elements; and
- iii. consideration to provide feature lighting mounted to the building face;

Note to Applicant: A strong definition of the Social Enterprise interface will reinforce the human scale and retail character of Main Street as per the *Downtown Eastside Guidelines*.

A.1.4 consideration to access natural light and ventilation for each unit, taking advantage of the open inner courtyard;

Note to Applicant: Consider use of sidelights and/or transoms at the entry doors facing the interior courtyard. Consider a high window above the bike storage area in the standard units. In addition, consider use of light colours within the courtyard to maximize the impact of natural light.

A.1.5 consideration to provide a more pedestrian-friendly character along the lane;

Note to Applicant: This could be achieved by architectural treatments, transom glazing where possible to increase perception of surveillance, landscape features such as vine planting, and architecturally integrated non-glare building-mounted lighting.

A.1.6 consideration to mitigate the apparent mass of the exposed north façade;

Note to Applicant: Exposed party walls may be highly visible for a significant duration of time and should be an integral element of the building design. A mural or banding may help break up the visual impact of the wall.

- A.1.7 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.1.8 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;
- A.1.9 written confirmation shall be submitted by the applicant that:
- i. the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
 - ii. adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
 - iii. mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;

Standard Landscape Conditions

- A.1.10 provision of complete Planting Plans and Plant List, to include and clearly delineate all trees, shrubs and ground covers, symbols and quantities;

Note to Applicant: Depth of growing medium for tree planting on structures should exceed the CSLA standard for viability into the future. Verification if Western Red Cedar is suitable species and viable in the inner courtyard on structures. Serviceberry image is shown on L2.0 drawing, but not included in the Plant List, clarification is required.

- A.1.11 clarification of any irrigation requirements for all planted areas;

Note to Applicant: where irrigation is proposed, provide a partial irrigation plan showing hose bib and automatic irrigation stub-out locations. There should be accompanying written notes on the same plan and/or landscape plan describing the intent and/or standards of irrigation.

- A.1.12 provision of a Landscape Lighting Plan for the inner courtyard;

Note to Applicant: Lighting details can be added to the landscape drawings. All existing light poles should be shown. With reference to Outdoor Lighting Strategy
<https://vancouver.ca/streets-transportation/outdoor-lighting-strategy.aspx>

- A.1.13 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.

Housing Regulation

- A.1.14 provision of a chart outlining the various amenity spaces (outdoor, indoor, multipurpose/prep space, kitchen, etc) and confirm total areas;
- A.1.15 confirmation if the courtyard on the ground floor is to be counted as amenity space and how residents will be able to access;
- A.1.16 confirmation if one of the common washrooms is accessible;
- A.1.17 confirmation if laundry will be all shared or if any will be provided in-suite;

Note to Applicant: It is recommended to provide 1 set per 10 units, and at least 1 side-by-side set for accessibility purposes.

- A.1.18 design development to explore opportunities to increase the amount of storage options for residents, including potentially increasing the common storage area on Level 2, given the size of the units and limited in-suite storage;

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 6 to 8, all of Block 9, District Lot 196, Plan 184 to create a single parcel;
- A.2.2 provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and Illuminating Engineering Society of North America (IESNA) recommendations;
- A.2.3 provision of new or replacement duct bank adjacent to the development site that meets current City's standards if new sidewalk is being installed. Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure;
- A.2.4 provision of onsite stair-free access from Class B loading to the social enterprise space;

Note to Applicant: It is unclear if access is provided via the kitchen.

- A.2.5 delete all portions of the Juliette balconies that are shown encroaching on to City property;

A.2.6 highlight the proposed vertical signage that is shown encroaching onto Main Street and indicate that the it is to be approved under the sign by-law and is not part of this DP approval;

A.2.7 provision of design elevations (DE's) interpolated between approved building grades are required along the property line;

Note to Applicant: Design Elevations are displaced from the property line (See markup for location).

A.2.8 provision of City issued Building Grades survey benchmark V-1704 is to be used;

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

A.2.9 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. doors are not to swing more than 0.3 m (1 ft.) over the property line along Main Street;

A.2.10 provision of an automatic door opener for the door providing access to the bike room on level 2;

A.2.11 provision of minimum 0.6 m (2 ft.) x 1.8 m (6 ft.) dimensions for each Class B bicycle space;

A.2.12 provision of a stair-free route for Class A bicycle spaces to reach the outside;

Note to Applicant: Update plans to show the stair-free route for Class A bicycle spaces to reach the outside. Note the use of an elevator for all bicycle spaces located above the ground level if required.

A.2.13 clearly show the existing infrastructure, including the lane lighting, on the drawings. If the existing lane lighting conflicts with doors, entrances or loading, then make arrangements to the satisfaction of the General Manager of Engineering Services for the relocation of the lane lighting;

Note to Applicant: The existing lane lighting appears to conflict with the proposed Class B Loading.

A.2.14 submission of a canopy application is required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-Law;

Note to Applicant: 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.2.15 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;

Note to Applicant: Provision of written acknowledgement of this condition is required. Please contact Engineering Services at StreetUseReview@vancouver.ca for details.

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 provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary;

A.2.18 provision of written confirmation that all required electrical plants will be provided within private property;

Note to Applicant: 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 of these features

A.2.19 submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required;

Note to Applicant: 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 meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- 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, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

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

A.3.1 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.3.2 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 conditions 1.0 and 2.0 have not been responded to on or before **June 30, 2022**, 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.2 Conditions of Development Permit:

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

aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

B.2.6 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 GBL Architects Inc. dated August 27, 2021 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>.

This is a new construction to develop a new 8 storey mixed-use building containing retail and social housing.

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. Alteration shall not increase the non-conformity of the existing building or create non-conformity with respect to VBBL 2019. All new work shall conform to VBBL 2019.
3. ***Storage Room on Level 1 cannot open directly into an exit.**
4. ***Exterior passageways are to meet the requirements of Section 3.4 and these includes service rooms not being permitted to open directly into the passageways.**
5. ***“Exterior Corridors” on Level 2 may need to be treated as public corridors meeting the requirements of Article 3.3.1.4 with the presence of landscape features and service rooms. The landscape materials in Courtyard, if permitted, should be carefully selected in order not to contribute to fire spread.**
6. ***Open-to-below areas of the elevated exterior passageways may be considered as interconnected floor spaces if connected to the floor areas of Level 2 below.**
7. ***Doors installed in series in an accessible path of travel shall be separated by 1,500 mm plus the door width per Sentence 3.8.3.6.(12).**
8. Roof coverings for the EMTC shall have a Class ‘A’ classification per 3.1.15.2.
9. A commercial kitchen appears to be proposed. Please ensure to submit K2 or K3 Form as applicable.
10. Please confirm the proposed routing of the kitchen exhaust duct at the DP stage for review and acceptance.
11. The proposed architectural envelope panels as well as the exterior doors can and should be recessed so that these do not encroach onto the city property.
12. Alternative solution may be required for those doors, windows & combustible materials proposed in the exposing building face that are in close proximity to the transformers in lane.
13. 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>).

*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.