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

**DEVELOPMENT PERMIT STAFF COMMITTEE
MEETING
September 24, 2025**

**for THE DEVELOPMENT PERMIT BOARD
October 6, 2025**

**343 W Pender Street (COMPLETE APPLICATION)
DP-2025-00137 – DD Sub-Area C2**

BC/CS/ES/JN/TF/JRB

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

M. So (Chair), Development Services
P. Cheng, Urban Design & Development Planning
D. Lee, Engineering Services

Also Present:

B. Clark, Urban Design
M. Linehan, Urban Design
C. Sinasac, Landscape
E. Sabadlan, Heritage
T. Fink, Supportive Housing
J. Neal, Development Services
J. Borsa, Development Services

APPLICANT:

Chard Development Ltd.
1400 – 510 Burrard Street
Vancouver, BC
V6C 3A8

PROPERTY OWNER:

Homer and Pender Holdings Ltd.
1400 – 510 Burrard Street
Vancouver, BC
V6C 3A8

EXECUTIVE SUMMARY

● **Proposal:**

To develop this site with an 8-storey supportive housing building for seniors, with 96 dwelling units and surface parking at the basement level accessed via the rear lane, including the retention, rehabilitation and restoration of the existing heritage façades of the Hartney Chambers building that are designated as protected heritage property.

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	Plans and Elevations
	Appendix D	Landscape Drawings
	Appendix E	Applicant's Design Rationale
	Appendix F	Heritage Conservation Plan

● **Issues:**

1. Compatibility with retained heritage building
2. Compliance with *Victory Square Guidelines*

● **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-2025-00137 submitted, the plans and information forming a part thereof, thereby permitting to develop this site with an 8-storey supportive housing building for seniors, with 96 dwelling units and surface parking at the basement level accessed via the rear lane, including the retention, rehabilitation and restoration of the existing heritage façades of the Hartney Chambers building that are designated as protected heritage property, 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 contemporary addition to improve its compatibility with, and distinguishability from, the retained Hartney Chambers façades;



Homer Street Elevation

Note to Applicant: As the *Conservation Plan* is limited to façade-only retention, the new building must achieve a high level of architectural compatibility to reinforce historic character profile in the Victory Square Area, including the “saw tooth” street wall. This can be achieved by use of simple forms, cladding, patterns, and durable finishes complementary to the neoclassical façades but with a more contemporary expression. Incorporate larger windows with clear glazing to lighten upper levels, especially above the heritage façades. Extending the structural rhythm and repeating proportions from the old storefronts to the new building above can help unify the composition. Use subdued tones instead of high-contrast colours and white, and provide full colour and materials information.

- 1.2 the owner enters into a revised Section 219 Restoration Covenant, which is to be completed and registered on title, obligating the owner, and future owners over time, to protect and maintain the conserved heritage façade of Hartney Chambers Building (347 West Pender Street), and related matters, to the satisfaction of the Director of Planning and the Director of Legal Services; and

- 1.3 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 60 years or the life of the building, whichever is the longer, subject to the following conditions and requirements:
 - i. at least 33% (one-third or 32) of the units be occupied by persons eligible for either income assistance or a combination of basic old age security pension and guaranteed income supplement and must be rented at rates no higher than the shelter component of income assistance;
 - ii. the target rents and affordability for the remaining Social Housing Units will be for: 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
 - iii. the remaining one-third to be rented at Affordable Market Rents, meaning the average market rents posted by CMHC.
- 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

470 Homer Street (343 West Pender Street)					DP-2025-00137			DD
	PERMITTED / REQUIRED				PROPOSED			
Site Area ¹					6,238 ft²			
Use ²	per DD zone sub-area C2				Dw elling Uses – senior supportive housing			
Height ³			<u>Maximum</u>					
	Overall		32.0 m / 104.99 ft					
	Level 8 – Top of level 8 dw elling roof						99.93 ft	
	View Cones		#3.2.3, 9.2				Ok	
Floor Area ⁴			<u>Maximum</u>					
	FSR – Base max DD subarea C2		6.0 FSR = 37,428 ft²		Dw elling use		41258	
	+10% Heritage Bonus		0.6 FSR = 3743 ft²					
	Site Total		6.6 FSR = 41171 ft²		Site Total		6.6 FSR = 41258 ft²	
FSR			<u>Maximum</u>					
Exclusions ⁴	Parking + Bike Storage		@ or below grade				Ok	
	Roof Deck - DOP discretion		Unlimited				Level 8	
	Thermal		Envelope letter				Ok	
	Mechanical		Unlimited				Ok	
Parking ⁵			Minimum	Maximum				
	<u>residential</u>		<u>4</u>	<u>2</u>			1 <u>sp</u>	
	standard		-	-			0 sp	
	small		-	25%			0 sp.	
	Accessible		4	-			1 sp	
	Visitor		5	-			0 sp.	
Parking Total		4	0	1 sp.				
Loading ⁶		<u>A</u>	<u>B</u>	<u>C</u>	<u>A</u>	<u>B</u>	<u>C</u>	
	supportive housing	0	1	0	1	0	0	
Loading Total:		0	1	0	1	0	0	
Bicycle ⁷			<u>A</u>	<u>B</u>			<u>A</u>	<u>B</u>
			13	6			13	4
	Bicycle Total:		13	6	13 4			
			<u>Class A - Types</u>					
	H	V+S	L	O	H	V+S	L	O
	-	8	1	1	9	0	3	1
Passenger ⁸		<u>A</u>	<u>B</u>	<u>C</u>	<u>A</u>	<u>B</u>	<u>C</u>	
	supportive housing	1	1	0	1	0	0	
Passenger Total:		1	1	0	1	0	0	

Notes:

¹ **Note on Site Size and Site Area:** Site area is based on the provided site survey.

² **Note on Uses:** As per DD Zone Sub-Area C2, including (h) dwelling use.

³ **Note on FSR and Floor Area:** As per Section 3 of the DD Zone ODP. The maximum permitted density in sub-area C-2 is 6.00 FSR for social housing with an additional 10% sought by heritage density bonus. Staff recommend this allowance be made and no heritage density transfer be made.

⁴ **Note on Height:** The Development Permit Board, may vary the height provisions of the DD zone ODP to 32.0 m with respect to achieving a high level of heritage conservation, retention aspects and social housing. Staff recommend this allowance.

- Roof Level 8 – Height is taken to this point. Around 5'-0" below allowable height increase.
- Mechanical area above level 8 – This area is higher, but under the allowable height and could be relaxed by the DOP for building height per section 10.

⁵ **Note on Parking:** As per Parking By-law Section, there is no minimum parking required for with the exception of minimum required 4 accessible stalls and 5 visitor parking stalls. There is one van accessible parking stall being provided and zero visitor parking stalls being provided. Staff recommend relaxing the requirements of visitor and accessible parking spaces based on the intended use and applicant rationale.

⁶ **Note on Loading:** As per Parking By-law Section 5.2.8, requires one class B loading space only. One class A loading space was provided. Staff recommend that one class B loading space be provided.

⁷ **Note on Bicycle Parking:** As per Parking By-law Section 6.2.1.5 and TDM, class A bike spaces are provided.

⁸ **Note on Passenger Spaces:** As per Parking By-law Section 7.2.2.2, one class A and one class B space is required. Applicant has proposed one class A space. Staff recommend providing one class B passenger space instead of the class A passenger space.

• **Legal Description**

Lots: South 75' of 19 & 20, Lot A of 19 & 20
Block: 26
District Lot: 541
Plan: 210

• **History of Application:**

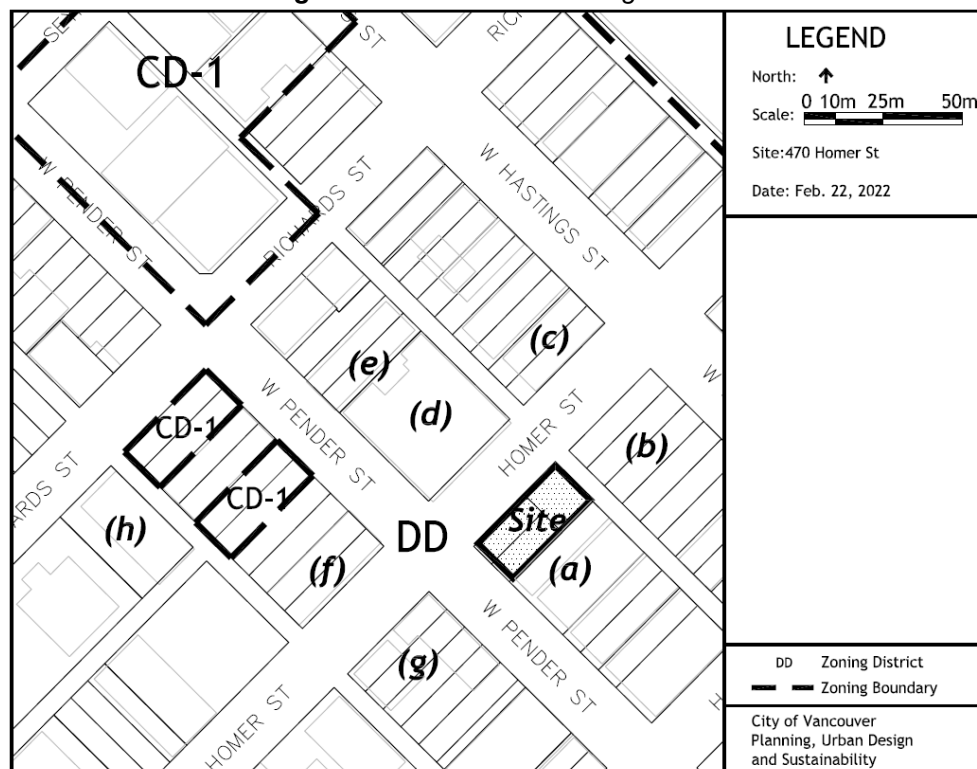
07.17.25 Complete DP submitted
09.24.25 Development Permit Staff Committee

- **Site:** The site is comprised of three parcels located at northeast corner of intersection of West Pender Street and Homer Street near Victory Square. A rectangular shaped lot at 470 Homer Street, zoned Downtown District (DD) and is within Area "C2". The site area is 580m² (6,238 ft²) consisting of a 15.85m (51.99 ft) frontage along West Pender Street and a 36.57m (119.98 ft) depth along Homer Street.

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

- | | |
|--|---|
| a) 337 West Pender Street | 9-storey residential building, Pacific Coast Apartments |
| b) 420 Homer Street (390 West Hastings Street) | 2-storey office building, Vancouver Film School |
| c) 400 West Hastings Street | 2-storey office building, Vancouver Film School VHR-listed (HRA), designated (M, I) |
| d) 415 West Pender Street | 7-storey residential building, Central City Lodge |
| e) 429 West Pender Street | 9-storey office building, Montgomery or Hutchinson Block, VHR-listed (HC), designated (SRA) |
| f) 402 West Pender Street | 9-storey office building, B.C. Securities Building, VHR-listed |
| g) 350 West Pender Street | 3-storey hotel building, Victoria Hotel, VHR-listed |
| h) 518 Richard Street | 7-storey residential building, Hotel Canada (prev. Marble Arch Hotel), VHR-listed, designated (SRA) |

Figure 1: Site and surrounding context



• **Background:**

The site is located at the northeast corner of West Pender Street and Homer Street in the Victory Square sub-area of the Downtown Eastside neighbourhood. To the immediate east is the 9-storey Pacific Coast supported housing Apartment building at 337 West Pender Street, to the north is a 2-storey retail and commercial building. The form of development proposed for the site includes alteration of two heritage buildings. The heavily altered World Building (1892) at 426 Homer Street will be demolished to facilitate construction of a new 8-storey plus basement building, while the West Pender Street façade and Homer Street facade of the Hartney Chambers building (VHR-listed, with designation as a protected heritage property) will be retained to enclose the new addition rising 5-storeys above and behind the existing parapet of the heritage building.

The Hartney Chambers was built in 1908-1909 featuring Edwardian-era architecture with surviving original neoclassical detailing. It is valued for its association with architect William F. Gardiner, and for its association with the Victory Square area as an important commercial and retail district in Vancouver in the early twentieth century. The heritage value and list of character-defining elements are summarized in the *Statement of Significance* (refer to Appendix F). These include its streetwall typology, raised parapets, red brick, and neoclassical details such as the sheet metal cornice, two-storey pilasters, bracketed crown front entry doorframe, and its chamfered corner entry, black and white square porcelain tiles at the entry thresholds, and a light well on the east elevation.

This Development permit application for an 8-storey plus basement Seniors Supportive Housing with 96 units, including façade retention, rehabilitation, and restoration of the Hartney Chambers, designated as a protected heritage property, was submitted on July 17, 2025, to determine the acceptable form of development under the existing *DDODP* sub-area C2, the Victory Square Policy Plan and Victory Square Guidelines.

This project follows a similar proposal in 2021, for a 6-storey Office and Commercial use building which also proposed to retain two facades of the Hartney Chambers building. Both the Heritage Commission (January 31, 2022) and the Urban Design Panel (February 2, 2022) unanimously supported the project with recommendations, which have been considered by staff and reflected in the Recommended Conditions of Approval for this development.

Applicable By-laws and Guidelines

1. Downtown District Official Development (DDODP) Plan (1975, last amended 2022)
2. Downtown District (DD) Zoning and Development District Schedule (1975, last amended 2022)
3. Victory Square Policy Plan (2005, last amended 2022)
4. Victory Square Guidelines (2006, last amended 2023)
5. Downtown Eastside Plan (2014, last amended 2022)
6. Heritage Policies (2020, last amended 2024)
7. Guidelines for New Development Adjacent to Hotel and Rooming Houses (with windows or lightwells near interior property lines) (1982, last amended 2022)
8. Central Area Weather Protection (Except for Downtown South) Guidelines (1978, last amended 1993)
9. Micro Dwelling Policies and Guidelines (2014, last amended 2025)
10. Housing Design and Technical Guidelines (2025)

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

1. Downtown Official Development (DOD) Plan

The site falls within Land Use subarea 'C2', which anticipates, in addition to other uses, residential uses as proposed. The maximum permitted density for social housing in the subarea is 6.00 FSR, with an

additional 10% sought in the subject application by way of heritage density bonus in lieu of retention, restoration and rehabilitation of the Hartney Chambers, in particular its heritage façades along West Pender Street and Homer Street that are designated as protected heritage property. This application proposes a density of 6.6 FSR.

The maximum permitted height in the subarea is 22.9 m (75.13 ft.), and the Development Permit Board may permit a building height increase up to 32.0 m (105.0 ft.). This application proposes a total height of 30.5 m (99.93 ft), with increased height for the mechanical area above level 8 – under the allowable height and relaxable by the Director of Planning for building height per section 10.

2. Downtown District (DD) Zoning and Development District Schedule

The application is generally compliant with the provisions of the *District Schedule*.

3. Victory Square Policy Plan

The *Victory Square Policy Plan* anticipates; retention of the area's heritage buildings, scale, and character; partnership with the community; and improvements to the public realm. While the building proposed retention of the facades of the heritage building, and the height of the additions generally reinforces the area's characteristic "sawtooth" roofline, staff recommend further improvement to the form of the contemporary additions to comply with the *Policy Plan*.

As the development is built to the property lines, there are minimal opportunities for public realm improvements aside from standard Engineering requirements. Staff note the application proposes supportive housing for "homeless at-risk seniors" much needed in the area and will meet the definition of social housing, secured through a housing agreement. See Recommended Condition 1.3.

4. Victory Square Guidelines

The *Victory Square Guidelines'* main objective points to conservation and retention of the existing scale, form and fabric of the area's heritage environment. Victory Square's main characteristics are: a) narrow building frontages; b) characteristic "sawtooth" roof profile created by varying building heights; c) cubic massing; and d) robust continuous street walls lined with fine grain commercial-retail units. New development should be architecturally compatible with, but clearly distinguishable and visually subordinate to, the main heritage structure.

While new developments should be reflective of the overall massing and composition, staff recommend further refinement in response to the *Victory Square Guidelines* through the Recommended Conditions 1.1, including more subdued architectural expression of the new building to highlight the heritage facades.

5. Downtown Eastside (DTES) Plan

The *Downtown Eastside (DTES) Plan* anticipates facilitating compatible new residential and mixed-use development, while reinforcing the existing scale and character of the Victory Square neighbourhood, as well as enhancing public realm improvements through activating the local commercial activities. Within the Victory Square sub-area, place-making and built form strategies recognize and strengthen historic form and scale, with an emphasis on appropriate frontage and heights in contemporary design reflective of older buildings to reinforce prevailing context. Staff note that compliance with the *Plan* will be improved by the aforementioned Recommended Condition 1.1.

6. Heritage Policies

The intent of the *Policy* is to encourage appropriate ongoing maintenance and long-term protection of heritage properties. It establishes the requisite standards for any form of development that calls for

conservation scope of work, promoting the continued use and improved functionality of heritage buildings, while mitigating unsympathetic and irreversible interventions that could diminish the integrity of their respective heritage value.

The principal façade (along West Pender Street) and secondary façade (along Homer Street) of the Hartney Chambers building is listed in the Vancouver Heritage Register as a protected heritage property. As part of the proposed development, the protected heritage façades will be retained, restored, and rehabilitated, with scope of work contained within the *Conservation Plan* that was prepared by the Heritage Consultant (Luxton). This application is seeking for additional 10% bonus density as compensation for the contemplated façade retention, restoration and rehabilitation of the protected heritage property.

The proposed contemporary five-storey addition is set back one foot behind the parapet line of the retained heritage façades. Staff have prepared recommended Conditions of Approval intended to improve compatibility of the proposed contemporary addition with the protected heritage façades, in accordance with the Victory Square Guidelines and the *Standards and Guidelines for the Conservation of Historic Places in Canada*. See Recommended Condition 1.1.

7. Guidelines for New Development Adjacent to Hotel and Rooming Houses (with windows or lightwells near interior property lines)

Some residential units of the Pacific Coast Apartments building at 337 West Pender Street face the shared property line without views to the street or lane. A narrow gap above the third floor opens to the south and West Pender, providing some limited daylight and partial view. The proposed addition generally meets the required 70 degree vertical light angle, with the exception of one unit at Level 3 where a side window opening onto the living space has only a portion achieving the required angle. Staff recommend further enhancements, in standard Urban Design Condition A.1.2, to the blank east façade to improve neighbour outlook, as well as additional landscaping at the rooftop deck to improve views.

8. Central Area Weather Protection (Except for Downtown South) Guidelines

Continuous weather protection is highly encouraged though not required along West Pender Street. Most buildings on both sides of the street include, at minimum, a canopy or fabric awning over a principal building entrance. The proposal does not include weather protection over the public realm along West Pender Street. However, staff note that the addition of continuous weather protection would impact the success of the proposed heritage conservation strategies, and recommend support of the proposal without canopies.

9. Micro Dwelling Policies and Guidelines

This proposal for 96 supportive housing units helps achieve the City's affordable housing objectives in the Downtown Eastside in the Victory Square area. The proposal generally meets recommended standards, noting site size is 15.85 m x 36.6 m (52' x 120') and the project provides 96 units for homeless at-risk seniors.

The micro dwelling units generally meet minimum standards outlined in the Guidelines, as follows:

- Proposed ceiling heights are 3.1 m (10'-4") on the first 3 levels, 2.8m (9'-4") on Levels 4-6 and 8, and 3.0m (9'-10") on level 7, with the majority meeting or exceeding the recommended 2.9 m. (9'-6").
- About half the units are 2.845 m (9'-4") wide, about 10 cm (4") narrower than recommended, however, the remainder meet or exceed minimum width.
- Unit size varies from 24 - 42.8 sm. (258 - 461 sf.), all above the 23.2 sm. (250 sf.) minimum relaxable size.

To address reduced unit sizes and widths, staff recommend enlarging windows in all units, see Recommended Condition 1.1.

The outdoor amenity on the roof is undersized largely due to the development's small footprint, and is not able to meet 4.52 sq. m. per unit (4671 sq. m.) suggested in the guidelines. Recommended improvements to the quality of this space are included in Standard Landscape Conditions A.1.13, A.1.15 and A.1.16. Further, staff seek the Operational Management Plan under Standard Supportive Housing condition A.1.11 to confirm the adequate sizing and use of the amenity..

Conclusion

The proposal for 343 West Pender Street represents a high-quality social housing development consistent with the objectives envisioned under the *Downtown Official Development Plan, Downtown Eastside Plan, Victory Square Policy Plan and Guidelines*, amongst other relevant policies, by-laws, plans and guidelines.

Further, Urban Design Conditions listed in this report seek refinements to architectural expression of the new building to highlight the heritage façades in response to the *Victory Square Guidelines*, and also to maintain livability of the adjacent residential building.

In conclusion, City staff support the project, subject to design improvements; the proposed building will contribute positively to the area's character – the fine grain streetscape and vibrant public realm in the area.

Staff recommend approval of this proposal subject to the outlined Recommended Conditions and those attached in Appendix A.

URBAN DESIGN PANEL

The Urban Design Panel reviewed a previous development permit application for this site (DP-2021-00952) on February 2, 2022, with unanimous support with recommendations (6-0). The past project was six storeys in height with office use and retail at grade, but retained the heritage facades and was similar in form to the current proposal. Livability of residential units in the adjacent lightwell, including outlook, solar access, and ventilation was discussed, along with developing the architectural expression of the new building as visually subordinate to the Hartney Chambers facades, and set back above on both streets.

As the current proposal is similar in form, past UDP commentary was considered and incorporated. The new five storey facades were set back one foot behind the heritage facades on both West Pender and Homer Streets, with refinements to treatment of the light well, and character of the new building.

ENGINEERING SERVICES

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

LANDSCAPE

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

HERITAGE

The Vancouver Heritage Commission unanimously supported the previous development permit application for this site (DP-2021-00952), with recommendation to explore design considerations to improve the compatibility of the proposed addition by way of utilizing authentic materials and detailing, and enhancing the feature corner entry, including the restoration of the black and white mosaic tile building entry paving.

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

CONTAMINATED SITES

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

SUPPORTIVE 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 application is proposing amenity spaces consistent with *BC Housing Design Guidelines and Construction Standards* that include a wider range of uses compared to typical residential use. In addition, Staff note that the proposed laundry space is adjacent to the site's only indoor amenity increasing the accessibility for those tenants with mobility issues. The intention is to allow greater flexibility in providing accessible gathering and socializing spaces for the senior population.

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

NOTIFICATION

A development permit information sign was installed and confirmed on the site September 2, 2025.

Additionally, on September 4, 2025, 460 notification postcards were sent to neighbouring property owners advising them of the application, of the virtual Question & Answer period and offering additional information on the City's development applications website.

The postcard and the development application materials were posted online at shapeyourcity.ca. As well, a virtual Question & Answer was held Monday, September 8, 2025, to Sunday, September 14, 2025.

There were no responses to the Question & Answer or to the notification. Overall, there were 232 visits to the project website with 182 aware visitors and 64 informed visitors.

The applicant's past development permit application in 2021 resulted in 8 notification responses, with 4 in support and 4 concerned regarding lack of housing, insufficient heritage preservation, scale, retention of existing commercial tenants, and scale.

Staff Response:

The new proposal addresses many past concerns raised during the 2021 development permit application and provides 96 social housing units. Refinements to enhance heritage preservation include a 0.3 m. (1 ft.) setback above and behind the heritage facades on West Pender and Homer Streets, thus improving the vertical relationship of 'old and new'. No Council-adopted policies exist to retain commercial tenants.

The existing building on site commonly known as Hartney Chambers is listed on the Vancouver Heritage Registry. The existing building's principal façade (along West Pender Street) and secondary façade (along Homer Street) are designated as protected heritage property. Council-adopted *Heritage Policies* sets out the expectations for a development which includes a registered heritage resource. Further, the proposal site is governed by the Council-adopted *Victory Square Policy Plan*, and *Victory Square Guidelines*, which anticipate new buildings reflecting the height and massing of existing low and mid-rise buildings. New developments and additions to heritage buildings should follow building typologies that reinforce prevailing context, which is predominant low- to mid-rise buildings.

Although the *Victory Square Policy Plan* notes vertical additions to heritage buildings should generally be limited to one storey, set back from the streetwall, with taller additions located at the rear of the site to not compete with the scale at the street, the massing of this project is generally supported, subject to design conditions to improve the new building's compatibility with the protected heritage façades of the Hartney Chambers building.

The *Downtown Eastside Plan* highlights that Victory Square is Vancouver's historic downtown and a transition area from the higher density and built form of the Central Business District. The proposed uses are approvable per the aforementioned policies, the Downtown Official Development Plan and contribute to creating a diversity of uses in the community. Provision of social housing aligns with the *DODP*, *Victory Square Policy Plan* and *Victory Square Guidelines*.

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 for the height increase 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 Visitor, Accessible, and Class B bicycle spaces. The Staff Committee supports the relaxations proposed.

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



M. So
Chair, Development Permit Staff Committee



B. Clark
Development Planner



J. Neal
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 the Parking By-law as follows:

- i. per section 5.2.8 – one class B loading space is required; and

Note to Applicant: One class A loading space has been provided. See also Standard Engineering Condition A.2.6.

- ii. per section 7.2.2.2 – one class B passenger space is required;

Note to Applicant: One class A passenger space has been provided. See also Standard Engineering Condition A.2.8.

Standard Urban Design Conditions

A.1.2 design development of the lane and east façade along the light well to improve overall visual quality, neighbour interface, pedestrian experience, and complement the architectural character of the street façades;

Note to Applicant: This can be achieved by use of a high-quality material palette, architectural treatments such as texture, pattern, colour, detailing, special lighting, and hard and soft landscape features as possible. Ensure building lighting is well-integrated and sympathetic to the heritage façades and enhances the pedestrian experience of the public realm. Use non-glare downlight fixtures with concealed bulbs. The blank east elevation requires special attention due to its visual prominence to west-facing units of the adjacent apartment building. A building maintenance strategy is important given the possibility of graffiti and litter along the gravel access path. See also Standard Landscape Condition A.1.16.

A.1.3 design development to improve CPTED performance around the base of the building:

Note to Applicant: This can be achieved as follows:

- i. develop a CPTED strategy promoting natural surveillance from inside the building to access points, lobbies and fire exits;
- ii. provide architectural lighting to enhance natural surveillance;
- iii. avoid alcoves/recesses, or secure with well-integrated metal picket security fencing;
- iv. minimize blind corners and entrapment areas;
- v. deter graffiti by limiting access to blank walls, using durable materials and special graffiti-resistant coatings, and selecting overhead doors to minimize graffiti opportunities (i.e. metal mesh and/or slats); and
- vi. paint walls white in enclosed parking/ loading/entry points, and provide 24/7 lighting.

Special attention is needed along the lane to deter unwanted activities such as graffiti. Refer to BC Housing Design Guidelines and Construction Standards regarding CPTED.

- A.1.4 provision of detailed drawings of the building entries, heritage features, typical railings, vehicular and pedestrian gates, any perimeter fencing, and rooftop guard rails;

Note to Applicant: Review of the additional information may result in further conditions.

- A.1.5 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters to minimize visual and acoustic impacts on the building's open space, neighbouring sites and the public realm;

Standard Heritage Planning Conditions

- A.1.6 design consideration to reflect or reinstate the historic interior character-defining elements of the heritage building in the design development of the new interior spaces;

Note to applicant: The Statement of Significance listed specific interior features as character-defining elements. Salvage and reuse existing interior character-defining elements, or by way of interpretation strategy, to enhance level of conservation beyond proposed façade-only retention scheme.

- A.1.7 provision of heritage window and door schedules, to confirm existing physical condition, and extent of conservation treatment for each assembly;

Note to applicant: Schedules should clearly indicate if assembly is existing to be refurbished or replaced with new. All window and door assemblies should be identified in plans and elevations.

- A.1.8 provision of detail drawings to accurately show typical conditions, including interface between the heritage façade and the contemporary addition, including annotations consistent with work as outlined in the Conservation Plan;

Note to applicant: Typical detail drawings should confirm that adequate assessment and recording of existing conditions have been conducted to verify scope and feasibility of conservation work proposed.

- A.1.9 provision of a digital copy of the Statement of Significance and Conservation Plan by Donald Luxton & Associates, sent to and acknowledged by the Heritage Planner;

Note to applicant: Final version of the documents should incorporate feedback from heritage staff and the SOS Subcommittee, with revisions made to the satisfaction of Director of Planning. The scope of work contained within the Conservation Plan should be cross-referenced consistently within the development permit documentation.

- A.1.10 provision of revised colour-coded retention drawings from a registered Architect or Engineer, clearly identifying the proposed extent and method of retention by following section 4 of the Retention and Renovation of a Character House – Scope and Documentation Bulletin (October 2023).

Note to Applicant: The heritage facade of the Hartney Chambers Building is protected under municipal designation, and their retention is required. Retention documentation should clarify extent of verifiable retention of the historic building. If any significant structural changes are proposed, then a full set of revised drawings, including plans and sections, will be required. A copy of the approved retention drawings and the sequence of construction letter will form part of all subsequent permit application drawings.

Standard Supportive Housing Conditions

- A.1.11 provision of a draft Operations Management Plan (OMP) outlining how the units will be managed and operated including amenity programming to the satisfaction of the General Manager of Arts Culture and Community Services;

Note to Applicant: A final OMP will be required prior to the issuance of any Occupancy Permit. Arrangements to ensure such management, operation, maintenance and access to be included in such legal agreement(s) as the Director of Legal Services and the General Manager of Arts Culture and Community Services may require

Standard Landscape Conditions

- A.1.12 design development to enhance presentation to the public realm interface and add character-defining elements at the Homer Street building exit with the provision of mosaic tilework at the (recessed) Homer Street exit complementary with the preserved corner and West Pender Street entrances treatment;

- A.1.13 design development to expand the outdoor amenity landscaping to improve biodiversity, visual interest and mitigate overlook;

Note to Applicant: This can be achieved by expanding the planter to create a green edge along the east railing of the amenity deck on Level 8, with additional understory, layered planting and two trees, while also mitigating lighting glare or overspill to near neighbours. See also Standard Urban Design Condition A.1.2.

- A.1.14 design consideration to enhance presentation of the heritage architecture to the public realm to achieve a pedestrian friendly, inviting frontage, by improving landscape treatment along West Pender Street and Homer Street, co-ordinated with sidewalk design;

Note to Applicant: This can be achieved by replicating patterns or geometry that highlight the heritage component into the paving such as extending the pilaster pattern from the building face across the sidewalk to the front boulevard as a saw cut or control joint. Different heritage building geometry highlighted within the sidewalk would be supported. This can also be achieved on West Pender Street front boulevard by provision of heritage granite setts, previously removed from local streets.

- A.1.15 provision of diversity of native plants intended to create bird friendly design;

Note to Applicant: Create understory layers with native vegetation that provide seasonal interest and a variety of foraging options.

Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable and provide a design rationale for the features noted. For more information, see the guidelines at: <https://guidelines.vancouver.ca/B021.pdf>.)

- A.1.16 confirmation of maintenance, of the non-accessible green roof planted strip on Level 8 and the gravel roof access to the east façade at Level 4.

Note to Applicant: The planting and landscape features - bird bath boulder, boulder and habitat logs - to be maintained into the future, beyond the establishment period. The gravel roof access path and building façade along the light well will also require ongoing maintenance. See also Standard Urban Design condition A.1.2.

A.1.17 provision of following revision and additional information on Architectural and Landscape Plans:

- i. include longitudinal and cross sections / elevations, grading and details for Level 8 outdoor amenity deck and West Pender and Homer Street frontages; and
- ii. revise Landscape “Tree Management Plan”, to delete Tree Protection Barrier Fences;

Note to Applicant: Protection fences for street trees that are installed in hardscape/concrete tree surrounds, especially on busy commercial streets, are not recommended. Contact Park Board if special protection of tree trunks is required.

A.2 Standard Engineering Conditions

A.2.1 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for:

- i. the consolidation of The South 75' of Lots 19 and 20, and Lot A (see 374692L) of Lots 19 and 20, all of Block 26, District Lot 541, Plan 210 to create a single parcel;
- ii. the release of Easement (42096M), Covenant (BW335057), Easement (BW335077), Easements (BB345805, BB345806, BB345807) prior to building occupancy;
- iii. the release of E&I (G63307) and for a new legal agreement for the existing cornices and building features that encroach onto City Street prior to the issuance of the buildings 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 condition (ii) & (iii) at the DP stage.

- iv. an updated agreement is required for existing cornices and building features into Pender Street and Homer Street;

Note to Applicant: An application to the City Surveyor is required. A fee of \$1,114.90 will be charged for the preparation of the encroachment agreement and an annual charge shall be paid to the City for the encroaching elements at current rates as noted in the Encroachment By-law. The applicant will also be responsible for the preparation of Survey plans and all Land Title Office registration fees.

The developer should be advised that building encroachments onto City street will cause problems when strata titling a property due to Section 244(1)(f) of the Strata Property Act. The City of Vancouver may not support the provision of easements for any parts of the building on City Street. Applicants are advised to seek independent legal advice on the matter.

Building cornices may be acceptable if they can be shown to be readily demountable and lightweight and subject to arrangements for standard encroachment agreements. An application to the City Surveyor is required. For general information, see the Encroachment Guide at <http://vancouver.ca/commsvcs/developmentservices/subreg/pdf/bldgencroach.pdf>

A.2.2 provision of a [Transportation Demand Management \(TDM\) Plan](#), including completed [TDM Plan B – Bike Infrastructure Package](#) form;

A.2.3 provision of a waste management plan that includes a description of the:

- i. types of waste streams to be provided: Garbage, Organics, Mixed Papers, Mixed Containers and Glass;
- ii. quantity, stream and capacity of container for each waste stream; and
- iii. collection frequency of each waste stream;

A.2.4 provision of an increase in size of the waste room;

Note to Applicant: Per staff calculation, depending on collection frequency, the weekly residential waste generation volume may exceed the capacity of the residential waste room. Please note that the City recommends that waste rooms equate to 2-2.5 times the physical footprint of the waste and recycling containers to allow for maneuverability. Pending information on the planned collection frequency of each waste stream, staff may recommend that the developer consider either: An increase to the size of the residential waste room and number or capacity of containers; or an increase in collection frequency.

A.2.5 provision of a waste staging area on the architectural drawings;

Note to Applicant: If staging area is required on ground level, please indicate staging location on the architectural plan. All waste staging shall occur on private property, not City property.

A.2.6 loading space(s), per Parking By-law Section 5, including a minimum 4.0m (13.1 ft) width, 10.2m (33.5 ft) length, and 3.8m (12.5 ft) vertical clearance;

Note to Applicant: The custom dimensions are required to provide a shared Class B passenger loading with the Class B loading space. Reconfiguration of the garbage/recycling room will be required to accommodate. Relaxation of the Class B Bicycle spaces is supported to help create additional space. See also Standard Condition A.1.1.

A.2.7 bicycle space(s), per Parking By-law Section 6, including a minimum 0.9 m (3 ft) width, 2.4 m (7.9 ft) length, and 1.9 m (6.2 ft) vertical clearance for oversized spaces;

A.2.8 passenger space(s), per Parking By-law Section 7 and the Design Supplement, including a minimum 2.9 m (9.5 ft) width with access aisle shared with the van accessible space;

Note to Applicant: See also Standard Condition A.1.1.

A.2.9 provision of Design Elevations to be shown on A201 Lower Ground Floor & A202 Ground Floor:

- i. Design Elevations are missing from the plan at corner of parking stalls and entrance along the lane; and
- ii. one design elevation in the lane is missing a label;

A.2.10 provision of City issued Building Grades survey benchmark Monument V-4236 to be used on A201 Lower Ground Floor & A202 Ground Floor, 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.2.11 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 following items and notes are to be added to the landscape plan:

- i. delete proposed exposed aggregate concrete finish in the entire bus stop zone on Homer St. Replace with city standard broom finish and saw cut finish details for accessibility purposes; and
- ii. new or replacement duct bank that meets current City standard if the sidewalks are to be replaced;

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables that connect to existing electrical and communication infrastructure.

A.3 Standard Contaminated Sites Conditions:

A.3.1 the property owner must provide:

- i. a Ministry of Environment Release Notice or Certification Document (e.g. AiP); and
- ii. an agreement to remediate the property, including a Section 219 Covenant to restrict occupancy until a Certificate of Compliance or Final Determination is issued by Ministry of Environment and Climate Change Strategy for each of the site and, if any, the dedicated lands.

Note to Applicant: The site contains a Schedule 2 use. The Site Disclosure Statement has been forwarded to the Ministry of Environment. See also permit standard terms.

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 It should be noted that if conditions 1.0 and 2.0 have not been responded to on or before **June 30, 2026**, this Development Application may be deemed to be refused, unless the date is first extended by the Director of Planning.

B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.

B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.

B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 In the event that retention of portions of the heritage building which are to be retained cannot occur as shown on the approved plans, all construction work must cease. Construction must stop as the work is no longer in compliance with the approved permit and the permit would now be considered to be invalid. Replication or replacement of existing portions of the building that were to be retained does not comply where retention is a condition of the permit. Planning staff must be contacted to discuss options including the possibility of new permits in the event the building cannot be retained as shown on the approved plans.
- B.2.2 All work must be consistent with the approved Conservation Plan which forms a part of the development permit. A qualified heritage professional must supervise the scope of conservation work with the Professional of Record. Once the conservation work is substantially complete, the qualified heritage professional must prepare and submit a Completion Status Report as condition of the Occupancy Permit.
- B.2.3 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.2.4 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.2.5 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.2.6 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.2.7 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 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.2.8 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (street restoration manual section 02596 and Encroachment By-law (#4243 section 3A) and access around existing and future utilities adjacent to your site.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of

written acknowledgement of this condition is required. Please contact Engineering Services for details.

- B.2.9 Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License.

Note to Applicant: 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.

- B.2.10 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 and 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 is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

Please note that as the City of Vancouver prepares for the FIFA World Cup 26™, street use for public and private construction during and around the event period will be limited so additional consideration should be given to planning for, and requesting street use where required. To help you plan, Vancouver's match dates for 2026 are:

- i. Saturday, June 13
- ii. Thursday, June 18
- iii. Sunday, June 21
- iv. Wednesday, June 24
- v. Friday, June 26
- vi. Thursday, July 2
- vii. Tuesday, July 7

For questions, please contact the City at streetusereview@vancouver.ca. To learn more about FIFA World Cup 26 Vancouver™ and stay updated, visit www.vancouverfwc26.ca

- B.2.11 Third Party Utility Servicing Requirements, such as:

- i. All utility services (eg. BC Hydro, Telus, and Rogers) shall be underground; and
- ii. All required electrical equipment (e.g. BC Hydro, Telus, and Rogers) shall be underground;

Note to Applicant: The review of third-party utility service drawings (e.g. BC Hydro, Telus, and Rogers) will not be initiated until all drawings have been received by the Utilities Management Branch (UMB). For questions on this requirement, please contact UMB at umb@vancouver.ca.

- B.2.12 A Key Plan shall be submitted by the applicant, and approved by the City prior to any third party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City 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 <https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>; and

- ii. all third-party service lines to the development are 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 the Utilities Management Branch at umb@vancouver.ca

- 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.**
- B.2.14 The property owner must fulfill requirements of Section 571(B) of the Vancouver Charter and Section 85.1(2) of the Land Title Act by submitting a complete and accurate Site Disclosure Statement and entering into legal agreements, if required, as follows: i) an agreement to remediate the site and contaminants that have migrated therefrom; and ii) a Section 219 Covenant to restrict occupancy until a Certificate of Compliance or Final Determination is issued by Ministry of Environment and Climate Change Strategy for the site, including any dedicated lands.
- B.2.15 Requires a Certificate of Compliance or Final Negative Determination from the Ministry of Environment prior to issuance of the occupancy permit. Waste Discharge Permit or Contaminated Site Groundwater Quality Declaration required for dewatering on the site. 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. All work on the site must be conducted in compliance with British Columbia's Environmental Management Act and Contaminated Sites Regulation.