

**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

J. Greer (Chair), Development Services  
C. Chant, Engineering Services  
J. Olinek, Development Planning

**Also Present:**

J. Borsa, Development Services  
P. Chan, Development Planning  
A. Clarke, Housing Regulation  
K. Hsieh, Development Services  
A. Vilis, Development Services  
L. Chang, Landscape Services  
B. Ma, Downtown East Planning

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**APPLICANT:**

Urban Arts Architecture on behalf of the  
Aboriginal Land Trust  
#300-111 Water Street  
Vancouver, BC

**PROPERTY OWNER:**

ALT Jackson Housing Society  
1848 Commercial Street  
Vancouver, BC

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**EXECUTIVE SUMMARY**

● **Proposal:**

To develop this site with a 14-storey mixed use building containing 172 dwelling units (social housing), a social service centre and ancillary retail, all over one level of underground parking with vehicular access from the lane.

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

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

● **Issues:**

1. Relaxation of height maximums in the *Downtown-Eastside/Oppenheimer Official Development Plan (DEOD)* to mitigate site-specific hardships;
2. Relaxation of frontage requirements in the *Downtown Eastside/Oppenheimer Official Development Plan (DEOD)*; and
3. Compliance of floor space ratio with provisions in *Downtown Eastside/Oppenheimer Official Development Plan (DEOD)*.

● **Urban Design Panel:** Support with Recommendations 6-0

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**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DP-2021-00481 submitted, the plans and information forming a part thereof, thereby permitting the development of a 14 storey mixed use building containing 172 dwelling units (social housing), a social service centre and ancillary retail, all over one level of underground parking with vehicular access from the lane, subject to the following conditions:

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

- 1.1 arrangements shall be made to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all dwelling units as social housing for the greater of 60 years and the life of the building, which will contain the following terms and conditions:
  - i. a no stratification covenant;
  - ii. that the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the City, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of fee simple ownership of any such units;
  - iii. requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755;
  - iv. not less than one-third of the social housing units will be:
    - a. occupied by persons eligible for either Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement and subject to paragraph (vii), will be rented at rates no higher than the shelter component of Income Assistance; and
    - b. rented to seniors, meaning at least one member of the household is aged 55 or older, or to be rented to persons with special needs, meaning at least one member of the household is a person with special needs
  - v. for the remaining social housing units, subject to paragraph (vii), the monthly aggregate housing costs will be at rates of no more than 30% of the household income and:
    - a. not less than 23% of such units will be rented to households with incomes below the housing income limits as set out in the then current "Housing Income Limits" (HILs) table published by the British Columbia Housing Management Commission or equivalent publication;
    - b. the remaining units will be rented to households with incomes below the moderate income limits as set out in the then current "Middle Income Limits" (MILS) table published by the by the British Columbia Housing Management Commission or equivalent publication; and
    - c. if such units are being leased under a long term lease registered at the Land Title Office by way of a explanatory leasehold plan, an initial payment for the leasehold interest may be charged to the renter at the beginning of the lease

up to a maximum of 10% of the value of the leasehold interest, or such other amount as approved by the General Manager of Planning, Urban Design and Sustainability;

- vi. such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Services may in their sole discretion require;

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

**Note to Applicant:** Circulation space – including exterior corridors – are included in calculation of FSR. Adjusting their size and geometry may aid in compliance. Adequately sized and programmed spaces adjacent to or incorporated with circulation may be considered for exclusion from FSR per Section 4.5.4 of the DEOD ODP. Additionally, the 13<sup>th</sup> and 14<sup>th</sup> floors step-backs may also be modestly increased to offset floor-area overages. Applicant is encouraged to explore other solutions for compliance. See also the Technical Analysis Notes on Density and Standard Condition [A.1.2](#).

- 1.3 design development to improve wayfinding and pedestrian experience by refining the façade design of the Social Service Centre and the residential entry;

**Note to Applicant:** The intent of this condition is to distinguish the Social Service Centre and Residences from the Retail Unit. This may improve both wayfinding and contribute visual interests to the overall pedestrian experience and public realm. Refinement can be subtle changes in material, colour, clad/glaze-patterning, and minor recesses in wall-planes, etc. The stress on subtlety to ensure the Social Service Centre and Residence's entryways complement the Musqueam, Squamish and Tsleil-Waututh Matriarchs' portraits and not detract attention from them.

- 1.4 design development to mitigate impacts on privacy and overlook for building and neighbouring residents through the following strategies :

- i. provide adequate privacy-screening for the City-Homes facing Jackson Avenue;
- ii. minimise direct sightlines and overlook for all courtyard-facing units, particularly the studios; and
- iii. minimise, to the greatest extent feasible, overlook into windows at the neighbouring building's light well from the bridges linking the North-Block and South-Block;

**Note to Applicant:** Screening and planters should be provided entirely on-site. Resolution of this condition may require further setting back of exterior walls of the City-Homes to permit viable, healthy planter installation. See also Standard Engineering Condition [A.2.6](#).

The intent of the screening on the bridges is to maintain gathering spaces while mitigating the potential vantage-points overlooking the neighbouring building. Mesh-metal screening, planting, or simply reconfiguration of the gathering spaces' size or location can all be acceptable solutions. These gathering areas are valuable informal shared spaces, which are encouraged to be retained.

- 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:

460 E Hastings St (401 Jackson Ave)					DP-2021-00481	DEOD
	Permitted/Required				Proposed	
Site Area <sup>1</sup>					1,310.21	m <sup>2</sup>
Use <sup>2</sup>					Social Housing Social Service Centre (SSC) Ancillary Retail Use	
Frontage <sup>3</sup>	<u>Maximum</u> 30.5 m				38.1	m
Height <sup>4</sup>	<u>Maximum</u> DPB Discretion 36.60 m View Cones 22, 3.2.4, E2.1 84.7 - 85.1 m				45.62 complies	m
Density <sup>5</sup>	<u>DPB Discretion</u>	<u>FSR</u>	<u>Floor Area</u>	<u>Maximum</u>	<u>FSR</u>	<u>Floor Area</u>
	Site Total	7.00	9,171.5	m <sup>2</sup>	7.1	9,301.1 m <sup>2</sup>
	<u>Per Use</u>					
	residential		5,502.90	m <sup>2</sup>		9,301.05 m <sup>2</sup>
	ssc	2.5	3275.50	m <sup>2</sup>		446.16 m <sup>2</sup>
Floor Area Exclusions <sup>5</sup>	<u>Maximum</u>					
	Amenity, including SSC		929.00	m <sup>2</sup>	640.8	m <sup>2</sup>
	Storage		636.40	m <sup>2</sup>	672.69	m <sup>2</sup>
	Thermal wall thickness		179.00	mm	TBV	m <sup>2</sup>
	Balcony 8%		744.08	m <sup>2</sup>	TBV	m <sup>2</sup>
Dwelling Size Type <sup>6</sup>	<u>Type</u>		<u>Minimum</u> 29.70 m <sup>2</sup>		<u># units</u> <u>to be verified</u>	m2
	Studio				108	TBV
	1 bedroom				37	TBV
	2 bedroom				27	TBV
	3+ bedroom				0	n/a
					site total	172.00
Access to Daylight <sup>7</sup>	All habitable rooms				to be verified	

Continued on next page.

Parking <sup>8</sup>		<u>Minimum</u>	<u>Maximum</u>		
	site total	<u>15</u>	<u>84</u>	<u>21</u>	spaces
	Standard			8	
	Small		4	7	
	Accessible	7		4	
	Visitor	9		2	
Loading <sup>9</sup>	<u>Minimum Class</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>A</u> <u>B</u> <u>C</u>
	social housing	0	1	0	to be confirmed
	<u>ssc</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>to be confirmed</u>
	site total	0	1	0	1 1 0
Bicycle <sup>10</sup>	<u>Minimum Class</u>	<u>A</u>	<u>B</u>		<u>A</u> <u>B</u>
	social housing	221	11		to be confirmed
	<u>ssc</u>	<u>0</u>	<u>0</u>		<u>to be confirmed</u>
	site total	221	11		221 16.00
Passenger <sup>11</sup>	<u>Minimum Class</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>A</u> <u>B</u> <u>C</u>
	social housing	1	0	0	1 0 0
	<u>ssc</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u> <u>0</u> <u>0</u>
	site total	1	0	0	1 0 0

## Notes

- 1 Note on Site Area:** Site area is based on the provided site survey prior to any consolidations or dedications.
- 2 Note on Uses:** This application proposes Social Housing consisting of 172 dwelling units, Social Service Centre and ancillary Retail Use.
- 3 Note on Frontage:** This application proposes a frontage of 38.1 m (125.0 ft.) along Jackson Street exceeding the 30.5 m maximum frontage for developments proposing a height variance over a height 30.5 m. As per Section 4.5.3 of the Downtown Eastside Oppenheimer District (DEOD) ODP, the Development Permit Board DPB may vary the site frontage maximum of 30.5 m (100 ft.) on corner sites. Staff recommend approval of this permissible increase.
- 4 Note on Height:** This application is seeking a height variance of 9.02m (30 ft.) (an increase from 36.60m to 45.62 m (149.7 ft.)) as measured to the top of the architectural feature (longhouse pole and metal louvre). As per Section 1.3 of the DEOP ODP, DPB may relax height where literal enforcement would result in unnecessary hardship. Staff recommend support for additional height based on the unique physical circumstances that are particular to this site.

A view Cone analysis was also completed and the proposed development does **not** project into any of the View Cones affecting the site.

**5 Note on Density:** This application is seeking a floor space ratio increase of 7.0 FSR. The applicant proposed 7.10 FSR due to errors in calculation. Per Section 4.5.1 of the DEOD ODP, DPB may permit a maximum FSR of 7.0 on corner sites, provided that no less of 60% of all residential units are developed as Social Housing, and a maximum 2.5 FSR is developed as a use listed in 4.2.1. (Social Service Centre).

The proposed floor area exceeds the site total maximum permitted by approximately 130.0 sq. m. (1,399.3 sq. ft.). This overage is due to the outdoor stairs and open walkways on Levels 4 to 7, which were not accounted for in FSR calculations. The proposed FSR exclusions for thermal wall and open balcony areas must also be identified and confirmed. Recommended Condition 1.2 and Standard Condition A.1.2 are seeking compliance with allowable density (floor area) and verification of thermal wall and balcony floor area exclusions.

**6 Note on Dwelling Unit Size and Type:** As per Section 11.10 and 11.23, the minimum dwelling unit size may be varied to a minimum 29.7 sq. m (320.0 sq. ft.). Dwelling unit size is measured from the inside wall and excluding any in-suite storage floor area exclusions. The unit sizes noted on the floor plans appear to measure dwelling units from the outside walls and do not exclude in suite storage. Standard condition A.1.3 is seeking confirmation of compliance with the minimum dwelling unit size.

**7 Note on Access to Daylight:** No illustrations for access to daylight were illustrated. Standard condition A.1.4 seeks illustration access to daylight for each habitable room.

**8 Note on Parking:** Parking was calculated under Sections 4.1.4, 4.8.4 and 4.1.16 of the current Parking By-Law. While the site total parking spaces meets the total required, the proposed 4 accessible spaces and 2 visitor spaces do not meet the required 7 accessible spaces and 9 visitor spaces. The number of small car spaces exceed the maximum 25%. Standard Condition A.1.5 and Standard Engineering Condition A.2.9 is seeking compliance with accessible, visitor and small car parking spaces.

• **Legal Description**

Lot: 12-15, North 76 feet of Lot 16  
 Block: 70  
 District Lot: 196  
 Plan: 196

• **History of Application:**

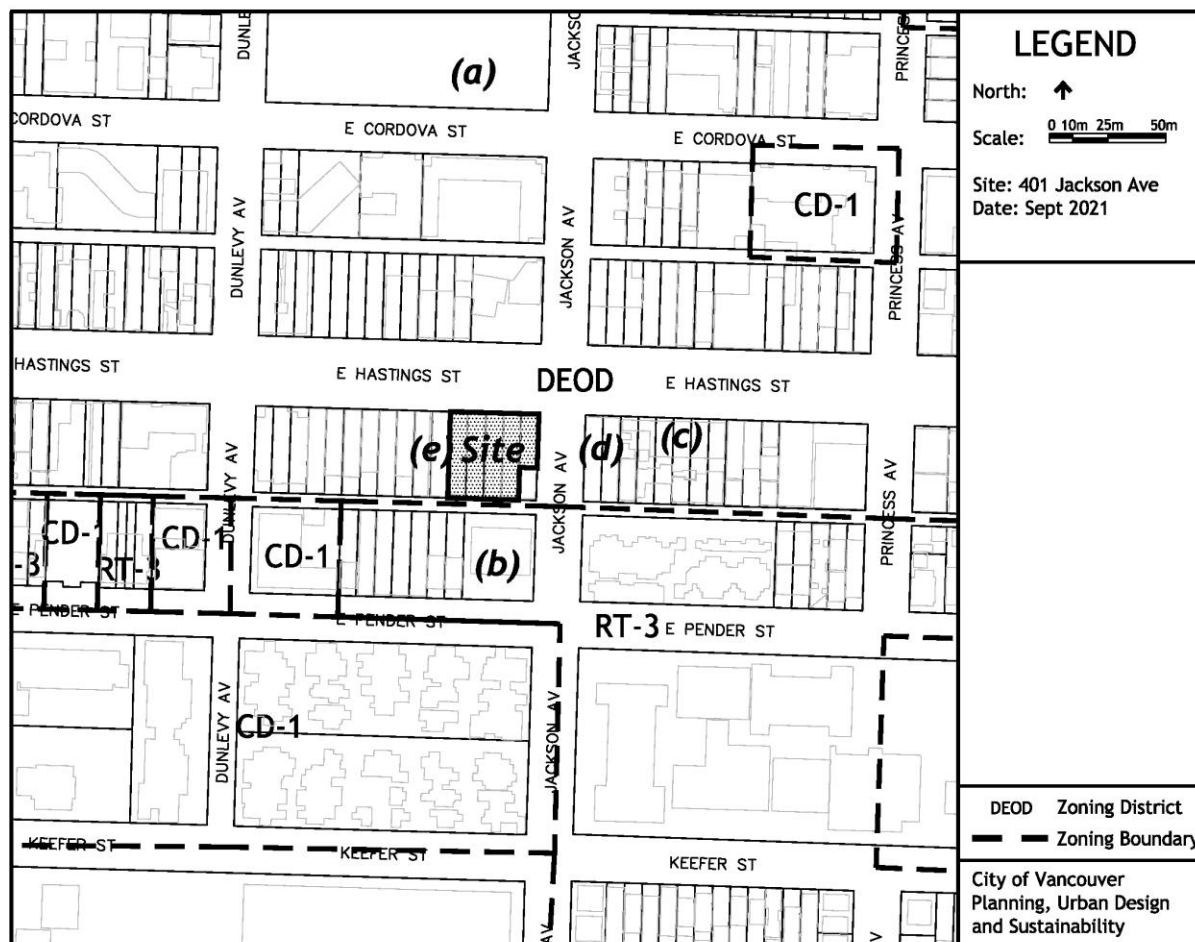
05 20 21 Complete DE submitted  
 07 07 21 Urban Design Panel  
 08 18 21 Development Permit Staff Committee

• **Site:** The site is located at the southwest corner of East Hastings Street and Jackson Avenue. The site is relatively flat, with 125 ft. width along Hastings Street, and 122 ft. depth along Jackson Avenue. It primarily comprises five 25 ft. wide lots, which will be consolidated under this permit. There is a small lot with a two-storey building at the Southeast corner that is not consolidated with this development. Subject-site is nested within other DEOD lots and a few other CD-1 social housing projects. To its south is the Strathcona Neighbourhoods with many typical RT-3 houses. The Chinese Public-School Building sits across the lane.

• **Context:** Significant adjacent development includes:

- Oppenheimer Park is often used by locals for leisure, informal gatherings and community-events
- Chinese Society Building, 499 East Pender Street
- Eight-Storey Rental Building, 540 East Hastings Street
- Six-Storey Rental Building, 400 Jackson Avenue
- Six-Storey Orwell Hotel SRO (Heritage Building), 458 East Hastings Street

Figure 1: Context Map





• **Background:**

In mid-2020, the applicant and City Staff began discussions to redevelop this site under the provisions of the *Downtown-Eastside/Oppenheimer Official Development Plan* (DEOD) and *The Downtown Eastside Plan*. The proposal is from a partnership between The Aboriginal Land Trust (Owner and Asset Manager) with Lu'Ma Native Housing Society (Operating Partner and Project Manager), Atira Women's Resource Society (Operating Partner) and Terra Social Purpose Real Estate (Social Purposed Developer). Urban Arts Architecture and ETA Landscape Architecture are part of the design team. The aim is to establish the building as a place for exchange and connection in the Downtown Eastside, while celebrating Indigenous peoples' rich history, culture and values.

The proposal consists of:

- 172 units:
  - 56 Shelter Rate Housing comprising of Rental Studios for Elder Indigenous women operated by Atira Women's Resource Society. Some of which are accessible units; and
  - 116 studio, one-bedroom, and two-bedroom Affordable Leasehold Homeownership units for people earning below BC Housing's *Housing Income Limits* (HILS), and BC Housing Middle Income Limits (MILS). This also supports intergenerational housing.
- 3,300 sq. ft. of Social Service Centre
- 1,000 sq. ft. Local-Serving Retail
- 900 sq. ft. Rooftop Amenity Longhouse that has visual connection to the Twin Sisters peaks
- Density of 7.0 FSR (98,177 sq. ft.)

Due to the site's peculiar shape and adjacency to an existing light well, accommodating this program including the spatial requirements within the DEOD's 120 ft. height-limit resulted in adverse effects on the adjacent residence's light well as well as having other impacts on livability and other DEOD urban design objectives. The proposed massing, height and density have been evaluated for contribution to the Hastings streetscape and overall DEOD Design objectives (See Figure 2). Furthermore, reducing the South-Block's height improves neighbourhood fit by better transitioning to the lower-scale Strathcona Neighbourhood to the south. This is outlined in more detail below under the Applicant's Response to Height and Massing.

DEOD's Section 1.3 permits the Development Permit Board to consider relaxations of regulations based on hardships caused by a site's physical constraints. It is important to note this proposal meets the definition of social housing. Refer to Recommended Condition 1.1 requirement for Housing Agreement provided by a non-profit partnership. It is therefore assessed that the relaxations proposed are not for a more profitable use or more convenient form of development. The site constraints and hardships are outlined in more detail below under the Applicant's Response to Height and Massing.

The proposed form of development consists of:

- Two "Blocks" ("North-Block" facing Hastings Street, and "South-Block" facing lane).
  - North-Block is 14-storeys including the amenity-room at the topmost level. The North-Block is approximately 30 ft. over the 120 ft. height-limit. Height relaxation sought is for this 30 ft.
  - South-Block is 7-storeys. Increasing the North-Block's height corresponds with reducing the South-Block's height, so as to maximise sunlight into the courtyard between the two blocks. This entails transferring some of the South-Block's floor-area to the North Block.
- A courtyard, an approximately 25 ft. wide, separates the blocks. The two blocks are connected by various circulation bridges.
- Total height of 150 ft.

This project received **unanimous support** at Urban Design Panel meeting on July 7<sup>th</sup>, 2021. The following Panel recommendations for refinement were made:

- Design development to mitigate privacy concerns for ground-level units on Jackson Avenue; and
- Design development to enhance Social Service Centre's frontage expression on Hastings Street.

Staff have addressed the Urban Design Panel's recommendations through the development permit conditions for approval. Staff have reviewed the conditions listed in this report with the applicant, and are confident these conditions can be satisfied in the applicant's prior-to responses.



**Figure 2:** Proposed Building as seen along Hastings Street (from the NW Corner). Despite the increased height, the building still respect the streetscape's rhythm and contributes to the DEOD's design objectives. For example, the undulating sawtooth profile.

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

- *Downtown Eastside Oppenheimer Official Development Plan (DEOD) – Sub-Area 1 Main/Hastings (2021) and Downtown Eastside Oppenheimer Design Guidelines (2019)*
- *Downtown Eastside Plan (2014)*
- *Guidelines for New Development Adjacent to Hotels and Rooming Houses (1991)*
- *High Density Housing for Families with Children Guidelines (1992)*
- *Urban Agriculture Guidelines for the Private Realm (2009)*
- *City of Reconciliation Framework (2014) and Truth, Reconciliation Commission Calls to Action (2016)*
- *Housing Vancouver Strategy and Action Plan (2017)*

***Downtown Eastside Oppenheimer Official Development Plan (DEOD) – Sub-Area 1  
Main/Hastings (2021) and Downtown Eastside Oppenheimer Design Guidelines (2019)***

Preamble: On March 15, 2014, Vancouver City Council adopted the *Downtown Eastside Local Area Plan*, which contains additional goals and policies addressing the social, physical, historical and economic issues pertaining to this area and neighbouring areas. To implement those policies in the Policy Plan related to land use and development, Council agreed that the zoning should be changed to an Official Development Plan in order to provide a decision-making process which permits greater citizen involvement, while recognizing the significance and uniqueness of the area in the overall city context.

Application and Intent: Goals for the DEOD Policies and ODP include, in part, increasing affordable housing, reducing negative effects of non-conforming buildings, provide community services and facilities, community involvement, recognition of indigenous people through place-making and economic development to name a few.

Interpretation: The *Official Development Plan* is subject to the interpretation of the Development Permit Board. The Sub-Area Development Guidelines as outlined also in the *Downtown East Oppenheimer Design Guidelines*, represent the intent as to how the different sub-areas of the Downtown-Eastside/Oppenheimer District should be developed.

The Development Permit Board, in the exercise of its jurisdiction, may relax the provisions of this Plan in any case where literal enforcement would result in unnecessary hardship.

The Development Permit Board may at its discretion either approve, approve subject to conditions, or refuse development permit applications based on a review against the related goals, sub-area development guidelines, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner or tenant. This is described in detail under the Applicant's Response to Height and Massing below.

Sub-area 1 Main/Hastings: The development of the Main/Hastings sub-area, should further establish its importance as a gateway to the Downtown respect the adjacent Historic Areas of Gastown and Chinatown and the Oppenheimer and Strathcona residential neighbourhoods (See Figure 3).

This area is intended to be a high-density, mixed commercial and residential area, appropriate for a mix of office, retail, local social services, and other similar uses. Residential uses are also permitted.

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

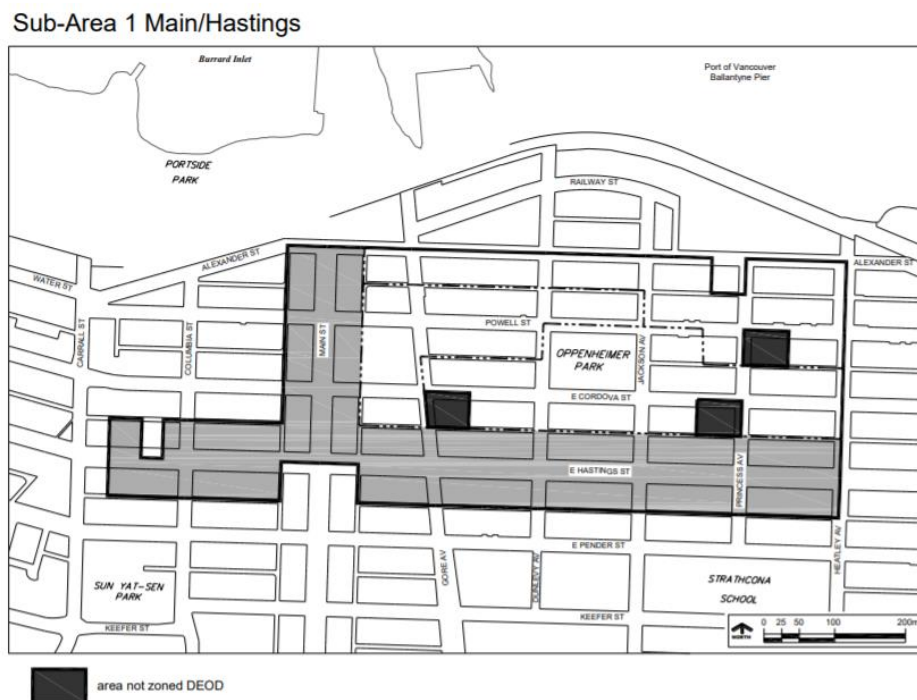


Figure 3: Borders of Sub-area 1 Main/Hastings as designated in the DEOD.

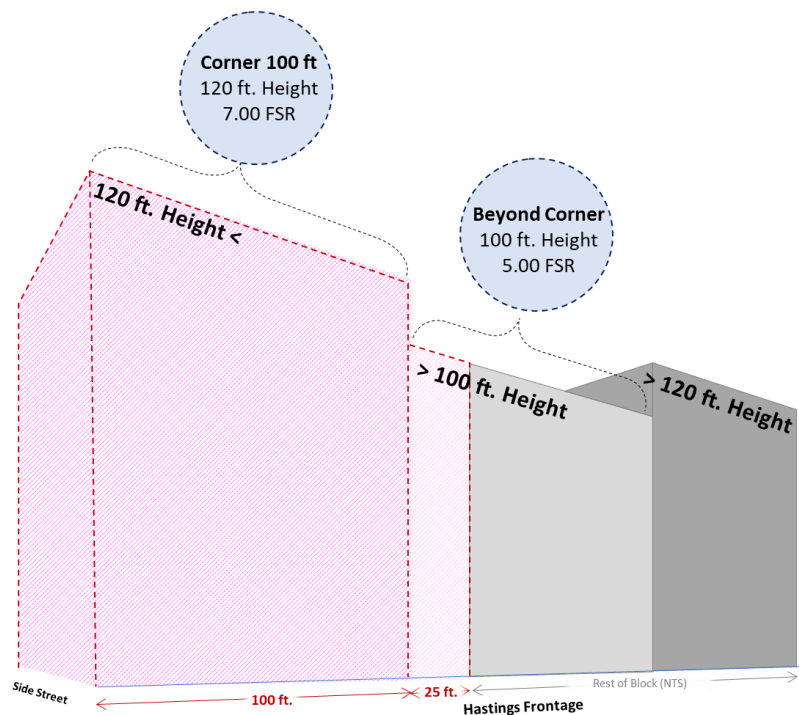
### DEOD Regulations:

**Frontage:** For the height and density proposed, the allowable frontage should not exceed 30.5m. However, the intent for corner sites such as this is to define the intersections and street corners. Per Section 4.5.3, the DPB may increase the allowable frontage based on consideration of urban design performance and if all residential units are social housing. The applicant proposes a varied roofline, which reinforces the intent of the regulation for a 'sawtooth' street-wall and urban pattern. Staff recommend support for allowable frontage increase up to 38.1m as proposed (See Figure 4).

**Height and Density:** For corner sites within the Main/Hastings Sub-area, heights up to 120 ft. and density of 7.00 FSR may be considered. The height and density increase are however also based on urban design factors such as impacts of adjacent sites, public realm, North shore mountains views, strengthening the area's prevailing scale, contextual fit, and responses to other policies and guidelines, including ones related to social housing and Indigenous place making.

Significant to the viability of this project is DEOD ODP Section 1.3 which allows the Development Permit Board broad authority to relax provisions in the DEOD where literal enforcement of the by-law results in unnecessary hardship:

*"The Development Permit Board, in the exercise of its jurisdiction, may relax the provisions of this Plan in any case where literal enforcement would result in unnecessary hardship. In granting any relaxation, the Board shall have regard to the intent and policies of this Plan, and such other applicable policies and guidelines adopted by Council." (DEOD Section 1.3)*



**Figure 4:** The varied heights noted in the DEOD serves an urban design objective to produce a sawtooth block profile.

**Social Housing:** The proposed project is 100% social housing, as per the requirements of the Zoning and Development Bylaw definition of social housing in the DEOD. Included are provisions that the housing is owned by a non-profit corporation. In addition, at least one third of the dwelling units are to be 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. Further, a section 219 covenant will be registered on title and a Housing Agreement will secure the units as Social Housing for 60 years or the life of the building, whichever is greater. Housing department staff have reviewed the housing affordability proposal, and determined that it meets the By Law and policy requirements. Recommended Condition **1.1** addresses the required Housing Agreement.

**Definition of Unnecessary Hardship *Zoning and Development By-law* (ZDBL) in Section 2:**

*“Hardship that results from unique physical circumstances that are peculiar to the site and does not include mere inconvenience, preference for a more lenient standard or a more profitable use, or self-induced hardship resulting from the actions of the owner or applicant.”*  
 (ZDBL Section 2)

The above defines hardship for any Development Permit application where a site-specific condition may reduce the site’s development capacity.

***Downtown Eastside Plan (2014)***

The *DTES Plan* also aims to improve the lives of those who currently live in the area, including low and middle-income residents, the homeless, seniors, children and families. The goal is to “enhance and accelerate a strategy to implement Council’s 2005 DTES Housing Plan” by delivering affordable market and social housing options for all residents, and to supporting local serving commerce, social services and cultural activities where all feel welcome, valued and at home.” Providing spaces for small local businesses is one way to serve local businesses, and this may be reflected in smaller subdivisions of



commercial spaces with smaller slimmer individual shop-frontages. This “smallness” is often also matched by building façades composed of narrower vertically volumes. When slim vertical volumes of different heights lined up together, they often produce a sawtooth roofline. New buildings with wider frontages are encouraged to express this finer-grain division and sawtooth roofline to continue the streetscape’s rhythm.

Most pertinent is Indigenous Place making in the *Downtown Eastside Plan*. This can be considered through innovative inter-generational Indigenous-focused housing projects, public art, diverse economic developments with opportunities for low-barrier jobs, and community facilities that include Indigenous health programs. Indigeneity should be integrated in the key programming and the way interfaces physically and socially with the neighbourhood.

### ***Guidelines for New Development Adjacent to Hotels and Rooming Houses (1991)***

The adjoining Single Room Occupancy (SRO) Hotel development to the west at 456 E Hastings Street has a bay of residences facing into a shared property line light well with primary living spaces looking out over this application’s site. This guideline sets important restrictions and guidance on new construction against existing light wells. Achieving the objectives of these guidelines strongly informed the form and location of building massing and evaluation of privacy and overlook on the adjacent neighbours. Access to daylight and views for the existing residences is achieved by providing unbuilt space in the form of setbacks as well as the courtyard, located to correspond with the neighbouring SRO’s light well.

### ***High Density Housing for Families with Children Guidelines (1992)***

The *High-Density Housing for Families with Children guidelines*’ intents are to address the key issues of site, building and unit design which relate to residential livability for families with children. For example, provide private outdoor spaces in the form of balconies, patios and decks for family-sized units (E.g., Units with two or more bedrooms), and where possible, balconies or at least Juliette balconies should be considered for one-bedrooms and studios. Also provide common indoor and outdoor amenity spaces. The outdoor amenity area should include a sunlight-rich dedicated children’s play-area in the outdoor amenity space. Outdoor child play-area should also be located where parents and/or guardians can more direct sightlines for supervision and safety. Storage for personal items and bicycles are to be provided.

### ***Urban Agriculture Guidelines for the Private Realm (2009)***

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The Guidelines encourage edible landscaping and shared gardening opportunities for residents in new developments.

### ***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. Long-term goals outlined in these documents are:

- Strengthen relations with local First Nations and Urban Indigenous;

- Promote Indigenous peoples arts, culture, awareness, and understanding; and
- Incorporate First Nations and Urban Indigenous perspectives for effective City services.

As a City of Reconciliation, the City of Vancouver commits to forming a sustained relationship of mutual respect and understanding with local First Nations and the Urban Indigenous community, including key agencies; incorporating Indigenous perspective into our work and decisions; and providing services that benefit members of the First Nations and Urban Indigenous community.

***Housing Vancouver Strategy and Action Plan (2017)***

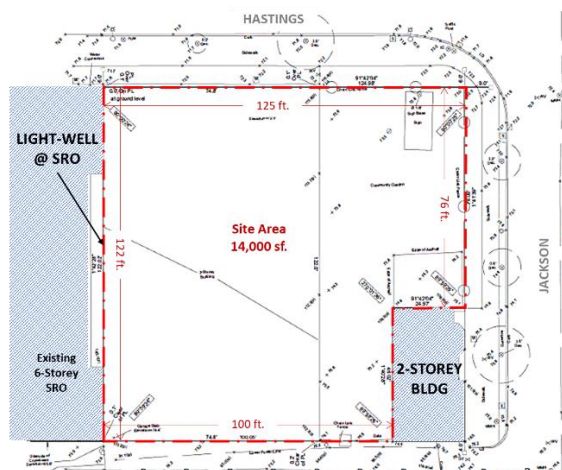
Comprising the Housing Vancouver Strategy (2018-2027) and the Three-Year Action Plan (2018-2020), the policy seeks to achieve the right supply of new homes along a continuum of housing types. Targets are based on the goal of retaining a diversity of incomes and households in the city by shifting housing production towards rental to meet the greatest need. This includes coordinating action with partners to deliver housing for the lowest income households.

Overall, 72,000 new homes are targeted by 2028, including 12,000 social, supportive and non-profit co-operative units, and 20,000 purpose-built rental units. This project contributes towards the targets for social housing units to be delivered under the City's Social Housing or Rental Tenure (SHORT) program, a program identified under Housing Vancouver where processing of social housing projects is expedited.

• Response to Applicable By-laws, Guidelines and Policies:

***Applicant's Response to Height and Massing (in the DEOD ODP and Guidelines, DTES Plan, and Guidelines for New Development Adjacent to Hotels and Rooming Houses):***

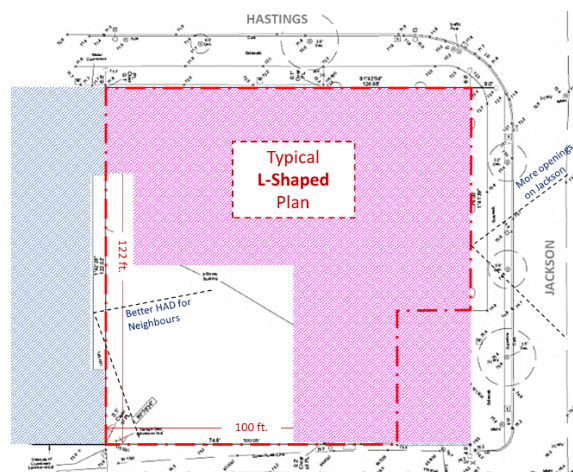
The following diagrams (Figures 5A, B and C) illustrate an evolution of the applicant's massing/height study in response to site-constraints:



**Figure 5A: Existing site**

Figure 5A: Despite a 125 ft. frontage along Hastings and a 122 ft. site-depth, there are two key site-constraints:

- Unconsolidated Southeast Corner (with existing 2-storey building) presents an interior lot-line condition there. This limits development options at that corner.
- Orwell SRO Hotel's light-well to the west requires a corresponding open space on the subject-site's side to allow light/air to the SRO units in this light-well.

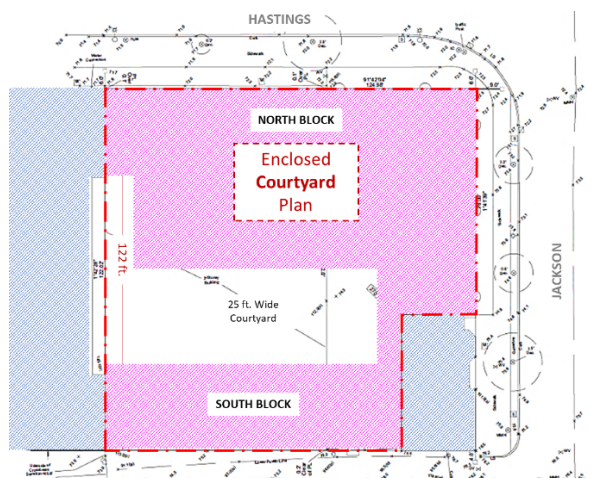


**Figure 5B: Typical L-Shaped Plan**

Figure 5B: If the Southeast Corner is consolidated, the more typical "L-Shaped" building floor-plan can be developed. L-Shape configuration allows for:

- Double-loaded corridor wing up to 120 ft. height along the full Jackson frontage.
- Open courtyard at the site's Southwest quadrant is a less intrusive interface to both the SRO and the lane-side neighbours.





**Figure 5C: Applicant's Response**

Figure 5C: Applicant's response to the unconsolidated SE Corner is a courtyard scheme:

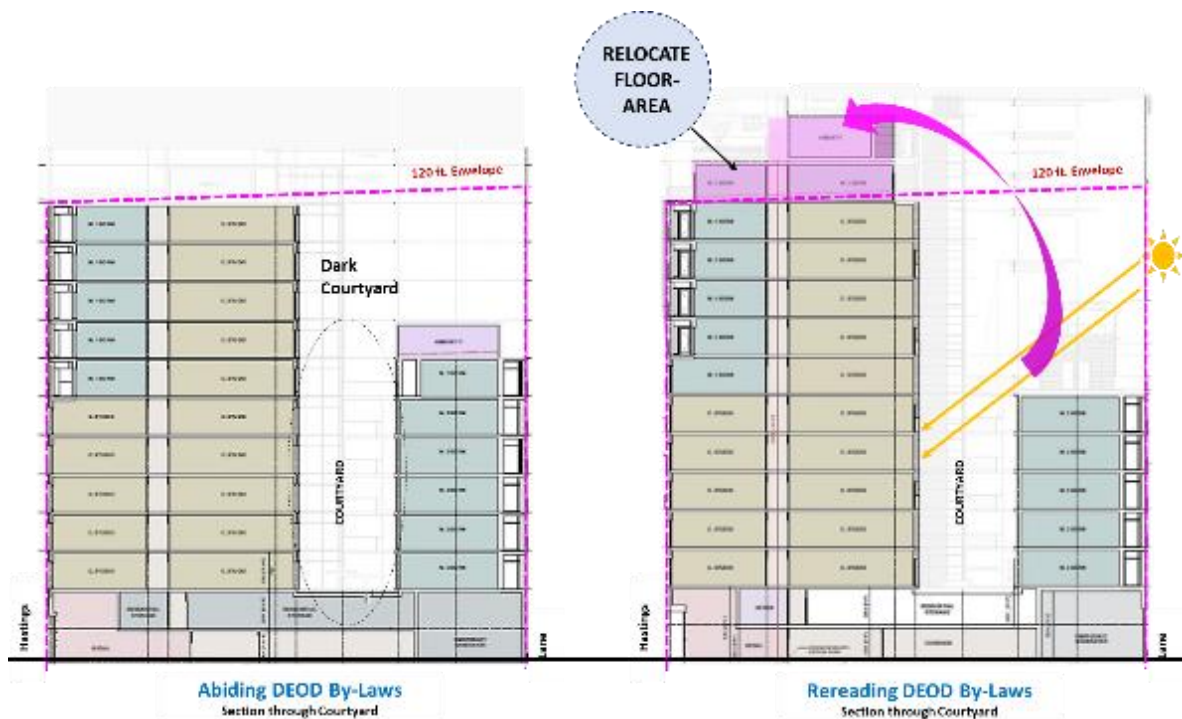
- Two Blocks: North-Block facing Hastings and South-Block facing the lane. The blocks are connected via bridges.
- 25 ft. wide courtyard separating the blocks.

This courtyard scheme impacts livability. To accommodate allowed density and program, while keeping the maximum 120 ft. height-limit, the South-Block needs to be at least 9 storeys. This in turn limits daylight and air into the courtyard and the SRO's light well.

This courtyard scheme is recommended as the viable configuration for the applicant team as well as being the most consistent with achieving the objectives and regulations of the regulatory framework. Additional improvements proposed by the applicant include:

- Relocating some floor-area from the South-Block to the North-Block, resulting in the North-Block being two floors (or approximately 30 ft.) taller than the DEOD 120 ft. height-limit. Relocating two floors off the South-Block allows more sunlight to enter the courtyard and the SRO's light well. This improves the overall livability and neighbourliness toward the SRO next door (See Figure 6 for this floor-area redistribution.); and
- North-Block's topmost floor (14<sup>th</sup> level) is a Longhouse that serves as a roof amenity space.

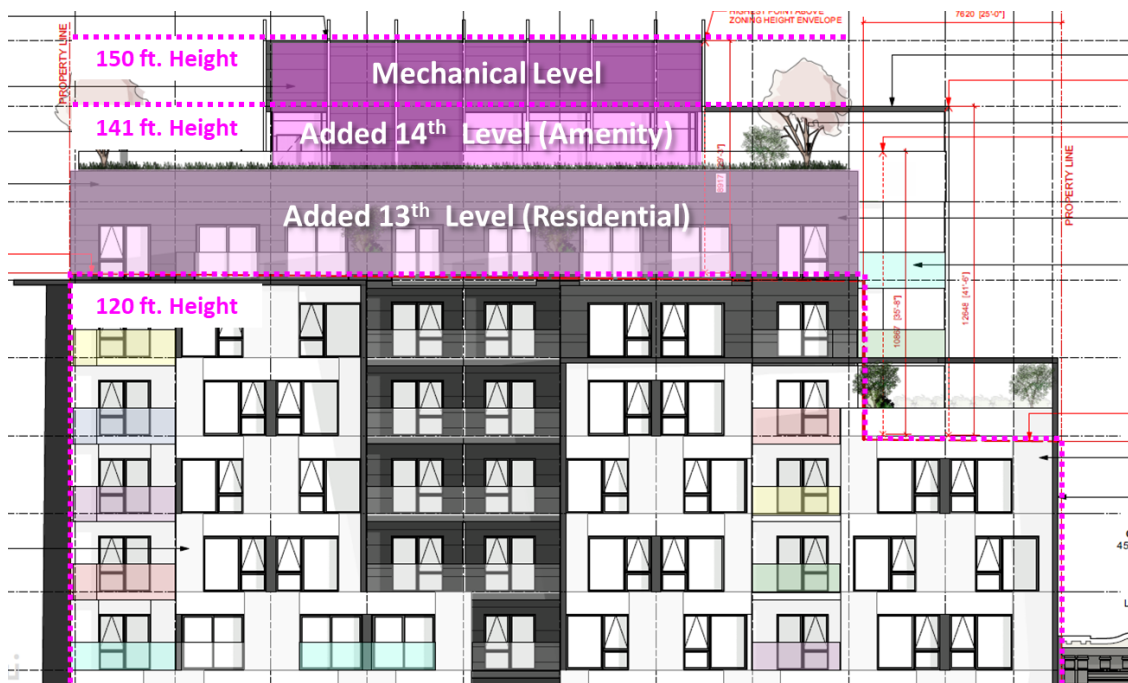
The intention of this floor-area relocation is to reduce the impact and hardships incurred by the site constraints, namely the unconsolidated Southeast corner as demonstrated in Figure 6.



**Figure 6:** Section Comparison shows a building within the prescribed 120 ft. height-limit By-Laws (Left Image) versus the proposed building with floor-area redistributed from the South-Block to the North-Block to allow more sunlight to enter the courtyard (Right Image). This shift improves the livability and usability of the courtyard, the units around the courtyard.

**Staff Review of Applicant's Proposed Response to Height and Massing:**

Proposed Structures above the 120 ft. height are solely at the North-Block. This includes a 13<sup>th</sup> level residential floor; and a 14<sup>th</sup> level amenity-room with attached outdoor space for activities and urban agriculture. Mechanical boxes are located above the 14<sup>th</sup> level, with metal screens around to reduce noise and present a logical “cap” to the building (See Figure 7). The top of the mechanical units is measured at approximately 150 ft., which is the height sought for relaxation. Staff note, when viewed from ground-level, the amenity rooms and mechanical levels, which are above the 120 ft. height, are not visually intrusive (See Figure 8).

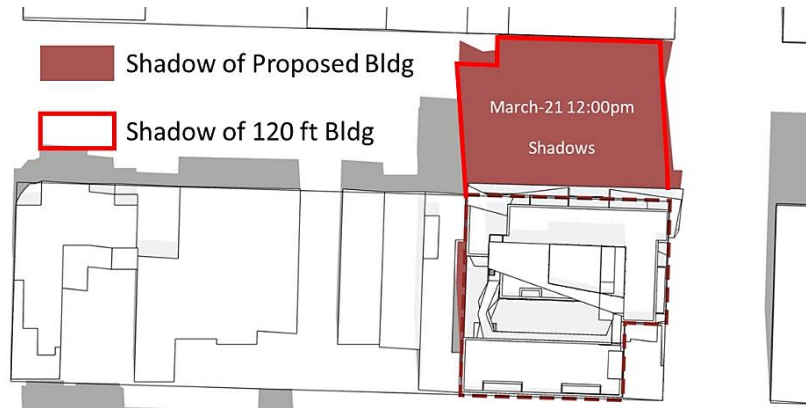


**Figure 7:** Additional floors / height above the 120 ft. height on the North-Block. (Shaded in Pink) The height at the top of the mechanical units is 150 ft. This is the height the relaxation seeks.



**Figure 8:** When viewed from the street, the amenity and mechanical levels are mostly not visible.

The height increased height does cast moderately longer shadows on Hastings Street. However, as shown in Figure 9, the proposed building's shadow has only a moderate impact than one cast by the base 120 ft. DEOD building. This is achieved with floors above the 120 ft. height being notably setback, lessening the additional shadows impacts.



**Figure 9:** This diagram compares a standard 120 ft. tall DEOD building versus the proposed building's shadows.

The building design seeks to achieve the urban design objectives for the DTES and DEOD's. As seen in Figures 10 and 11, the "Twin Sister Mountain Profile" expressed on its Hastings façade ties in with the block's sawtooth roof profile and rhythm. The increased height beyond the 120 ft., accentuates the design guidelines' intention to articulate block-corners. The lowered South-Block also height transitions to the lower-scale Strathcona fabric in a more neighbourly manor. In short, the design is attentive to both Indigenous expression (through the "Twin Sister Mountain Profile") and to the overall DEOD and DTES urban design objectives.



**Figure 10:** The top image shows even with increased height the building ties into the future block's sawtooth profile (shown as the pink dotted-line). The bottom image show lowering the South-Block's height helps with transition to the lower-scale Strathcona.





**Figure 11:** Note how the façade design ties into the block's anticipated sawtooth profile.

**Conclusion to Staff's Review of Proposed Height and Massing:** Staff recommend the Board's consideration of the applicant's proposal to relocate floor-area as shown to improved neighbourhood fit and livability as well as a means to better mitigate impacts on privacy and overlook on adjacent development and to achieve a more viable form of development for the non-profit housing providers.

***Applicant's Proposed Building Character and Public Realm Interface:***

A Social Service Centre and a Retail Unit are proposed along the Hastings Street frontage. High degree of visual porosity is proposed in order to allow the activities in these spaces to animate the sidewalks. More importantly, portraits of various Indigenous matriarchs are featured on the pilasters to establish a link to the area's history prior to European settlement. The residential entry is off Jackson, as the ground-level façade design transitions from a busy commercial environment to a quieter residential texture of the Strathcona Neighbourhood. See Figure 12 for some of the proposed ground level treatments as seen from the corner of Hastings Street and Jackson Avenue.



**Figure 12:** Portraits of Indigenous matriarchs are featured on the pilasters to establish a link to the area's Indigenous history.

***Staff Review of Applicant's Proposed Building Character and Public Realm Interface:***

Staff recognise that community-focused programming, and not just commercial retail, is important for the DTES neighbourhood. The project's proposed Social Service Space meets that criterion. Furthermore, the portraits of the Indigenous matriarchs add a storytelling element to the public space and support objectives for indigenous place making in the DTES Plan. This intent is, in part, to lead to a better understanding of the history and space (the ground) this building, neighbourhood and City is built upon. The proposed ground-level programming, activities and imagery of Indigenous history help the building function as a social node in the wider DTES neighbourhood. Overall, the applicant's treatment of the ground-level façade presents a mode of engaging with the pedestrian realm and invites the passerby to pause to engage with the matriarchs' portraits.

***Applicant's Response and Staff Review of Urban Agriculture Guidelines for the Private Realm (2009):***

Staff are supportive of the landscape strategies being proposed. The landscape strategy is to connect the urban landscape back to the land. To do so, the applicant proposes edible landscapes and Indigenous plant-life at different levels' open-spaces throughout the building. Included in this are opportunities are urban agriculture at the roof-level of the South-Block. See Figure 12 for locations of different landscape elements.



**LANDSCAPE ELEMENTS**

1. Central Courtyard (Level 3)
2. Urban Agriculture Deck (Level 8)
3. Urban Agriculture Amenity Shed
4. East Bridges (Level 4 - 8)
5. West Bridges (Level 5 - 7)
6. Wellness Deck (Level 11)
7. Outdoor Natural Play Space (Level 14)
8. Longhouse + Outdoor Amenity Spaces (Level 14)

**Figure 12:** Various landscape elements distributed throughout the building on different segments of open-spaces.

Staff suggest that certain aspects of the landscape treatment could be refined. This is outlined in the Standard Landscape Conditions in Appendix A.

***Applicant's Response to City of Reconciliation Framework (2014) and Truth, Reconciliation Commission Calls to Action (2016):***

While the City of Reconciliation Framework and Truth and Reconciliation Commission Calls to Action do not specify any particular ways Indigeneity can be expressed through architecture, 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 of space, as opposed to the *DTES Plan*, and *DEOD By-Laws and Design Guidelines* which recommend building façades more indicative to Classical Western architectural language. In particular, the “lighter colour” portion on the Hastings façade is slightly protrudes to form an abstract outline of the Twin Sisters peaks (Ch’ich’iyuy Elxwíkn), significant to some Pacific Northwest Indigenous peoples. This mountain profile formed by the “lighter portions” can be read as a more culturally attentive interpretation of the DEOD and DTES’ overall block-level urban design objective of presenting a sawtooth profile.

The applicant is also cognizant of the DEOD and DTES’s block-scale urban design objective of emphasizing the 120 ft. height-datum. To do this, portions of the building above the 120 ft. height are setback by approximately 6 ft. Finer-grain engagement with Indigenous spatiality and place-making can also be seen in the way the window placement alternates floor to floor. This feature along with the white cladding panels create a woven pattern that references the traditional weave-baskets. See Figure 13 for the proposed façade as well as other architectural responses.



**Figure 13:** Instead of the more conventional array of vertical-volumes and tripartite order of base / mid-shaft / top used for façade composition, the applicant presents a profile of the Twin-Sisters Mountains, represented by the White portions of the façade.

***Staff Review of Applicant’s Response to City of Reconciliation Framework (2014) and Truth, Reconciliation Commission Calls to Action (2016):***

Staff support the projects uses, users and services provided as well as the applicant’s interpretation of the DEOD and DTES Design Objectives through an architectural expression. The proposal demonstrates a deeper connection to Indigenous culture; particularly, the way the applicant’s incorporated “mountain-peaks and valleys” into the façade to approximate the vertical volumes used to break up horizontality and bulk in larger DTES buildings.



***Applicant's Response to High Density Housing for Families with Children Guidelines (1992):***

The intent of these *Guidelines* is to ensure a baseline minimum standard of livability for a range of ages and users. The moves both in building massing and the provision of on-site open space and amenity space correspond to these objectives. In terms of units within the proposed building, all units have access to natural light and air, and most floors have access to the various communal indoor amenity spaces. A shared rooftop communal space – in Longhouse form – with urban agriculture is also provided.

***Staff Review of Applicant's Response High Density Housing for Families with Children Guidelines (1992):***

Aligning with the *Guidelines*, Staff note the amenity space provided are adequate. The roof-level outdoor space and Longhouse is especially important for the future residents, as the DTES is an area of Vancouver, which housing still currently lacks adequate private but shared outdoor spaces. However, refinements to the general livability can be address in:

- Recommended Condition 1.4 recommends improving the privacy for the units. This includes addressing privacy concerns for the three Ground-Level City Homes Units fronting on Jackson Avenue, as well as for units facing the courtyard. This condition also addresses the livability of some of the units, particularly to discourage the use of Murphy-Beds.

Recommended Standard Housing Condition A.1.21 recommends reconfiguring some studios' layouts to avoid the use of Murphy-Beds, and general interior layouts to not hinder entry of natural light and air. Staff evaluate the application to substantially achieve the objectives of the *High Density Housing for Families with Children Guidelines (1992)*.

***Applicant's Response and Staff Review of Housing Vancouver Strategy and Action Plan (2017) and Housing Affordability Policies:***

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 Recommended Condition 1.1.

The affordability of the project includes at least one third (56 units) of the 172 social housing units will 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. The rents and affordability for the remaining two-thirds (116 units) will be for households making below the BC Housing's Housing Income Limits (HILs), and the BC Housing Middle Income Limits (MILS). The



leaseholders will have long-term leases (99 years), and will pay monthly payments to the Aboriginal Land Trust, who remains the fee simple owner of the land and building on title, and their conventional lender. Their total monthly payments will be no more than 30% of their gross household income which meets the City of Vancouver definition of affordable.

The 172 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 June 30, 2021

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
<b>Social, Supportive, and Co-op Housing Units</b>	12,000	6,474

*\*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

• **Conclusion:**

Staff recommend approval of this application based on consideration of all applicable regulations, guidelines and policies and these Conditions of Approval. Consideration of the proposed height is granted to the Development Permit Board by Section 1.3 of the ODP based on evaluation for site-specific hardship. All other relaxations and discretionary increases as well as uses fall within the limits prescribed by the DEOD ODP and related regulatory framework. The application achieves objectives in providing much needed housing and community amenity and services in a more livable arrangement for a vulnerable population.

In particular, community objectives and urban design performance are improved in at least three ways:

- Increased Livability: A lowered south-block brings more natural light into the courtyard and units. This benefits the building's residents as well as its neighbours at the SRO facing the light well;
- Housing Goals: The increased height allows the applicant to meet the necessary unit-count to account for project feasibility, while also being able to get more sunlight into the courtyard and units, and make for better relations to their neighbours. It is important to again note this is non-profit social housing, where feasibility necessitates a certain unit-count and mix; and
- Landscape Connection: The extra-height allows for the long-house to be sited at the topmost level with direct visual access to the North shore Mountain's Twin Sisters peaks. As the applicant stated in their application-package, visual connection with the Twin Sisters is important as the peaks represent sisters, a symbol of peace and reconciliation. It is connecting back with the landscape – the ground.

To reiterate, the height relaxation considered here is based on the unique site constraints including geometry and the neighbouring developments. As such, staff recommend consideration of the relaxation based on the provisions of Section 1.3 of the DEOD and Section 2 of the Zoning and Development By-law. Consideration can be for more than a proposed building's conformity to the prescribed massing envelope. In this instance, this proposal reinforces the DEOD, DTES and the City of Reconciliation's framework in creating partnerships with Indigenous peoples, especially women and elders, to provide much needed housing solutions as well as being a locus for new social and cultural connections.

## URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on July 7<sup>th</sup>, 2021, and provided the following comments:

### **EVALUATION: Support with recommendations ( 6/0 )**

Development Planner, Patrick Chan began by informing the Urban Design Panel the reason for this UDP Session is because the project is seeking relaxations for height and density-distribution, and this UDP Session is an opportunity for peers to dialogue new ways to interpret the by-laws in order to better align the project with notions of social and spatial equity.

Following this, Mr. Chan notes it is important to “ground” a project – to critically examine the physical and non-physical contexts a project is situated within. Through critical examination, find ways to ‘use’ the existing by-laws differently in order to produce a building-form that is kinder to its residents and the neighbours/neighbourhood. Mr. Chan then begins to look at the ground / site itself – particularly how the site constraints that can hinder livability. He notes the unconsolidated two-storey lot/building at the SE Corner makes it difficult for the proposed building to take on a more typical “L-Shape” footprint with a double-loaded corridor wing extending the span of the site’s Jackson Avenue frontage. There is also a light well at the existing SRO to the site’s immediate west, which means comparable negative volume must be provided to ensure some degree of livability for the SRO residents. With these constraints, the resultant building footprint takes an Enclosed Courtyard Form with a North-Block facing Hastings, and South-Block facing the lane. However, if the building is to not exceed the DEOD’s 120 ft. height, the South-Block itself will need to be built to Nine-Storeys. This limits the amount of sunlight into the courtyard and the neighbouring SRO’s light well, and presents a high wall against the lower scale Strathcona Neighbourhood across the lane.

To mitigate the abovementioned impacts of livability and neighbourly transitions of scale, the applicant proposes to transfer two floors from the South-Block to the North-Block, thereby making the North-Block two storeys more than the permitted 120 ft. height. This relocation of floor-area allows more light into the courtyard and the SRO’s light well. Furthermore, relaxing the height means the applicant does not have to choose between ‘losing’ units on the South-Block to allow more light in, versus keeping the units (thus making it economically viable) but reducing light. Additionally, the extra height allows the long-house amenity-room to be placed at the highest roof-level where there is direct visual access to the North shore Twin Peak Mountains. This visual connection is important because the Twin Peaks represent sisters, which in turn is a symbol of peace and reconciliation.

Mr. Chan points out three sections of By-Laws can enable this floor-area relocation, thus height relaxation:

- DEOD Section 1.3: The DEOD By-Law itself allows height to be differently interpreted. Relaxations may be given if literal enforcement of the by-law (height in this case) results in unnecessary hardship. As discussed, without the consolidation of the SE-Corner, the courtyard-scheme that can pose livability issues for residents and neighbours. Negative impacts on livability can be considered as a form of hardship. Relocating the floor-area from the South-Block to the North-Block may help relieve some of the livability-impacts, thus reducing the associated hardship.
- ZDBL Section 5.1.1: The Zoning and Development By-Law’s section on relaxation has similar wording to the DEOD, in terms of relieving undue hardship.
- ZDBL Section 2: The definition of hardship in the ZDBL is “hardship that results from a site’s peculiar circumstance”. And the unconsolidated SE-Corner is a peculiar site condition that can generate hardship.

One can suggest using relaxations to advance this project as addressing some objectives within the rubric of reconciliation. Particularly through how staff can shift the manner they administer the by-laws to make it more amenable to addressing homelessness and affordability.

Mr. Chan then emphasized that despite the height-increase, the DEOD and DTES' Urban Design Objectives (e.g., Sawtooth Roof Profile and attentiveness to context) are still well-expressed. Mr. Chan then passed the presentation over to the applicant to elaborate more on the innovative housing model proposed, the cultural inspirations for the cultural responses that addresses Indigenous place-making.

Advice from the Panel on this application is sought on the following:

Massing + Increased Height

- Proposed height increase / massing's efficacy in maintaining / improving the neighbourly relations.
- Proposed height increase / massing's capacity to address the DEOD Urban Design Objectives.
- Proposed height increase / massing's success in expanding the interpretation of the DEOD Design Objectives to advance social / spatial equity.

Livability + Usability

- Units' access to private outdoors space and shared amenity-spaces.
- Privacy measures provided within the subject-building and privacy for neighbours.

Interface with Public Realm

- Programming and design of the ground-level uses (both Hastings and Jackson frontages) in terms of their public realm interface.
- Wayfinding for both the Social Enterprise Space and Residential Entry, with a note on how wayfinding contributes to building identity and pedestrian realm.

Applicant's Introductory Comments:

Steven Mancer, TERRA Social Purpose Developer began by introducing the leasehold ownership model of this project.

- As per the DEOD bylaws, 1/3 of the units will be core shelter rate units. And those are so 56 of them will be studios, and they will be operated by a Terra Women's Resource society, and they will be provided to elder Indigenous women who currently reside in the Downtown Eastside.
- The remainder of the units are an innovative form of affordable leasehold homeownership. A resident purchases up to half of their home on a leasehold interest and then rents the other half from the Aboriginal land trust (ALT), which is a non-profit society. The combined amount of the residents monthly rent and their mortgage payment for the half that they own combined will not exceed 30% of their household income, which is in line with the City of Vancouver's rent income policies. Of those units, want to ensure they are affordable and targeted to people who live in Vancouver and whose incomes are not sufficient to purchase.
- Because this project is leasehold and not strata, the affordability in those units will remain forever. The strata units turn over to whoever comes along and wants to buy them but with the leasehold, it avoids market speculation and have the ability to prioritize Indigenous buyers. This ownership model can act as a stepping stone to full homeownership: Somebody comes in; lives there for a while; pays out some of the mortgage; gain a little equity; and then are able to take that equity and buy into a more traditional home ownership model or do something else with it entirely. This renting and ownership model is something that has not existed in Vancouver before.

Chief Ian Campbell, Chief of the Squamish First Nation, shared the history of the land on which the project is situated and about the story of naming the project which refers to the Twin Sisters.

- The inspiration for this project is looking at the history of our matriarchs. This is an opportunity

to showcase the beauty and strength of these matriarchs especially in an era of murdered and missing Indigenous women across this country.

- The visible presence of these twin sisters on the North Shore mountains from the project, as well as the reference to the twin sisters and celebration of women reflected in the building design, will really help us mature as a society and move forward together.
- Acknowledged the steps that the City of Vancouver has taken around reconciliation. Acknowledged all the partners in this project for reframing these relationships and looking at it through a new and exciting lens that's based on ancient traditions.
- It's really drawing from traditional knowledge and applying it in a modern context in a project like this that I (Chief Campbell) hope will continue to be the trajectory and the trend of us moving forward.

Jennifer Marshall, Architect Urban Arts Architecture, shared the key inspirations for the design of the project:

- 1) A place to share and practice Indigenous culture, particularly MST.
- 2) Creating safe homes for Indigenous women and families.
- 3) Creating joyful non-institutional space that is important for many of the residents of this building- our survivors. Particularly core housing is often offered to people in economic situations that can be very triggering and stressful. We are making an effort to bring a sense of shelter, kindness and femininity to create a nurturing and non- institutional space.
- 4) Maximizing livability and opportunities to connect to nature and views and most important to create places for social connection and wellness.
- 5) Location is at the top of the knoll where the land rises higher at the point between the rest of Vancouver and the downtown Peninsula. This is a wonderful opportunity to create a gateway. In addition, a priority for us is to be a good neighbor.
- 6) Other things that have shaped the building is to create an engaging enlivened streetscape and to contribute to the Hastings Street wall. This can be realized by having the Aboriginal Land Trust develop a series of buildings, dedicated to supporting Indigenous people, throughout the Downtown Eastside. We have already picked up on things that we're doing at the project at Columbia and Hastings with ALT, but will also want to have this building be its own unique place as well.
- 7) Of note is to bring awareness to the Urban Design Panel and for the City of Vancouver to think about the public realm opportunities on the Hastings corridor between Commercial Drive and Carroll St and Abbot. Especially on what the city can do around reconciliation and recognizing this historic part of the city for Indigenous people. The aspiration is to create a significant Indigenous presence at the same time as a very modern and lively building.
- 8) The design responds to the inspirations that Chief Campbell has shared can be found on the pilasters that are wrapped with interpretive graphics and text about the MST matriarchs. This is to honour and celebrate them through directly communicating about Indigenous history with the city and its citizens.
- 9) The facade presents as woven-pattern. This created by how the windows are positioned back

and forth on the façade and using different colours to form a basket weave pattern. Additionally, the Juliet balconies project in and out of the facade.

- 10) There are two exposed parti-walls on Jackson St. The plan is to incorporate Indigenous art onto those walls.
- 11) To maximize livability for the project, all units are fully adaptable to accommodate residents of all abilities and all either have a deck or Juliet balcony with big sliders to enable light penetration and fresh air.
- 12) From Pender looking back towards Hastings St on Jackson St, there are two large scale graphic walls with Coast Salish design to proclaim the building's indigeneity in an overt way. We will be working with MST artists on the design.
- 13) The exterior stairs and bridges and walkways connect all residential levels and landscaped decks with continuous and meaningful outdoor routes. Supporting a healthy and active way to access building amenities and circulate through the building can better contribute to a sense of community and engage with neighbours.
- 14) Enhancing the public realm experience at both Hastings and Jackson helps create a positive streetscape that is designed to meet the needs of both the downtown eastside residents and to establish a link with the history of this place prior to European settlement.
- 15) Proposing a planter from the street corner along Jackson to the residential entry to give a buffer to the residential units.
- 16) Developing a signage plan that creates legible wayfinding for both the residential entry and the Hastings Street storefront.
- 17) The additional height has minimal impact on the shadow.

Kristin Defer, Landscape Architect presented the landscape on this project.

Some key points:

- Emphasizing the views outwards to the surrounding environment.
- Native plants of BC will be used for the project, important to the traditions of the people that have been here for many years
- Providing bird and insect habitats
- The goal is to create spaces for habitat within the city with a flat palette and contributing to the forest corridor of downtown Vancouver, extending the bio habitat of the area. So the plant palette and landscape is designed together as a whole, one chance to reconnect the city with the forest nature with the people and the people with each other.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by MS. MARCEAU and seconded by MR. DAVIES and was the decision of the Urban Design Panel:

THAT the Panel SUPPORTS the project with the following recommendations to be reviewed by City Staff:

1. Design development to mitigate privacy concerns along ground level residential units on Jackson St.

2. Design development to enhance expression of social services entry along Hastings St.

Panel Commentary

- Panel appreciates the transformative nature of the project and its benefit to the city and community
- Panel supports the height and density.
- Panel appreciates the natural lighting coming in through the corridor.
- Panel supports the murals and portraits of the matriarchs.
- Panel noted concerns over the ground level residential units on Jackson St. It was just suggested to have some substantial planting on the residential frontage on Jason St to allow for screening of the living spaces.
- Panel suggested design development to improve the privacy and livability of the streets both at the residential units at grade and at the court yard.
- Panel supports the sustainability measures and provision of cooling for this project.
- Panel suggests mitigating privacy between units in the court yard.
- Panel noted privacy concerns on the walkways, suggesting to provide some measure of screening from direct view across from the walkway into the units on the other side.
- Panel supports the landscaping on the rooftop.
- Panel suggested a stronger announcement and presence for social programs fronting onto Hastings St.
- Panel appreciates the unique home ownership model proposed.
- Panel appreciates the application of colour and modulation of the window patterning on the facades.
- Panel noted main residential entrance could benefit from additional visibility.

**Applicant's Response:** The applicant team thanked the panel for their comments.

## **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 CPTED are contained in the prior-to conditions noted in Appendix A attached to this report.

## **DOWNTOWN EASTSIDE PLANNING**

Downtown Eastside Planning group can confirm support for this project and recommend the Development Permit Board consider granting a relaxation of the permitted height. This project contributes many benefits to the local vulnerable community particularly the Indigenous community. It will improve their lives and provide additional ways to deliver affordable housing options for all residents, and to support local serving commerce, social services and cultural activities where all feel welcome, valued and at home.

## **HOUSING REGULATION**

The recommendations of Housing Regulation are contained in the Recommended Conditions of this report and in the prior-to conditions noted in Appendix A attached to this report.

## **BUILDING REVIEW BRANCH**

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

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

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

## **NOTIFICATION**

A development permit information sign was installed and confirmed on the site July 2, 2021. Additionally, on June 29, 2021, 152 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 574 emails to registered community members and 66 to registered Community Groups. The postcard and the development application materials were posted online at [shapeyourcity.ca](https://shapeyourcity.ca).

A virtual open house was held Monday, July 2, 2021, to Sunday, July 16, 2021. In summary from the online event 166 people visited the event website and 19 comments were received, 15 in support and 4 with a mixed position.

In addition, one question was asked and 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.

It also requires the Board to consider a By-law relaxation for Height per Section 1.3 of the Official Development Plan. The Staff Committee supports the relaxation proposed.

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



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J. Greer  
Chair, Development Permit Staff Committee



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P. Chan  
Development Planner



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K. Hsieh  
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 design development to maintain proposed setbacks on all levels as the minimum, and not increase the building's height, at subsequent phases of the permitting processes;

**Note to Applicant:** While Staff are supportive of height increase, care should be taken not to further impact the surrounding area (E.g. shadowing on Hastings Street and/or overlook issues). Mechanical units and screens above the amenity roof-level (around 141 ft. height) should also remain visually unobtrusive.

- A.1.2 provision of updated FSR verification sheets;

**Note to Applicant:** These should include dimensions and floor areas of balconies and identify each thermal wall type as confirmed by a Building Envelope Professional. See also Recommended Condition 1.2 and Standard Condition A.1.7.

- A.1.3 compliance with Section 11.10 (Dwelling Units) the Zoning and Development By-law;

**Note to Applicant:** Illustrate dwelling unit measurements and floor area per unit as measure from the inside walls and excluding in-suite storage excluded in floor area. Consider providing a dwelling unit legend key.

- A.1.4 illustration of compliance with *Access of Daylight, View and Ventilation Bulletin*;

**Note to Applicant:** Provide access to daylight illustrations particularly for 2<sup>nd</sup> level bedroom for city Home Units 101, 102 and 103.

- A.1.5 compliance with Section 4 (Parking) of the Parking By-Law;

**Note to Applicant:** Provide a minimum 7 accessible spaces, 9 visitor spaces and reduce the small car spaces to 4 spaces. Refer also to Engineering Condition A.2.9.

- A.1.6 provision of revised drawing package that includes the following:

- i. notation on plans:
  - a. "all signs and/or public art installations is shown for reference only and requires a separate permit"; and
  - b. "all building dimensions, setbacks and yards are measured to the outside of cladding";
- ii. update elevation and roof plans to include geodetic elevations for each floor, roof, and roof structures (mechanical and elevator roof, amenity roof; roof deck guardrail, and architectural appurtenance);

- A.1.7 submission of a signed and sealed Letter from a Building Envelope Consultant confirming and identifying the wall thickness and thermal wall FSR exclusions;
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- A.1.8 submission of 2 original, signed, and sealed survey plan of the site, verified by a British Columbia Land Surveyor;
- A.1.9 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.1.10 submission of Acoustical Report by an acoustical Consultant, to the satisfaction of the Medical Health Officer, which assesses noise impacts on the site and recommends noise mitigation measures to achieve noise criteria;

**Note to Applicant:** Notation shall be indicated on plans confirming that: "The acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with, or amended by, the Medical Health Officer".

- A.1.11 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.1.12 design development to further refine the streetscape and public realm interface by providing different landscape treatment to residential units on the ground floor to distinguish the expression of retail and Social Service Centre. See also Recommended Condition 1.3;
- A.1.13 design development to improve and mitigate the privacy concerns for the ground floor units fronting Jackson Avenue. and units facing the courtyard by providing more layered planting, evergreen shrubs for privacy screening. See also Recommended Condition 1.4;
- A.1.14 provision of complete information and graphic clarification, including but not limited to:
  - i. complete Planting Plans and Plant List, to include and clearly delineate all trees, shrubs and ground covers, symbols and quantities; and
  - ii. additional labels, references and notations as needed to clarify design intent on all landscape plans, sections and details;

**Note to Applicant:** verification of plant materials for screening in front of ground level residential units and units facing the courtyard, etc. Planting proposed on City's boulevard should comply with City of Vancouver Boulevard Gardening Guidelines.

- A.1.15 verification of adequate soil volume for proposed tree planting on structures, the soil depth information provided on Landscape Plan L4.0 is not consistent with the Landscape Sections and Details shown on L6.0-6.1 and L7.0;

**Note to Applicant:** Soil depths should exceed Canadian Landscape Standards, specifically, a minimum of 3 feet of growing medium depth should be provided for all tree plantings.

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- A.1.16 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.

### Crime Prevention Through Environmental Design (CPTED)

- A.1.17 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;

### Housing Regulation

- A.1.18 the design and layout of at least 15% of the dwelling units used for social housing must:

- i. be suitable for family housing;
- ii. include two or more bedrooms; and
- iii. comply with Council’s “High-Density Housing for Families with Children Guidelines”;

- A.1.19 maintain the proposed unit mix, including 105 studio units (61%), 40 one-bedroom units (23.2%), a minimum of 27 two-bedroom units (15.6%) are to be included in development application drawings;

**Note to Applicant:** The unit mix may only be varied at the discretion of the Director of Planning or Development Permit Board.

- A.1.20 design development and/or confirmation of alignment with the High-Density Housing for Families with Children Guidelines, including:

- ii. the indoor amenity washroom on level 14 is accessible and equipped with a baby change table, and that the common washroom on level 8 is accessible;
  - iii. a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); and
  - iv. the outdoor amenity play area on level 14 includes nearby seating with direct visual access to the play area;
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A.1.21 design development to improve livability of the studio units geared for seniors supportive housing;

**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 12 to 15, and the North 76 feet of Lot 16, all of Block 70, District Lot 196, Plan 196 to create a single parcel;

A.2.2 submission of a canopy application may be required should the encroaching structure(s) (Prefinished Metal canopy fascia, and Stained wood canopy soffit) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-law;

**Note to Applicant:** The proposed canopy at the corner of Hastings Street and Jackson Avenue is required to be setback 2 feet from the curb. 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.2.3 delete proposed “Prefinished Aluminum Architectural Fin” and “Prefinished Perforated Coloured Metal Angled Juliet Guards” that are shown encroaching onto City Property;

A.2.4 provision of City building grades (BG) to be shown on the site plan and landscape plans. The following building grade is to be corrected:

- i. sheet A.012, a BG on Hastings Street (22.05m) is incorrectly located on the plan by approximately 0.63m;

**Note to Applicant:** See building grade plan (BG-2021-00024) for correct dimensioning.

A.2.5 provision of Design Elevations (DE) is required at all new entrances. Ensure that all design elevations are shown on the site and landscape plans and are located on the property line adjacent to all entrances including vehicle and pedestrian;

**Note to Applicant:** A detailed example will be provided.

A.2.6 submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for in this development permit. Where a design or detail is not available, make note of the improvement on the site and/or landscape plans. The landscape plan is to include the following:

- i. a note that says: ‘This plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.’;
- ii. delete the proposed irrigation that is shown on street right of way;

**Note to Applicant:** Refer to sheet L5.0.

- iii. delete proposed grass front boulevard along Hastings Street Front boulevard is to remain as exposed aggregate;

- iv. provision of street improvements along Hastings Street adjacent to the site and appropriate transitions including the following:
  - a. broom finish saw-cut concrete sidewalk from the edge of the front boulevard to the property line; and
  - b. new curb ramp scoring on Hastings Street is to meet current City standards;
- v. provision of street improvements along Jackson Avenue adjacent to the site and appropriate transitions including the following:
  - a. minimum 2.14m (7') wide broom finish saw-cut concrete sidewalk; and
  - b. minimum 1.2m (4') wide front boulevard;

**Note to Applicant:** The front boulevard can remain as grass.

- vi. provision of new or replacement duct bank adjacent to the development site that meets current City's standards. Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure;
- vii. landscape and site plan is to include street furniture, horticulture and public realm amenities. Planting plan must be included showing unique plant symbols for each species and a plant list with scientific name and common name of each species;

**Note to Applicant:** All planting on street rights of way shall be maintained by the adjacent property owner.

- viii. plants shall be planted in such a way as to maintain sightlines and not encroach on the sidewalk, street, lane, and/or bike lane according to City of Vancouver standards as follows:
  - a. all plant material within the same continuous planting area which is located on street right of way within 10m, measured from the corner, of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas, shall not exceed a mature height of 0.6m, measured from the sidewalk;
  - b. all plant material within the street right of way that is located outside of the areas described in the bullet above shall not exceed a mature height of 1m, measured from the sidewalk; and
  - c. provision of 0.45m buffer of low groundcover in planting beds adjacent to sidewalks;

**Note to Applicant:** Refer to City of Vancouver Boulevard Gardening Guidelines for more information on boulevard planting.

- A.2.7 provision of separate rooms for residential and commercial garbage/recycling is required;
  - A.2.8 provision of improved access and design of bicycle parking and compliance with the Bicycle Parking Design Supplement, including provision of the following:
    - i. automatic door openers for all doors on the route providing access to Class A bicycle storage; and
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- ii. design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances;

**Note to Applicant:** Racks must be usable for all ages and abilities.

- A.2.9 provision and maintenance of parking, loading, bicycle, and passenger loading spaces in accordance with the requirements of the Vancouver Parking By-Law;

**Note to Applicant:** Currently the accessible and visitor parking requirements are not being met.

- A.2.10 provision of improved access and design of loading spaces and compliance with the Parking and Loading Design Supplement, including provision of the following:

- i. 3.5m of vertical clearance is required for access and maneuvering to Class B loading spaces;

**Note to Applicant:** Update drawing A.203 to show the required vertical clearance.

- ii. convenient, internal, stair-free loading access to/from all site uses; and
- iii. relocate passenger loading to a location near the elevator core;

- A.2.11 provision of improved access and design of the parkade layout and compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including provision of the following:

- i. improved two way flow for vehicles on the ramp and in the parking areas through provision of parabolic mirrors at the main ramp and throughout parkade to improve visibility; and
- ii. confirmation that 2.3m (7' 6 ½") of vertical clearance is provided for access and maneuvering to all disability spaces;

**Note to Applicant:** Overhead projections into disability spaces are not permitted.

- A.2.12 provision of the following information as part of the drawing submission to facilitate a complete Transportation review and may result in additional conditions:

- i. a complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and end-of-trip facilities, passenger loading and the number of spaces being provided;
  - ii. all types of parking and loading spaces individually numbered, and labelled on the drawings;
  - iii. dimension of columns and column encroachments into parking stalls;
  - iv. identification of all columns in the parking layouts;
  - v. dimensions of additional setbacks for parking spaces due to columns and walls;
  - vi. dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates;
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- vii. section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions;
- viii. areas of minimum vertical clearances labelled on parking levels;
- ix. design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances; and

**Note to Applicant:** The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- x. indication of the stair-free access route from the Class A bicycle spaces to reach the outside;

**Note to Applicant:** Stair ramps are not generally acceptable.

- A.2.13 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.2.14 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.2.15 submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:

- i. the Key Plan shall 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](mailto:umb@vancouver.ca).

- A.2.16 construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in



compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.

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

**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 arrangements shall be made to 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.
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**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 August 18, 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 complied with on or before **March 31, 2022**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

**B.2 Conditions of Development Permit:**

- B.2.1 All residential floor area must be used for social housing.
- B.2.2 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.2.3 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.2.4 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.5 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12<sup>th</sup> floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.6 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e.
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consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

- B.2.7 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.**

## BUILDING REVIEW BRANCH COMMENTS

The following comments are based on the preliminary drawings prepared by Urban Arts Architecture Inc., dated May 12, 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>.

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

1. **\*This project requires the services of a registered architect. Architectural Schedule B and sealed drawings should be submitted.**
2. **\*The proposed building exceeded 18 m from grade to the uppermost floor level of the top storey, high building measures shall apply to this building.**
3. It is unclear if accessible parking stalls are provided for Social Service Centre and Retail suite. If accessible parking stalls are provided for those suites, accessible path of travel from accessible parking to the building entrance must be provided. It is noted the elevators provided accessed to residential lobby. Mixed users access to residential lobby may not be permitted by other work groups.
4. According to 3.3.7.7.(3), the stair shaft, at the northeast corner, serving the storage garage shall terminate at level 1. The stair serving upgrade and below grade shall be separated.
5. **\*Units 101 and 102 are located in a dead end corridor greater than 6 m.**
6. The Retail and Social Service Centre are located in a dead end corridor greater than 6m.
7. Level 3 courtyard is an occupied roof deck as well as access to exit. Please ensure the minimum required width for access to exit and accessible path of travel are unobstructed.
8. **\*The exterior walkway serving Units 418 to 421 does not comply to the provisions of exterior exit passageway, 3.4.1.5. and 3.4.4.3.**
9. **\*Roof garden on Level 8 shall conform to 3.3.1.3. and shall be provided with two means of egress.**
10. **\*Every exit shall be fire separated from the remainder of the building, per 3.4.4.1. Stair 2 does not conform to the bylaw at Level 14, Level 12, and Level 3. Exit discharging to a floor area is not permitted.**
11. Combustible wood canopy soffit shall conform to 3.1.5.24.
12. 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.

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