
41 W Pender Street (COMPLETE APPLICATION)
DP-2023-00534 – DD Sub-area C2

JTP/BC/LC/JRB

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

M. Au (Chair), Development Services
D. Lee, Engineering Services
K. Spaans, Urban Design
M. So, Development Services

Also Present:

J.T. Park, Urban Design
B. Casidy, Development Services
L. Chang, Landscape Planning
L. Brunn, Housing Regulation
J. Borsa, Development Services
P. Cheng, Urban Design

APPLICANT:

Carscadden Stokes McDonald Architects Inc.
310-1930 Pandora Street
Vancouver, BC V5L 0C7

PROPERTY OWNER:

City of Vancouver
C/O Property Tax Office
PO BOX 7747 Stn Terminal
Vancouver, BC V6B 8R1

EXECUTIVE SUMMARY

- **Proposal:** To add and alter the existing 4 storey warehouse building with the addition of 2 storeys, and to change the use to retail and residential containing 40 dwelling units (Social Housing).

This application is being processed through the Social Housing and 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

● **Issues:**

1. Change of Use; from commercial warehouse to ground floor retail and 40 dwelling units.

- **Urban Design Panel:** n/a
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2023-00534 submitted, the plans and information forming a part thereof, thereby permitting the development to add and alter the existing 4 storey warehouse building with the addition of 2 storeys, and to change the use to retail and residential containing 40 dwelling units (Social Housing), 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 and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all dwelling units to be used for social housing for a term equal to the longer of 60 years and the life of the building, subject to the following terms and conditions:
 - i. a no separate sales covenant (which will require all such units to be contained within a single air space parcel for the longer of 60 years and the life of the building, whichever is greater);
 - ii. a no stratification covenant;
 - iii. a provision that none of the dwelling units in the building be rented for less than one month at a time;
 - iv. a requirement that not less than one-third of the social housing units are occupied by persons eligible for either Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance and that the target rents for half of the remaining dwelling units (13 dwelling units) are to be no more than 30% of household income for rent to households with incomes below the housing income limits as set out in the current "Housing Income Limits" (HILs) table published by the British Columbia Housing Management Commission or equivalent publication;
 - v. a requirement that all units comply with the definition of "social housing" in Vancouver Development Cost Levy By-law No. 9755; and
 - vi. such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require. Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into with the City by by-law enacted pursuant to Section 565.2 of the Vancouver Charter;
- 1.2 design development to better meet the Victoria Square Guidelines by following:
 - i. provision of lower storefront cornice; and
 - ii. provision of generous, continuous and effective weather protection along West Pender Street frontage.

Note to applicant: Minimum depth of 1.8 m (6 ft.) is recommended. Elevation and building section requires coordination. Canopies projecting beyond the property-lines must be demountable and meet the requirements of the Building By-Law. A canopy application will be required to be submitted to Engineering Services for a separate review

process. See also, Standard Engineering Condition A.2.14. It should also be noted that site is located within the “actively promoted” area as per Central Area Pedestrian Weather Protection guidelines.

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

• **Technical Analysis:**

		Technical review for:		41 West Pender St.										
		Permitted/Required Per DD (C2):		Approved per DP-2019-00084:					Proposed:					
¹ Site Size				50 x 120					50 x 120					
¹ Site Area		6,002.00 ft ²		6,002.00 ft ²					6,002.00 ft ²					
Use		Sec. Mkt Rental Dwelling/ Retail / Office		Sec. Mkt Rental Dwelling/ Retail / Office					Sec. Mkt Rental Dwelling/ Retail / Office					
² FSR		6		5.72					5.52					
Floor Area Less Exclusions	Permitted Floor Area	30,010.00	ft ²	Dwelling Area	18,514.50		ft ²	Dwelling Area	30,052.00		ft ²			
				Office	9,939.50		ft ²	Office	0.00		ft ²			
	At discretion of DP Board (6.0 FSR)	36,012.00	ft ²	Retail	5,872.00		ft ²	Retail	3,107.00		ft ²			
				Total	34,326.00		ft ²	Total	33,159.00		ft ²			
Exclusions	Max open balcony (8% FSR)	2,880.96	ft ²	Open balcony	433.50		ft ²	Open balcony	1,745.00		ft ²			
	Amenity (20% FSR)	7,202.40	ft ²	Amenity	2,902.50		ft ²	Amenity	2,430.00		ft ²			
³ Height	Max. Height	75.13	ft	Height	89.50		ft	Height	79.65		ft			
	At discretion of DP Board	104.99	ft	# of Storeys	6			# of Storeys	6					
⁴ Parking	Residential	Min.	0	Residential	Std.	0	Residential	Std.	0					
		Accessible	2		Accessible	0		Accessible	1					
		Max. Small car (25%)	0		Small	0		Small	0					
		visitor 0.05 spaces per unit	0		visitor	0		visitor	0					
		Min. Required:	2		Proposed:	0		Proposed:	1					
	Non-residential	Min.	3	Non-residential	Std.	0	Non-residential	Std.	0					
		Accessible	0		Accessible	2		Accessible	1					
		Max. Small car (25%)	0		Small	0		Small	0					
		Min. Required:	3		Proposed:	2		Proposed:	1					
		Total:	5		Total:	2		Total:	2					
⁵ Bicycle	Class	B	A					Class	B	A				
			Min.	Ma x.	Min.				Hor.	Vert.	Locker	O/S	Tot.	
			Hor.	Vert.	Locker	O/S	Tot.							
	Residential:	3	30	9	3	2	30	Residential:	0	17	4	3	0	24
	Retail:	0	1	0	0	0	1	Retail:	0	2	0	0	0	2
Office:	0	0	0	0	0	0	Office:	0	5	4	0	0	9	
Total:	3	31	9	3	2	31	Total:	0	24	8	3	0	35	
⁶ Loading	Class	A	B	C	Class	A	B	C	Class	A	B	C		
	Residential:	0	0	0	Residential:	0	0	0	Residential:	0	0	0		
	Retail:	0	1	0	Retail:	0	1	0	Retail:	0	1	0		
	Office:	0	0	0	Office:	0	0	0	Office:	0	0	0		
Total:	0	1	0	Total:	0	1	0	Total:	0	1	0			
⁷ Unit Mix			Unit Type				Social				Market			
			Studio				0				100%			
			1 bedroom				0				0%			
			2 bedroom				0				0%			
			3 bedroom +				0				0%			
			Total:				0				16 100%			

Notes:

1 Note on Site Size and Site Area: This site is approximately 50.00 feet x 120.00 feet and is 6,002.0 ft². The site is situated with Pender Street to the South and a lane at the rear.

2 Note on FSR and Floor Area: The floor area is calculated per C2 of the DD Official Development Plan (DDODP) which permits a 5.00 FSR. As per Section 4(b) of the DDODP, the DP Board may permit an FSR up to 6.00 if Social Housing comprises 2/3rd of the proposed FSR or Secured Market Rental comprises all of the residential units. The Applicant is proposing 5.43 FSR with all residential units being 100% Social Housing. Standard Condition A.1.3 requires confirmation of proposed floor areas.

3 Note on Height: The building height is calculated per C2 of the DD Official Development Plan which permits a height up to 22.9 m (75.13 ft.). The DP Board may permit a Building Height up to 32 m (105.0 ft.) as per Section 4, Table 1, area 1 of the DDODP. The height taken at the top of the roof level planter is

79.65 feet. The mechanical rooms and roof access structures are allowed to exceed the maximum building height per 10.1 of the Z&D By-law. Standard Condition A.1.5 requires provision of a height calculation and clarification of the planter/guardrail elevations.

⁴ **Note on Parking:** Parking is calculated per Section 4 of the Parking By-law. No standard parking is required. 5 accessible Spaces are required but only 2 have been proposed. Due to site constraints, it is recommended that the 3 additional accessible stalls be relaxed.

⁵ **Note on Bicycles:** Bicycle parking is calculated per Section 6 of the Parking By-law. Standard Condition A.1.5 seeks compliance with Parking By-law including 3 Class B Bicycle spaces and 2 Class A Bicycle lockers.

⁶ **Note on Loading:** This development requires 1 Class B loading spaces for Retail use.

⁷ **Note on Unit Type:** A total of 40 social housing dwelling units are proposed. All dwelling units meet the minimum size of 29.7 sq. m. (320 sq. ft.).

• **Legal Description**

Lot: 1
 Block: 29
 District Lot: 541
 Plan: EPP95838

• **History of Application:**

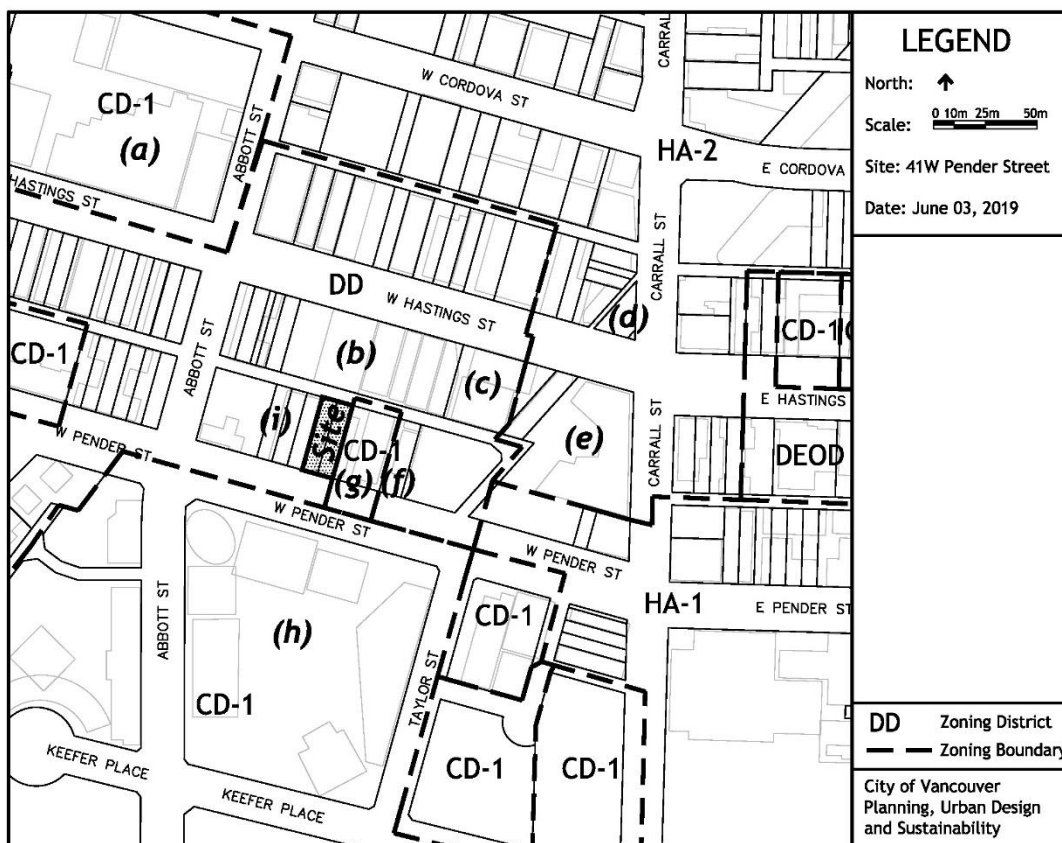
07/07/23 Complete DP submitted
 27/09/23 DP Staff Committee

• **Site:** The site is located mid-block on the north side of West Pender Street, between Abbott and Carrall Streets. This 6,002 sq. ft. site has a frontage of 50 ft. on West Pender Street and a depth of 120 ft. The site is comprised of two legal lots and is currently occupied by a 4 storey commercial warehouse building. Site is within the Victory Square Policy Area.

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

- a) 103 Cordova Street (“Woodward’s Building”): Mixed-use development with a 32-storey market strata tower and social housing c. 2009;
- b) 58 W Hastings Street: Approved DP application for a 10-storey mixed-use building with 230 social housing units;
- c) 20 W Hastings Street (“Portland Hotel”): 10-storey building with 88 supportive housing units;
- d) 399 Carrall Street (“Pioneer Place - Pigeon Park”): Popular Downtown Eastside gathering place;
- e) 425 Carrall Street (“BC Electric Building”);
- f) 31 W Pender Street (“Skwachàys Lodge”): 4-storey heritage Class “B” building;
- g) 33 W Pender Street (“Loft 33”): 9-storey market strata residential building c. 2009;
- h) 88 W Pender Street (“International Village”): Retail, cinema and residential complex; and
- i) 83 W Pender Street: 6-storey heritage Class “B” building.

Figure 1: Context Map



• **Background:**

On November 25, 2022, the City of Vancouver's Non-Market Housing Development and Operations (formerly known as Vancouver Affordable Housing Agency) approached staff to discuss the purchasing and redevelopment of this property for social housing. At the time, the property already possessed an approved form of development for a commercial office building with market residential rental units, which proposed to retain the structure of the existing building on site, with an addition of no more than two additional storeys.

Retention of the existing building may limit the achievable maximum height and density as the project would be limited to the capacity of existing structure. However, it will result in significant time and cost savings in delivery of much needed social housing units in the area compared to completing a new construction project.

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

- *Downtown Official Development Plan* (1975, last amended 2015)
- *Downtown Eastside Plan* (2014)
- *Victory Square Policy Plan* (2005)
- *Victory Square Guidelines* (2006)
- *Housing Vancouver Strategy* (2017)
- *Housing and Homelessness Strategy* (2011)
- *Housing Vancouver Emerging Directions* (2017)
- *Housing Plan for the Downtown Eastside* (2005)
- *Urban Agriculture Design Guidelines for the Private Realm* (2009)

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

Downtown Eastside Plan (DTES Plan)

This development application meets the DTES Plan's objectives to have integrated developments that meet the needs and priorities of the local community. This is demonstrated by the secured market rental units provided, the office space, and ground oriented commercial space. There are also shared indoor and outdoor amenity spaces in the building for its residents.

Victory Square Policy Plan

The *Victory Square Policy Plan* anticipates retention of the area's heritage buildings, scale and character; improvement of existing low-income housing; revitalization without displacing low-income residents; and partnership with the community. This application complies with both the recommended form of development in terms of a finer grain massing as well as its proposed rental housing use.

Victory Square Guidelines

The *Victory Square Guidelines'* main objective points to conservation and retention of the existing scale, form and fabric of the area's heritage environment. Victory Square's main characteristics are: narrow building frontages; characteristic "sawtooth" roof profile created by varying building heights; cubic massing; and robust continuous street walls lined with fine grain commercial-retail units. New development should respect the traditional appearance and proportions of the facades of heritage buildings including:

- a stronger definition of the ground floor level (typically grounded with a base plate, and defined by a lower storefront cornice);
- organized upper facade that is complementary to the traditional vertical elements such as pilasters, columns and bays;
- defined upper edge (such as cornice); and

- punched window openings.

While new developments need not replicate older buildings but should be reflective of the overall massing and composition.

The proposed development meets the intents of Victory Square Guidelines by providing additional setbacks for the 2 storey addition, providing the “sawtooth” roof profile. It provides a strong defined ground floor commercial space utilizing the robust finish material, brick. Recommended Condition 1.2 seeks to further define the lower storefront with a cornice detail and continuous weather protection. It also defines the upper edge by utilizing a simple cornice-like flashing detail that is in high contrast from the main building finish.

The punched windows for the residential floors respects the traditional proportions of the facades of heritage buildings in the area, without replicating the older buildings.

Housing Vancouver Strategy, Housing and Homeless Strategy, Housing Vancouver Emerging Directions, Housing Plan for the Downtown Eastside, and Motion for Measures to Expedite Affordable Housing

This application’s use and residential tenure meets the policies and guidelines which common objectives is to increase supply of affordable housing to enable more people to live and work in Vancouver.

Urban Agriculture Design Guidelines for the Private Realm

This development application provides urban agricultural plots on its shared roof-patio for its residents, thus meeting this Guideline’s objectives. Please see Standard Condition A.1.12.iv seeking further infrastructure to support the use of agricultural plots.

• Conclusion:

The proposal for 41 West Pender St. represents a high quality mixed use development consistent with the objectives envisioned under the *Downtown Eastside Plan, Victory Square Policy Plan and Guidelines*, amongst other relevant policies, by-laws, plans and guidelines.

In conclusion, City Staff support the project, subject to design improvements, the proposed building will contribute positively to the area’s character – the fine grain streetscape and vibrant public realm – as well as housing and programming demands in the area.

URBAN DESIGN PANEL

The Urban Design Panel did not review this application, as the form of development is similar to previously (2019) approved application under DP-2019-00084, which was reviewed by UDP on May 29th, 2019, and received support, with recommendations, and provided the following comments:

PREVIOUS EVALUATION: Support with Recommendations (8/0)

- **Panel’s Consensus on Key Aspects Needing Improvement:**
- Having reviewed the project it was moved by Ms. Stamp and seconded by Ms. Besharat and was the decision of the Urban Design Panel:
- THAT the Panel SUPPORT the project with the following recommendations to be reviewed by City Staff:
 - **Further design development of the landscape.**
- **Related Commentary**

There was a majority support for this development permit application.

Panel members supported the relaxation of the height and density.

Panel members appreciate the project as a good addition to neighborhood.

Many panel members appreciate the reuse of the existing building.

Some panel members show minor concerns regarding the character of the façade which require more character shaping and level of detailing at grade, and at fenestrations.

Some panel members recommend a further design development of landscape design.

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

LANDSCAPE

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

HOUSING REGULATION

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

- i. in which at least one third of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance;
- ii. which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and
- iii. in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require. See also Recommended Condition 1.1.

The affordability of the project includes at least one-third of the 40 social housing units to be rented at the shelter component of Income Assistance for low-income households who are eligible for Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement. Of the remaining units, half of them (13 units) will be targeted for households making below the BC Housing’s Housing Income Limits (HILs).

The 40 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, 2022

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

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

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

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

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

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

ENVIRONMENTAL PROTECTION BRANCH

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

BUILDING REVIEW BRANCH

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

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout.

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

NOTIFICATION

On August 17, 2023, 2050 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. A development permit information sign was installed and confirmed on the site August 18, 2023. Information about the application, the postcard, and application material were posted online on shapeyourcity.ca.

A virtual open house was held Monday, August 21, 2023, to Sunday, August 27, 2023. In summary from the online event 16 people visited the event website. There were 2 comments received in support of the application, 13 opposed and 1 mixed.

In addition, 3 questions were asked and responded to during the Virtual Open House.

Comments opposed to the application were generally against any further social housing in the neighbourhood, the lack of market units, and the buildings height potentially blocking views, light and ventilation.

Standard Condition A.1.2 seeks to improve the livability of the neighbouring units in response to the public feedback.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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

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

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

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



for M. Au
Chair, Development Permit Staff Committee



J. Park
Development Planner



B. Casidy
Project Coordinator

Project Facilitator: J. Borsa

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

Standard Conditions

- A.1.1 design consideration to provide operable glazing unit facing the inner courtyard at each unit entry, especially on Level 5 & 6, to improve unit livability;

Note to Applicant: Intent is to provide maximum access to natural light and enable cross-ventilation for each unit, taking advantage of the open inner courtyard. Consider use of sidelights and/or transoms with entry door. In addition, consider use of light colours within the courtyard to maximize the impact of natural light.

- A.1.2 design consideration to minimize impact on the livability of neighbouring dwelling units;

Note to Applicant: It is encouraged to provide noise attenuation measures for the proposed rooftop mechanical & elevator room, and to direct any ventilation away from the neighbouring patios. This should minimize impact on the livability of the adjacent dwelling unit.

- A.1.3 design development of the architectural detailing and materials, as follows:

- i. provide large scale elevation detail of ground floor storefront;
- ii. design development of balcony guardrails;
- iii. provide profile of metal panel; and
- iv. provide large-scale detail as follows:
 - a. balcony and railing;
 - b. guardrail at roof deck;
 - c. weather protection;
 - d. storefront;
 - e. typical Window jamb & sill details; and
 - f. metal panel cladding;

Note to Applicant: Provide dimensions and materials on all large-scale detail drawings.

- A.1.4 confirmation of total proposed floor area as follows:

- i. include the residential lobby and laundry rooms in floor area as they are not valid amenity exclusions;
 - ii. exclude the garbage room at level;
 - iii. exclude the elevators at the mezzanine level as they do not access this level;
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- iv. mechanical rooms and shafts are not excludable above base surface aside for exhaust shafts per 3.6(h) of the Downtown Official Development Plan – include the mechanical rooms at the mezzanine and roof levels as well as the electrical rooms/shafts at each floor;
 - v. provide the excludable area for exterior wall assemblies per 3.6(g) of the Downtown Official Development Plan;
 - vi. confirm the storage exclusion amount – the excluded area is only to the inside walls of the storage rooms and any storage room above 3.7 m² (40 sq.ft.) in size may not be excluded at all;
 - vii. exclude the smaller 2.1 m² (23 sq.ft.) storage rooms at levels 5 and 6;
 - viii. exclude the stairs and elevator core at the roof level for access to outdoor amenity per 10.36 of the Zoning and Development By-law; and
 - ix. provide a breakdown of residential and retail floor areas;
- A.1.5 confirmation of proposed building height;
- Note to Applicant:** Provide geodetic elevation at the top of the planter guard rail and calculate height to it.
- A.1.6 compliance with the Parking By-law as follows:
- i. provide 3 class B bicycle stalls on site;
 - ii. provide 3 bike lockers; and
 - iii. increase the size of one of the accessible stalls to accommodate a van per 4.8.1(c);
- A.1.7 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the at-grade Public Realm;
- A.1.8 provision of kitchen exhaust venting for all commercial retail units for potential restaurant tenants;

Standard Landscape Conditions

- A.1.9 coordination of all landscape features such as trellis, planters, etc. for the rooftop amenity and courtyard, illustrated on the architectural site plan with the landscape plan;
- Note to Applicant:** Currently the architectural plans A-2.5, 2.7 and landscape drawing L-03 are not consistent. See also Standard Housing Regulation condition A.1.12.iv.
- A.1.10 clarification of any irrigation requirements for all planted areas;
- Note to Applicant:** Where irrigation is proposed, provide a partial irrigation plan showing hose bib and automatic irrigation stub-out locations. There should be accompanying written notes on the same plan and/or landscape plan describing the intent and/or standards of irrigation.
- A.1.11 coordination with Streets Engineering and Park Board of any new street tree planting to be provided adjacent to the development site, where possible, which shall be confirmed prior to the issuance of the Development permit. Street tree species and size shall be confirmed on plant list;
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Note to Applicant: Clarification whether City Tree #1 has been removed by Park Board, notations should be indicated on the landscape plan to confirm. Contact Streets Engineering, ph: 604.871.6131 to confirm tree planting locations and Park Board, ph: 604.257.8587 for tree species selection and planting requirements. Provide a notation on the plan, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with the approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion."

Crime Prevention Through Environmental Design (CPTED)

A.1.12 incorporation of CPTED principles as follows:

- i. lighting plan, incorporating pedestrian-scaled lighting to improve safety and security around the building, including but not limited to along the Lane; and
- ii. reduce opportunities for graffiti around the building, use graffiti deterrent paint, and lighten colour of blank facades along base;

Standard Housing Regulation Conditions:

A.1.13 design development to meet the intent of the Housing Design and Technical Guidelines, Senior's Supportive and Assisted Housing Guidelines and the High Density Housing for Families with Children Guidelines, to the satisfaction of the Director of Affordable Housing, by providing improved livability by meeting requirements including, but not limited to, minimum floor space, outdoor common amenity and an indoor common amenity room with a kitchenette and accessible washroom, bulk storage for each unit, and private open space for each unit;

Note to Applicant:

- i. As per the Housing Design and Technical Guidelines, shared washers and dryers to be provided at one set for every 10 units in common laundry rooms. It appears there only 3 sets of shared washers and dryers. As 40 units do not have in-suite laundry, 4 sets are required;
- ii. As per the Senior's Supportive Guidelines, approximately 25 percent of the outdoor amenity space should be protected from sun, wind and rain;
- iii. As per the Senior's Supportive Guidelines, on-site gardening using raised beds or other design accessible to people with limited mobility is encouraged;
- iv. As per the Urban Agriculture Guidelines for the Private Realm, the outdoor amenity to include the necessary supporting infrastructure to support urban agricultural activity by residents (i.e. yard waste composter, a potting bench, tool storage closet or chest, irrigation system/hose); and
- v. Please include the size of the basement residential storage on future drawings.

A.2 Standard Engineering Conditions:

A.2.1 provision of correct building grades shown on plans;

A.2.2 provision of City issued Building Grades survey benchmark Monument V-2129 to be used on the site plan/A2.1, or provide written confirmation specifying the benchmark denoted on any topographic survey used for design purposes is consistent with the benchmark elevation established on the building grade plan issued by the City;

Note to Applicant: See mark up (dp_review.pdf – dated Aug 8, 2023) for details. For further inquiries please contact building.grades@vancouver.ca.

A.2.3 design elevations interpolated between approved building grades required along property line across:

- i. middle of: entrances, stairs, utility access, pathways, etc.; and
- ii. corners of: driveways, individual parking stalls, plazas, retaining wall, planters, etc;

A.2.4 confirmation that any door swing into City property does not exceed the maximum allowable one foot across the property line;

Note to Applicant: Respond with measured distance of the portion of the door swing projecting across the property line and reflect that dimension given in an updated drawing or redesign to eliminate encroachment issues.

A.2.5 provision of improved access and design of loading spaces and compliance with the Parking and Loading Design Supplement, including the following:

- i. convenient, internal, stair-free loading access to/from all site uses; and
- ii. a clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft) wide, with suitable access to facilitate goods loading/unloading. Alternatively, an overhead door, or an access corridor leading to an entry door may be provided;

A.2.6 provision of improved access and design of bicycle parking, by confirming the following:

- i. 1.8 m length, for horizontal bicycle spaces;
- ii. a secure bicycle room for commercial use; and

Note to Applicant: bicycle lockers would be supported in lieu of a secure room.

- iii. stair-free access to bicycle spaces;

A.2.7 notation of the following on all ground level and parking level plans:

- i. *“Parking, loading, bicycle spaces, and passenger loading plans shall be in compliance with the Parking Bylaw and the Parking and Loading Design Supplement.”;*
 - ii. *“Accessible parking spaces shall be held in common ownership and not be assigned to any strata lot.”;*
 - iii. *“Vehicle parking layout approved, subject to compliance with approved Transportation Demand Management (TDM) Plan”;* and
 - iv. *“End of Trip Facilities layout approved, subject to compliance with the Vancouver Parking By-law and the Vancouver Building By-law.”*
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A.2.8 provision of the following information as part of the drawing submission to facilitate a complete Transportation review:

- i. 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;
- ii. show or note all automatic door openers required for access to Class A bicycle storage; and
- iii. 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.2.9 provision of a Transportation Demand Management (TDM) Plan, to the satisfaction of the General Manager of Engineering Services. A TDM Plan with a minimum of 12 points is required to achieve the proposed vehicle parking reduction.

The proposed plan achieves 12 points. A single TDM measure may count towards multiple land uses if it is usable by each land use. Refer to [Schedule B](#) of the TDM policy for detailed requirements for each measure. Provide TDM Plan as a separate package. An update TDM Plan and architectural plans are required to provide the following additional information and clarifications:

- i. ACT-01 – Additional Class A bicycle parking:
 - a. updated TDM Plan/Architectural plans to clearly identify of the number and location of additional Class A bicycle spaces. Additional Class A bicycle parking spaces must meet the standards and minimums identified in the Parking By-law, and/or applicable Design Guidelines;
- ii. ACT-05 – Bicycle Maintenance Facilities:
 - a. updated TDM Plan to note and dimension the location of facilities;

A.2.10 subject to the acceptance of the finalized TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which identifies the following:

- i. secures provision of funding towards long-term TDM monitoring funding the amount of \$2 per square metre of gross floor area;
- ii. secures the provision of TDM measures on the site:
 - a. ACT-01;
 - b. ACT-05; and
 - c. PKG-02.
- iii. permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed; and

- iv. agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results;
- A.2.11 provision of a Shared Use Loading Agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for 1 Class B loading space(s) between the commercial and residential uses and label the space(s) as '*Residential and Commercial Loading*';
- A.2.12 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for all building elements that encroach onto City property;

Note to Applicant: An application to the City Surveyor is required. The applicant will be responsible for the preparation of survey plans and all Land Title Office registration fees. The applicant is advised that building encroachments onto City street may cause problems if strata titling a property, due to Section 244 (1)(f) of the Strata Property Act. In such cases, the City may not necessarily support the provision of easements for any part of the building on City Street. If strata titling is proposed, the applicant is advised to seek independent legal advice on the matter.

- A.2.13 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement & Indemnity Agreement 58814M (support agreement) prior to building occupancy.

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

- A.2.14 provision of a canopy application is required for all portions of the proposed glass canopy that cross over the property line;

Note to Applicant: The canopy application document shall include:

- i. a demountable detail of the proposed canopy; and
- Note to Applicant:** welds are not acceptable.
- ii. the following notes with the canopy detail:
 - a. "canopy to be fully demountable and conform with VBBL 1.8.8"; and
 - b. "canopy to drain to the buildings internal storm system";

- A.2.15 Provision of a letter of commitment stating that all impacted utility companies will be contacted and notified of the following requirements:

- i. all utility services (e.g., BC Hydro, Telus and Shaw) shall be underground;
- ii. BC Hydro service shall be primary with pad mounted transformer (PMT or LPT) installed on private property; and
- iii. all required electrical plants (e.g., PMT, LPT, Vista, etc.) provided for entirely within private property.

Note to Applicant: The review of third party utility service drawings (e.g., BC Hydro, Telus and Shaw) will not be initiated until all drawings have been received by the Utilities Management

Branch (UMB). For questions on this requirement, please contact the Utilities Management Branch at umb@vancouver.ca.

A.3 Standard Contaminated Sites conditions:

- A.3.1 submission of a Site Disclosure Statement to Environmental Services;
- A.3.2 as required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter and Section 85.1(2)(g) of the Land Title Act, if applicable; and
- A.3.3 if required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this development, until a Certificate of Compliance for each of the on-site contamination and the dedicated lands, if any, have been issued by the Ministry of Environment and provided to the City.

Note to Applicant: Conditions A.3.1 to A.3.3 have been met. Based on information provided in the site disclosure statement, a remediation agreement will not be required.

B.1 Standard Notes to Applicant:

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **March 31, 2024**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 Provision of compliance with the Transportation Demand Management (TDM) Plan, as per the finalized TDM agreements.
- B.2.2 A Key Plan shall be submitted by the applicant, and approved by the City prior to any third party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the **Building Permit application**. Third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:
- i. the Key Plan shall follow the specifications in the City of Vancouver Key Plan Process and Requirements Bulletin
<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>;
and
 - ii. all third party service lines to the development are to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

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

For questions on this requirement, please contact the Utilities Management Branch at umb@vancouver.ca.

- B.2.3 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.4 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or
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occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.

- B.2.5 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.
- B.2.6 All work on the site must be conducted in compliance with British Columbia's Environmental Management Act and Contaminated Sites Regulation.
- B.2.7 In the event that contamination of any environmental media is encountered, a Groundwater Quality Declaration or Waste Discharge Permit Application must be submitted prior to commencing dewatering activities.
- B.2.8 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.2.9 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.10 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- B.2.11 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.**
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Building Review Branch Comments

The following comments are based on the preliminary drawings prepared by Carscadden, Stokes, McDonald dated July 7, 2023, for the proposed development permit. This is a preliminary review in order to identify issues that do not comply with the 2019 Vancouver Building Bylaw.

Fire protection, structural capacity, and accessibility of the existing building are required to be upgraded per Part 11 of the VBBL. This is considered to be a Major Change of Occupancy exceeding the 5 year limit and a major vertical addition with corresponding level of upgrade of F4, S4, N4, and A4.

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

1. A designated structural engineer and an architect are required on this project
2. The building is required to be sprinklered to NFPA13 and standpipes are required.
3. A monitored fire alarm is required
4. ***Dead end corridors in the basement are not to exceed 6m as per 3.3.1.9
5. The exit door in the roll up gate on the main floor is required to fully meet the requirements of 3.4 of the VBBL.
6. *** Scissor stairs are not permitted in a combustible building.
7. *** The commercial level is required to be separated from the residential levels by a 2hr rated assembly made of concrete or concrete block.
8. The covered roof deck is to be considered as a storey.
9. The architect will need to clarify what class of cooking is proposed in the basement kitchen.
10. It is strongly recommend that the main floor CRU be pre-shafted for a commercial kitchen exhaust.

Items with *** are significant code related issues

The applicant may wish to retain the services of a qualified Building Code Consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit.
