
470 HOMER STREET (COMPLETE APPLICATION)
DP-2021-00952 - DD

HK/KS/CP/DS/ES/BM/PF

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present

J. Greer (Chair), Development Services
J. Olinek, Urban Design & Development Planning
D. Lee, Engineering Services

Also Present

H. Kobayashi, Urban Design & Development Planning
K. Spaans, Urban Design & Development Planning
C. Profili, Development Services
D. Sharif, Landscape
E. Sabadlan, Heritage Planning
B. Ma, Community Planning, Downtown East
P. Fouladianpour, Development Services

APPLICANT

Chard Development Ltd.
500-509 Richards St.
Vancouver, BC
V6B 2Z6

PROPERTY OWNER

Homer and Pender Holdings Ltd.
500-509 Richards St.
Vancouver, BC
V6B 2Z6

EXECUTIVE SUMMARY

Proposal

To develop this site with a 6-storey plus basement mixed-use building with retail, office and restaurant uses at grade and office use on storeys 2 through 6 with surface parking at the basement level accessed via the rear lane. The proposal includes retention, rehabilitation and restoration of the 2 façades of the Hartney Chambers Vancouver Heritage 'B' building.

See	Appendix A	Standard Conditions
	Appendix B	Standard Notes and Conditions of Development Permit
	Appendix C	Plans and Elevations
	Appendix D	Vancouver Heritage Commission Meeting Minutes
	Appendix E	Applicant's Design Rationale
	Appendix F	Statement of Significance

Issues

1. Compatibility with the retained heritage building, bonus density and height
2. Compliance with *Victory Square Guidelines*
3. Separation distance and livability of adjacent residential units

Urban Design Panel: SUPPORT with Recommendations (6/0)

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. **DP-2021-00952** submitted, the plans and information forming a part thereof, thereby permitting to develop this site with a 6-storey plus basement mixed-use building with retail, office and restaurant uses at grade and office use on storeys 2 through 6 with surface parking at the basement level accessed via the rear lane. The proposal includes retention, rehabilitation and restoration of the 2 façades of the Hartney Chambers Vancouver Heritage 'B' building, subject to the following conditions:

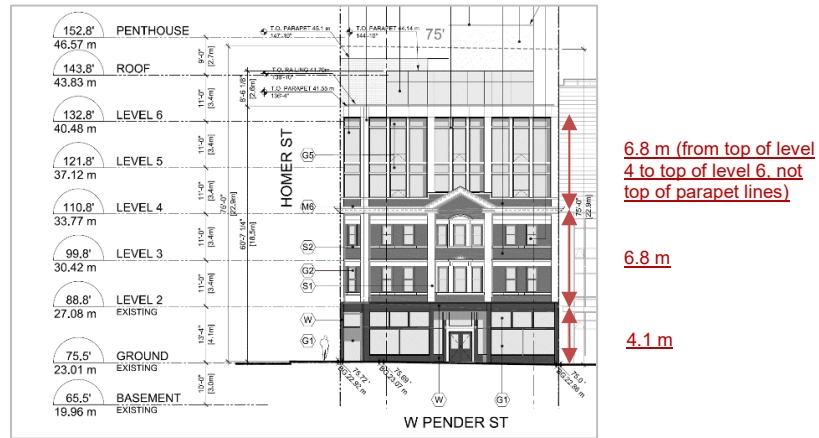
1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

- 1.1 design development of the contemporary addition to improve its compatibility with, and distinguishability from, the retained historic façades of the Hartney Chambers, by way of the following:
- i. setting back the contemporary wall from the parapet masonry walls a minimum .3.0m (9.8 ft.) at the principal façade along West Pender Street and a minimum 1.0m (3.0 ft.) at the secondary façade along Homer Street;

Note to Applicant: Since the *Conservation Plan* is limited to façade-only retention, the contemporary addition must achieve high level of architectural compatibility that reinforces the historic "saw tooth" street wall profile in Victory Square Area. As noted by the Urban Design Panel, positioning the envelope of the contemporary addition directly above and along the entire length of the historic masonry parapet wall results in an unsympathetic interface. Further, it will require challenging envelope detailing that could unintentionally promote accelerated deterioration of the raised masonry parapet wall and projecting cornices over time. See also Urban Design condition 1.2.

- ii. reducing the visual prominence of the proposed extruded metal frames, with particular attention given to those aligned with the existing stone pilasters of the heritage façades; and

Note to Applicant: The proposed repetitive pattern of the extruded metal frames create a disproportionate massing that reads as dominant, instead of subordinate, to the historic façades. Further, the design rationale notes that the new addition is proportionally equal to the existing heritage building, however staff note that the height is based on the lowest elevation along Homer Street, instead of the principal façade along West Pender Street, resulting into a heavier form (refer to detail from architectural drawing sheet A401, with mark-up added by staff below).



- iii. specifying material and finish palette to further reinforce the subordinate nature of the contemporary addition.

Note to Applicant: A high-quality, durable material palette in cohesively muted finishes should be provided. Glazing units should generally be un-tinted to further reduce visual mass.

- 1.2 design development to reinforce the pedestrian scale and character of the street walls along West Pender Street and Homer Street by providing measurable massing setbacks above the parapet of the historic Hartney Chambers building in accordance with the *Victory Square Guidelines*; and

Note to Applicant: the deeper setbacks should be provided above the line of the existing parapets in order for the modulation to be visually pronounced when viewed from multiple aspects. Staff notes that this may result in the loss of approx. 70.0 sq.m. (750.0 sq.ft.). This floor area may be accounted for in the additional height and/or bonus density of the north addition. Refer to Figure 7 of the *Victory Square Guidelines*. See also Urban Design condition 1.1.

- 1.3 design development to comply with section 2.6.2(b) of the *Victory Square Guidelines* by providing a minimum 7.6m (25.0 ft) between residential dwelling units to the shared property line at Levels 3 to 6 of the adjacent residential building and the east façades of the proposed development, and to improve the horizontal and vertical angles of daylight, outlook, and ventilation for these dwelling units;

Note to Applicant: Staff note that detailed plans of Level 3 of the existing residential building demonstrating the impacts of the proposed development to residential units at this level have not been included in the application package and should be provided in response to this condition. Staff note that the impact of the addition to adjacent dwelling units was raised as a key consensus item by the Urban Design Panel. Maintaining a standard of livability for these dwelling units is a priority. A creative, flexible, and negotiable approach is encouraged. Design strategies that provide for enhanced outlook from these units by way of visually-interesting, low maintenance architectural and landscape features are strongly recommended. See also Landscape Review condition A.1.17.

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

Technical Analysis

470 Homer Street (343 West Pender Street)				DP-2021-00952		DD		
	PERMITTED / REQUIRED			PROPOSED				
Site Area ¹				6,238 ft ²				
Use ²	per DD zone sub-area C2			General Office Retail Restaurant				
Height ³	<u>Maximum</u>							
	Overall 22.9 m / 75.13 ft							
	Level 7 – Top of Parapet of Structure/Roof Deck Guard View Cones #3.2.3, 9.1, 9.2.2, E1			$\Delta = 8.27$ ft overage	83.39 ft Ok			
Floor Area ⁴	<u>Maximum</u>							
	FSR – Base max DD subarea C2	5.00 FSR = 31,190 ft ²		Office	31,470 ft ²			
	+10% Heritage Bonus	0.50 FSR = 3,119 ft ²		Retail	876 ft ²			
			Restaurant	1,854 ft ²				
	Site Total	5.50 FSR = 34,309 ft ²		Site Total	5.48 FSR = 34,200 ft ²			
FSR Exclusions ⁴	<u>Maximum</u>							
	Parking + Bike Storage @ or below grade unlimited			Ok Level 4, 6, 7				
Parking ⁵			Minimum	Maximum				
	<u>non-residential</u>	<u>2</u>	<u>28</u>	<u>2</u>	<u>sp.</u>			
	standard	-	-	0	sp.			
	small	-	25%	0	sp.			
	accessible	2	-	2	sp.			
	Parking Total	2	28	2	sp.			
Loading ⁶	<u>A</u>	<u>B</u>	<u>C</u>	<u>A</u>	<u>B</u>	<u>C</u>		
	Office 1	1	0		not specified			
	Retail + Restaurant 0	1	0		not specified			
	Loading Total:	1	2	0	0	1	0	
Bicycle ⁷	<u>A</u>	<u>B</u>						
	Office 17	6		<u>A</u>	<u>B</u>			
	Retail + Restaurant 1	0		24	6			
				1	0			
	Bicycle Total:	18	6	25	6			
Class A - Types								
	H	V+S	L	O	H	V+S	L	O
	-	8	3	1	17	8	4	1
Passenger ⁸	<u>A</u>	<u>B</u>	<u>C</u>	<u>A</u>	<u>B</u>	<u>C</u>		
	Office 0	0	0		not specified			
	Retail + Restaurant 0	0	0		not specified			
	Passenger Total:	0	0	0	0	0	0	

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

² **Note on Uses:** As per DD Zone Sub-Area C2, including (c) Office Commercial; (i) Retail Commercial; (j) Social, Recreational & Cultural.

³ **Note on FSR and Floor Area:** As per Section 3 of the DD Zone ODP. The maximum permitted density for all uses in sub-area C-2 is 5.00 FSR, with an additional 10% sought by heritage density bonus. Current drawings propose a density of 5.48 FSR, however, pending resolution of design conditions the final achievable FSR may be lower.

No indoor amenity proposed, but roof decks on levels 4, 6, and 7 supported for FSR exclusion.

⁴ Note on Height: The Development Permit Board, may vary the height provisions of the DD zone ODP with respect to achieving a high level of heritage conservation and retention aspects.

- Roof Deck Level 7 – Top of parapet of structure/roof deck guard (northeast building corner) used to calculate maximum building height. Current proposal exceeds permitted height by approximately 8.3 feet. See Standard Development Review condition A.1.6.
- Roof Deck Level 7 – Top of screen for mechanical well – excluded from maximum building height per Section 10.18(b) of Zoning and Development By-law.
- Roof Deck Level 7 – Top of parapet of roof access & elevator penthouse – excluded from maximum building height per Section 10.18(f) of Zoning and Development By-law.

⁵ Note on Parking: As per Parking By-law Section 4.3.1, there is no minimum parking required for non-residential uses downtown, with the exception of minimum required 2 accessible stalls, currently provided. Required spaces may be reduced pending draft Transportation Demand Management (TDM) Plan measures and final design. Based on review of the provided draft Transportation Demand Management Plan, Engineering is supporting the following reductions to minimum vehicle parking requirements:

Office – 100% reduction

Retail – 100% reduction

Accessible parking - Reduction of 1 accessible stall in exchange for additional Class A loading (for a total 1 Class A and 1 Class B loading spaces required). The applicant may explore the use of payment-in-lieu for the reduction of 1 accessible space.

Standard Engineering condition A.2.15 seeks confirmation of compliance in coordination with TDM requirements.

⁶ Note on Loading: As per Parking By-law Sections 5.2.7. and 5.2.5, current proposal has 1 Class A and 1 Class B shortfall, however, based on review of the provided draft Transportation Demand Management Plan, Engineering supports reduction of 1 Class B loading space (for a total of 1 Class B and 1 Class A loading spaces required).

⁷ Note on Bicycle Parking: As per Parking By-law Sections 6.2.4.1 and 6.2.5.1, current proposal provides extra bicycle stalls and end of trip facilities as part of TDM measures in exchange for reductions to parking and loading requirements. Based on review of the provided draft Transportation Demand Management Plan, Engineering is supporting the following additional parking beyond the minimum By-law requirement:

Office – 40% increase

⁸ Note on Horizontal Angle of Daylight: HAD not required for subject development, however, with adjacent 9 storey mixed-use building to the east (incl. 96 supportive housing units) there are privacy and daylight concerns facing shared property line. See also Urban Design condition 1.3 for design development to improve the horizontal and vertical angles of daylight, and ventilation for residential units oriented wholly toward the light well. Refer also to Guidelines for New Development Adjacent to Hotel and Rooming Houses (with windows or lightwells near interior property lines).

Legal Description

Lot: 20
 Block: 26
 District Lot: 541
 Plan: VAP210

History of Application

2021-10-25 Complete DP submitted
 2022-02-02 Urban Design Panel
 2022-04-04 Development Permit Staff Committee

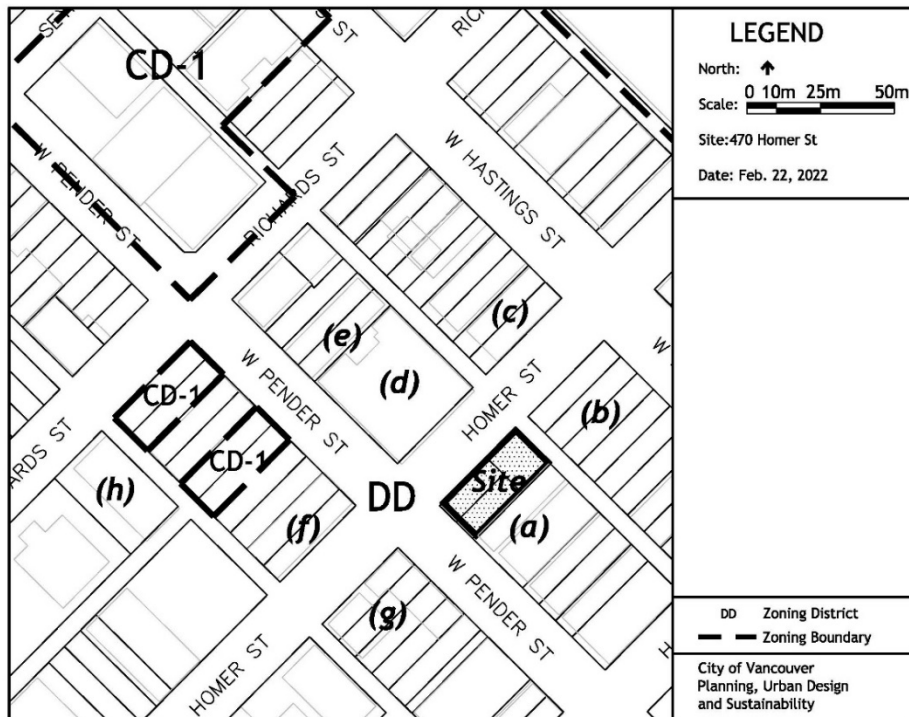
Site

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

Context

Significant adjacent development includes:

- | | |
|--|---|
| a) 337 West Pender Street | 9-storey residential building, Pacifica Coast Apartments |
| b) 420 Homer Street (390 West Hastings Street) | 2-storey office building, Vancouver Film School |
| c) 400 West Hastings Street | 2-storey office building, Vancouver Film School, Class B Heritage Building |
| d) 415 West Pender Street | 7-storey residential building, Central City Lodge |
| e) 429 West Pender Street | 9-storey office building, 19 Hutchinson Block 09, Class C Heritage Building, designated SRA |
| f) 402 West Pender Street | 9-storey office building, Class B Heritage Building |
| g) 350 West Pender Street | 3-storey hotel building, Victoria Hotel, Class B Heritage Building |
| h) 518 Richard Street | 7-storey residential building, Hotel Canada, Class B Heritage Building, designated SRA |



Background

The site is located at the northeast corner of West Pender Street and Homer Street in the Victory Square sub-area of the Downtown Eastside neighbourhood. To the immediate east is the 9-storey Pacific Coast Apartment building at 337 West Pender Street, to the north is a 2-storey retail and commercial building.

The form of development proposed for the site includes alteration of two heritage buildings: the heavily altered World Building (1892) at 426 Homer Street will be demolished to accommodate a new 6-storey plus basement building; and the Hartney Chambers, which is listed in the Vancouver Heritage Register (VHR) in the "B" evaluation category, will be rehabilitated by façade-only retention with 3-storey addition above the parapet line.

The Hartney Chambers was built in 1908-1909 featuring Edwardian-era architecture with surviving original Neo-classical detailing. It is valued for its association with architect William F. Gardiner, and for its association with the Victory Square area as an important commercial and retail district in Vancouver in the early twentieth century. The heritage value and list of character-defining elements are summarized in the *Statement of Significance* (refer to Appendix G).

This Development permit application for a 6-storey plus basement Office and Commercial use building was submitted on October 25, 2021, to determine the acceptable form of development under the existing DDODP sub-area C2, the Victory Square Policy Plan and Victory Square Guidelines.

The proposal was reviewed by the Heritage Commission on January 31, 2022, and the Urban Design Panel on February 2, 2022, received unanimous support with recommendations. The UDP's comments have been considered by staff and incorporated into the Recommended Conditions of Approval.

Applicable By-laws and Guidelines

1. Downtown District Official Development (DDODP) Plan (1975, last amended 2019)
2. Downtown District (DD) Zoning and Development District Schedule (1975, last amended 2019)
3. Victory Square Policy Plan (2005, last amended 2020)
4. Victory Square Guidelines (2006, last amended 2020)
5. Downtown Eastside Plan (2014, last amended 2018)
6. Heritage Policies (2020)
7. Guidelines for New Development Adjacent to Hotel and Rooming Houses (with windows or lightwells near interior property lines) (1982, last amended 1991)
8. Central Area Weather Protection (Except for Downtown South) Guidelines (1978, last amended 1993)

Response to Applicable By-laws and Guidelines

1. ***Downtown Official Development (DOD) Plan***

The site falls within Land Use subarea 'C2', which anticipates, in addition to other uses, Retail Commercial (including Restaurant) and Office uses as proposed. The maximum permitted density for all uses in the subarea is 5.00 FSR, with an additional 10% sought in the subject application by way of heritage density bonus, this application proposed a density of 5.48 FSR.

The maximum permitted height in the subarea is 22.9 m (75.13 ft.), and the Development Permit Board may permit a building height increase up to 32.0 m (105.0 ft.). This application proposes a total height of 24.8 m (81.37 ft), requiring Development Permit Board discretionary approval.

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

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

3. **Victory Square Policy Plan**

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

As the development is built to the property lines, there are minimal opportunities for public realm improvements aside from standard Engineering requirements. Further, staff note that the application does not propose social housing or enhanced community-oriented spaces, such as artist studio space, or other community amenities.

4. **Victory Square Guidelines**

The *Victory Square Guidelines*' main objective points to conservation and retention of the existing scale, form and fabric of the area's heritage environment. Victory Square's main characteristics are: 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 be architecturally compatible with but clearly distinguishable and visually subordinate to the main heritage structure.

While new developments should be reflective of the overall massing and composition, staff recommend further refinement in response to the *Victory Square Guidelines* through the recommended Conditions of Approval, including provision of pronounced setbacks to the proposed new building walls from the existing cornice, and enhanced articulation of the architectural expression to the proposed additions.

5. **Downtown Eastside (DTES) Plan**

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

6. **Heritage Policies**

The intent of the *Policy* is to encourage appropriate ongoing maintenance and long-term protection of heritage properties. It establishes the requisite standards for any form of development that calls for conservation scope of work, promoting the continued use and improved functionality of heritage buildings, while mitigating unsympathetic and irreversible interventions that could diminish the integrity of their respective heritage value.

Although façade-only retention is typically not considered an appropriate conservation procedure, the proposed minimal retention was deemed supportable by staff and advisory bodies (Vancouver Heritage Commission and Urban Design Panel) because of the existing condition of the base structure of the heritage building. The Structural Report by RJC noted that it has very little capacity to resist the forces required in the current Bylaw, with near complete reconstruction of the base structure required in order to increase floor area and improve functionality for modern-day use.

The three-storey addition beyond the parapet line features two lower with no setbacks, including curtain wall with extruded metal frames mimicking the fenestration pattern of the heritage building below. This contemporary approach deflects from the *Policy* and applicable design guidelines that stipulate a higher degree of design compatibility between the new and the heritage building, in order to protect the historic character of the Victory Square Area, in particular its predominant street wall profile.

Staff have prepared recommended Conditions of Approval intended to respond to these aforementioned issues.

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

A number of residential units of the neighbouring Pacific Coast Apartments building at 337 West Pender Street are oriented entirely to the shared property line without additional aspects to either the street or the lane. The proposed addition impacts the livability of these units by challenging their access to natural light, views, ventilation and privacy. Staff recommend that further improvements to be made the design of all parts of the proposed building to ensure that these units maintain minimum compliance with Horizontal Angle of Daylight requirements and livability standards as stipulated in the recommended Conditions of Approval.

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

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

Conclusion

The proposal for 470 Homer Street represents a high-quality mixed-use development consistent with the objectives envisioned under the *Downtown Official Development Plan, Downtown Eastside Plan, Victory Square Policy Plan and Guidelines*, amongst other relevant policies, by-laws, plans and guidelines.

Further Urban Design Conditions listed in this report seek refinements to the building massing and composition to heritage building façade to respond to the *Victory Square Guidelines* and improving and maintaining good livability to the adjacent residential building.

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

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

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on February 2, 2022, and provided the following comments:

EVALUATION: SUPPORT with Recommendations (6-0)

Introduction:

Development planner, Hiroko Kobayashi, began by noting this is the proposed DP application at 343 West Pender Street located on the northeast corner of West Pender Street and Homer Street near Victory Square.

The subject site is adjacent to a 9-storey apartment building to the east along West Pender Street, and across the lane to the north is a 2-storey retail commercial building. There are two existing heritage buildings at the subject site. One of them is known as the Hartney Chambers, which is listed in the Vancouver Heritage Register in "B" evaluation category.

The proposal is governed by several approved policies including the *Downtown District Official Development Plan (DD ODP)* for subarea "C2", *Victory Square Guidelines*, *Heritage Policies and Guidelines for New Development Adjacent to Hotels and Rooming Houses*. Existing zoning permits up to 22.9m and 5.0 FSR, and office, Retail, Dwelling Restaurants are all permitted uses.

The proposed building seeks to demolish the existing World building and façade retention of the Hartney Chambers and develop a 6-storey plus basement building, including 2-storey addition directly above the retained heritage façades. The overall height of this proposed development is 25.4m with a total density of 5.5 FSR including 10% bonus density is sought in lieu of designating the retained heritage masonry façades along W Pender Street and Homer Street. The proposed uses include retail and restaurant at the grade and office spaces above, two accessible parking stalls and one class B loading are proposed at the lane with two levels of roof top amenities.

Ms. Kobayashi then presented the proposed building expressions and massing articulations and highlighted the challenges of the proposal development, in particularly the design principal responses to *Victory Square Guidelines*.

As per guidelines for new building, additions on top of heritage building should be considered the set backs to reinforce the characteristic street wall profile of the historic buildings. This proposed development does not provide any setbacks for a 2-storey addition directly above the parapet wall of the retained heritage façades.

The other notable challenge is the horizontal angle of daylight access and sufficient ventilation at the adjacent residential building due to the orientation of the light well. Applicants illustrated both vertical and horizontal sunlight access from the most restricted dwelling units and proposed planters and green walls to ameliorate the spaces and near views.

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

1. The performance of the proposed materiality and proportional relationship of the addition as being visually subordinate to the heritage building when viewed from the public realm;
2. The architectural and material qualities of the additions, independent of the heritage building, and;

3. Impact to the adjacent residential building;

Applicant's Introductory Comments:

Donald Luxton, heritage consultant, presented the existing heritage context, and the proposed retention of the heritage façades facing West Pender Street.

Mark Whitehead, the project Architect, then presented the design response to the challenges and constraints of the site as follows;

This is a 52-foot wide site and having to minimum setback 7.6m to respect the adjacent residential building lightwells, however with this setback from the street impact the floor areas for proposed development.

There are four windows up against the lightwell and with the setback, they are greatly improved with providing more than 70 degrees angle of daylight required

The World Building at the north end of the site will be demolished. The primary structure of the Hartney Chambers on the south end of the site will also be demolished, but its masonry façades will be retained, allowing for the vertical and horizontal additions proposed, reflecting the Edwardian era proportions of the retained historic façades.

The proposal is aiming to achieve the tripartite building expression with 11 feet floor-to-floor addition, which is a minimal addition for an office building.

Many of the viewpoints do not observe the rooftop addition, and the shadow created by the proposed 6-storey building is not deemed imposing.

The architect interprets the massing as respectful of the sawtooth profile of the streetwall, with the addition being directly above the heritage façade.

The proposed materials are subordinate and compatible with the heritage building façade materials of the red brick and black base and new additions express the simplicity and modern design. The addition does not have the red brick so that the existing building maintains the extensive building expressions.

Use is described as retail and commercial spaces at the ground floor and office spaces above, and rooftop amenities are provided.

This proposal seeks a height relaxation above of permitted 75', mainly the north side of building facing the lane. On the east elevation, facing the adjacent residential building is a light well with vines and landscaping to ameliorate the near views.

The project Landscape Architect followed to present the approach to landscape design and rooftop amenity as follows;

Existing trees along the street will be retained, and a generous outdoor rooftop amenity space with planting is proposed. As previously mentioned by the Project Architect, where the east elevation interfaces with the residential building, support trellis for vines will be installed.

The applicant team then took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project it was moved by **MS. LELE** and **MS. KOHEN** 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:

- Review and improve the ventilation aspect in the lightwell with the adjacent units across the way;
- Further design development of the proportion of the new building over top of the existing building;
- Design development to improve the view and light access for the land lock units.

Related Commentary:

- Panel commented applicants demonstrated some considerations to the adjacent residential building.
- Attention to the ground level and design of the retail and commercial spaces improves the corner of this proposal.
- The panel recognized this is a challenging site and proportion of proposed buildings are supportable .
- It is a sensitive proposal to the neighborhood.

There were mixed opinions with the proportions and materials of the site, some noted the proportions are well done the three elements of the building are working well together. The additions are thoughtful.

- A lot of thought has been put into mitigating privacy and overlook issues.
- There was strong support for the Homer and North elevation.
- Other comments included, in recognition of the light well policy, further consideration should be given to those units that are directly facing to the proposed building, and especially elevator over runs and staircase are also located towards adjacent building and blocking views and creating visual barrier.
- Consider there are land lock units at the bottom of the light well that are vulnerable to overheating and do not have a lot of daylight access.
- There should be some demonstration that the ventilation improvements
- The addition on top sits too heavily, feel the proportions of the window bands are big and require some refinements on proportions. The relationship of the addition sitting directly on the wall appears odd and uncomfortable, may consider changing the materials above of the cornice
- In terms of the public realm, the Homer Street entrance and the depth of the canopy consider having a door on the side, could bring the glazing closer to the street to prevent some future security challenges.
- The impact to the adjacent residential building should be carefully considered including the access to daylight and ventilation.
- Consider attention to the ground plain and design to commercial units to improve the quality of the corner.
- There was concern with the proximity of the bike lane, consider the distance to get to the bike room.
- Consider the location of the HVAC regarding noise to the adjacent units needs some consideration.
- The new addition sits uncomfortably over the heritage building and materiality and building expression of addition is recessive quality of 1960 office building and not particularly well with compatibility.

- Do what you can do to improve enclosure and energy but overall like the direction of the sustainability.

Applicant's Response: The applicant team thanked to recognize the challenges and for their comments.

Staff Response to Urban Design Panel Commentary: Staff reviewed the panel recommendations and commentary and incorporated with staff recommended conditions.

ENGINEERING SERVICES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

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

LANDSCAPE

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

HERITAGE

Heritage Designation and Section 219 Restoration Covenant is a condition of approval for the Development Permit application. If supported by the Development Permit Board, a Heritage Designation By-law will be brought to Council at Public Hearing for support.

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

ENVIRONMENTAL PROTECTION BRANCH

The recommendations of Environmental Protection Branch are contained in the prior-to conditions noted in Appendix B attached to this report.

NOTIFICATION

On January 6, 2022, we sent 482 notification postcards to neighbouring property owners advising of the application. The postcards directed residents to information on the City's development application website at www.shapeyourcity.ca. In addition, the applicant installed two site signs on the property on December 16, 2021, one along West Pender Street and the second along Homer Street. The signs offered information about the development with direction to the City's Development Permit Board website.

We received eight (8) written responses regarding the proposal via email. Four (4) responses strongly supported the application, while Four (4) responses expressed concerns regarding the proposed development.

Those who expressed concern provided the following comments:

Proposal is not appropriate scale for downtown

Proposal under-utilizes site in favour of preserving heritage components of existing building. Greater density should be provided in support of housing units.

Staff Response:

The existing Hartney Chambers is listed as a 'B' resource on the Vancouver Heritage Registry, meaning that it has noteworthy historical significance. The Council-adopted *Heritage Policies* sets out the expectations for a development, which includes a registered heritage resource. Further, the proposal site is governed by the Council-adopted *Victory Square Policy Plan*, and *Victory Square Guidelines*, which anticipate that new buildings reflecting the height and massing of existing low and mid-rise buildings. New developments and additions to heritage buildings should follow building typologies that reinforce prevailing context, which is predominant low- to mid-rise buildings. Revitalizing commercial/ retail is a vision for the area, including increased level of commercial activities serving both existing and new residents. The *Downtown Eastside Plan* highlights that Victory Square is Vancouver's historic downtown and a transition area from the higher density and built form of the Central Business District. The proposed uses are approvable per the aforementioned policies, the Downtown Official Development Plan and contribute to creating a diversity of uses in the community. There is no Council-adopted policy requiring that a private landowner include residential uses in a redevelopment at this site.

Restoration of existing building does not properly respect heritage

Concerns raised over proposed scheme to restore existing building along with design of new addition.

Staff Response:

Staff presented the application to the Vancouver Heritage Commission and the Urban Design Panel. Both advisory bodies expressed similar concerns to this notification response. Staff have prepared recommended Condition 1.1 and 1.2, requiring significant design development to the new addition above the retained heritage façades to meet *Heritage Policies*, *Victory Square Policy Plan* and *Victory Square Guidelines*, and the *Downtown Eastside Plan*. The direction in the *Victory Square Policy Plan* note vertical additions to heritage buildings should generally be limited to one storey and set back from the streetwall. Additions of greater height maybe accommodated towards the rear of the site where they will not compete with the scale at the street. The addition should enhance, not distract from, the original character of the building.

Development does not address need for affordable housing

Development eliminates long-time businesses tenanting commercial space as well as previous hostel/SRO accommodation.

Staff Response:

In 2006 City Council approved an application to exempt the Backpacker Hotel (343, 345 & 353 West Pender Street; 430,432 & 436 Homer St) from the Single Room Accommodation (SRA) By-law, exempting the building and units from the regulations and policies impacting the SRA stock. The proposed redevelopment does not include any single room occupancy (SRO), dwelling, or hotel units. There are density and height incentives to encourage private landowners to provide social and affordable housing, but there are no Council-adopted policies requiring that a private landowner include these uses in a redevelopment of this site under zoning. Further, there are no Council-adopted policies intended to accommodate existing commercial tenants. The proposed development consists of retail units at grade and office spaces above in keeping with the *DODP*, *Victory Square Policy Plan* and *Victory Square Guidelines*.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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

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

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



J. Greer
Chair, Development Permit Staff Committee



H. Kobayashi
Development Planner



C. Profili
Project Coordinator

Project Facilitator: P. Fouladianpour

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

Urban Design Conditions

- A.1.1 design development to improve the performance of the pedestrian weather protection at the Homer Street entrance by reducing the height of the proposed canopy to no greater than 3.7m (12ft.) above the side walk;

Note to Applicant: A canopy height of 2.7m (9ft.) is strongly encouraged to provide for maximal weather protection for pedestrians.

- A.1.2 provision of an architectural lighting and signage strategy to enhance the character of the building and provide visual interest at all hours;

Note to Applicant: Building lighting and signage must be designed to integrate sympathetically with the heritage façades, and should provide for enhanced pedestrian experience of the public realm. See also Development Review condition A.1.7 for compliance with the sign By-law.

- A.1.3 provision of revised drawings package, which includes the following;

- i. indicate dimensions for all rooms;
- ii. all building dimensions and setbacks to the outside of building finish; and
- iii. door and window details and sizes.

- A.1.4 identification on the architectural and landscape drawings of any built features intended to create a bird-friendly design;

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted: <https://vancouver.ca/files/cov/appendix-a-bird-friendly-design-guidelines-rts-10847.pdf>. See also Landscape Review condition A.1.21.

- A.1.5 provisions for Crime Prevention Through Passive Design (CPTED) including:

- i. having particular regard for mischief, vandalism, and graffiti in alcoves and at the laneway;
- ii. locating and designing residential and commercial mailbox areas with due consideration given to main theft;
- iii. providing outdoor common area and path lighting; and
- iv. providing for a high level of visibility and security in the underground parking garage in accordance with the Vancouver Parking By-law, including:
 - a. providing 24 hour overhead lighting at exit doors;
 - b. providing step lights;
 - c. providing white-painted walls; and

- d. ensuring a high degree of visibility at doors, lobbies, stairs, and other access routes.

Note to Applicant: Light fixture types, locations, and illumination levels should be indicated on the landscape or site plans, and should be integrated into the site and building design. Site lighting should address strategies for path and exit lights, wayfinding, security, decoration, and mail delivery. Exterior lights should be oriented away from adjacent residential properties.

Development Review Conditions

- A.1.6 confirmation of Development Permit Board support for overall building Height variance, available within the DD 'Downtown District' Official Development Plan Interpretive relaxations, with respect to achieving high level heritage conservation and retention;

Note to Applicant: Where maximum building height calculations are not available from immediately adjacent established Building Grade, Interpolated Building Grade (IBG) spot elevations to be calculated for points beneath other maximum height points (the top of parapet, guards, and roof deck access penthouse).

- A.1.7 deletion of all references to the proposed signage, or notation on plans confirming that: "all signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner(s) assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits".

Note to Applicant: The Sign By-law Coordinator should be contacted at 604.873.7772 for further information.

Heritage Planning Conditions

- A.1.8 Council designates the heritage building as a protected heritage property, with the associated Designation By-law enacted by Council;

- A.1.9 The owner enters into a Section 219 Restoration Covenant, registered on title, obligating the owner, and future owners over time, to protect the heritage building from demolition, and requiring continued maintenance of retained sections of the building;

- A.1.10 provision of updated *Conservation Plan* and heritage conservation drawings to confirm scope of conservation work for the retained façades, commensurate with the compensation for its heritage designation, specifically:

- i. façade stabilization strategy, with verifiable seismic and structural upgrading required;
- ii. preservation and/or rehabilitation of masonry, wood and metalwork detailing, window and storefront assemblies, as well as mosaic tilework at recessed storefront entries; and
- iii. summary of the condition assessment of interior features conducted by Donald Luxton & Associates, including photo documentation, confirming their existing condition and strategy for salvage and potential reuse in design development of the new interior spaces.

Note to Applicant: A *Conservation Plan* that is limited to façade-only retention stipulates high level of verifiable conservation strategy. Use of vinyl, fiberglass, or metal window and

- storefront assemblies are not acceptable. Retention is preferred where original materials are intact. If original materials are beyond repair, replacement with new to reflect existing (visually and physically) is required. All scope of conservation work outlined in *Conservation Plan* should be verified and annotated consistently in all heritage drawings and supporting documentation.
- A.1.11 provision of a digital copy of the *Statement of Significance* and *Conservation Plan* by Donald Luxton & Associates, sent to and acknowledged by the Heritage Planner (Elijah Sabadlan, elijah.sabadlan@vancouver.ca);
- Note to Applicant:** Final version of the documents should incorporate feedback from heritage staff and the Statement of Significance Subcommittee, with revisions made to the satisfaction of Director of Planning. The scope of work contained within the *Conservation Plan* should be cross-referenced consistently within the development permit documentation.
- A.1.12 provision of revised colour-coded retention drawings and sequence of construction letter, along with the “Assurance of Retention of Existing Portions of Buildings” letter (copy attached) from the Professional of Record, resubmitted in triplicate. The retention documentation confirms that they will supervise the construction work with a qualified heritage professional, in compliance with the approved *Conservation Plan*.
- Notes are to appear on the retention drawings indicating the following:
- i. that all parts of the building shown as being retained will be retained in place, and not removed from their original location within the building at any time;
 - ii. that ‘retained wall’ means the retention of the existing studs and sheathing;
 - iii. that ‘retained floor’ means the retention of the existing floor joists and sub-floor; and
 - iv. that ‘retained roof’ means the retention of the existing roof rafters and sheathing.
- Note to Applicant:** Retention documentation should clarify extent of feasible retention of the heritage building. If any significant structural changes are proposed, then a full set of revised drawings, including plans and sections, will be required. A copy of the approved retention drawings and the sequence of construction letter will form part of all subsequent permit application drawings. Please contact the Development Planner or the Heritage Planner if you have any questions about these issues.
- A.1.13 provision of heritage window and door schedules, to confirm existing physical condition, and extent of conservation treatment for each assembly;
- Note to Applicant:** Schedules should clearly indicate if assembly is existing to be refurbished or replaced with new. All window and door assemblies should be identified in plans and elevations.
- A.1.14 provision of detail drawings to accurately show typical conditions, including interface between the heritage façade and the contemporary addition, including annotations consistent with work as outlined in the *Conservation Plan*;
- Note to Applicant:** Typical detail drawings should supplement the preliminary wall section drawing 1/A801, confirming that adequate assessment and recording of existing conditions have been conducted to verify scope and feasibility of conservation work proposed.

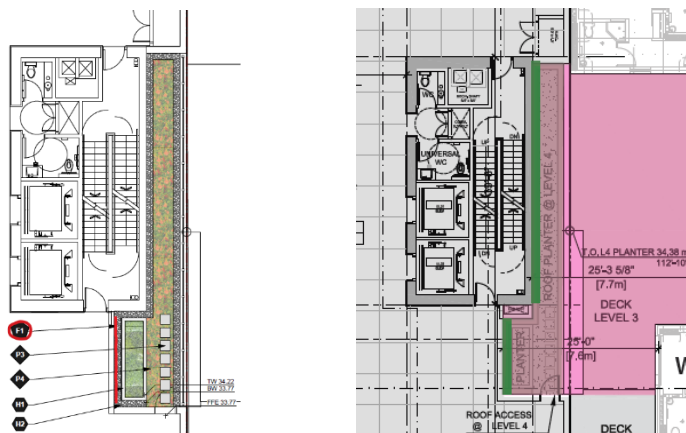
- A.1.15 design consideration to reflect or reinstate the historic interior character-defining elements of the heritage building in the design development of the new interior spaces;

Note to Applicant: The *Statement of Significance* previously listed specific interior features as character-defining elements. The Vancouver Heritage Commission recognized the opportunity to salvage and reuse existing interior character-defining elements, or by way of interpretation strategy, to enhance level of conservation beyond proposed façade-only retention scheme. See also Heritage Planning condition A.1.10(iii).

Landscape Conditions

- A.1.16 design development to enhance outlook of the wall at the light well for residents of adjacent building on east side;

Note to Applicant: This can be achieved by extending the cable green wall and vine planting on Level 4 (Labelled as F1) along the entire planter facing the light well. See also Urban Design condition 1.3.



- A.1.17 confirmation of viability and maintenance of the vine planting on Level 4;

Note to Applicant: This is to respond to UDP commentary. The planting to be comprised of highly shade tolerant species, and be well irrigated and maintained into the future, beyond the establishment period. The vine support structure to be sturdy and low maintenance (avoid high maintenance modular “green wall” systems). See also Urban Design condition 1.3.

- A.1.18 design consideration to enhance presentation to the public realm interface to achieve a pedestrian friendly, inviting frontage, by improving landscape treatment along West Pender Street;

Note to Applicant: This can be achieved by provision of high quality paving materials and finishes within the property line. Different patterns, shades and finishes of paving materials as well as banding would be supported to enhance visual interest.

- A.1.19 provision of an outdoor lighting plan, in particular lighting information for the outdoor amenity areas to ensure accessibility and safety, as well as visual interest;

Note to Applicant: See also Urban Design condition A.1.2.

- A.1.20 revisions to Landscape “Tree Management Plan”, to delete Tree Barrier Fences; and

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

- A.1.21 provision (or further development) of landscape features intended to create bird friendly design.

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

A.2 Standard Engineering Conditions

- A.2.1 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of The South 75' of Lots 19 and 20, and Lot A (see374692L) of Lots 19 and 20, all of Block 26, District Lot 541, Plan 210 to create a single parcel.

- A.2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of the following charges prior to building occupancy:

- i. covenant (BW335057);
- ii. easement (42096M);
- iii. easement (BW335077);
- iv. easements (BB345805, BB345806, BB345807), and
- v. easement and indemnity agreement (G63307)

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

- A.2.3 Provision of a finalized Transportation Demand Management (TDM) Plan, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Subject to the acceptance and approval of the finalized TDM plan, the development is eligible for the following reductions to minimum vehicle parking requirements:

- a. Non-Residential – 100% reduction.

A TDM Plan with a minimum of 24 points is required to achieve the proposed vehicle parking reduction. The proposed plan achieves 24 points. Refer to Schedule B of the TDM policy for detailed requirements for each measure. Provide TDM Plan as a separate package. The following additional information and clarifications are required to accept the TDM measures proposed:

- i. ACT-01 – Additional Class A bicycle parking:
 - a) update architectural plans to identify of the number and location of the additional Class A bicycle spaces.

Note to Applicant: 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-02 – Improved Access to Class A bicycle Parking:
 - a) provision of concept design for excellent design of lighting, finishes, grades, convenience; and
 - b) update architectural plans to identify the number and location of Class A bicycle parking provided at and/or above-grade, as well as show and note the access route to reach Class A bicycle parking from the outside.
- iii. ACT-03 – Enhanced Class B bicycle parking:
 - a) update architectural plans to identify the number, location and characteristics of the enhanced Class B bicycle parking; and
 - b) provision of concept design for enhanced Class B bicycle parking.
- iv. ACT-06 – Improved End-of-Trip Amenities:
 - a) provision of concept design for improved end-of-trip amenities; and
 - b) update architectural plans to identify the location, number and type of end-of-trip amenities being provided.

Note to Applicant: These points can be granted if drying lockers, shower doors, and charging stations are provided.
- v. SUP-01 – Transportation Marketing Services:
 - a) provision of a description of the services to be provided; and
 - b) if available, provision of any additional information regarding this measure (e.g., online signup portals or additional marketing materials) that demonstrates how the property owner will offer this service.

A.2.4 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 – 02;
 - c) ACT – 03;
 - d) ACT – 06, and

e) SUP – 01

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

The agreement will include the following:

- i. standard curb ramps at Homer and West Pender Street;
- ii. pedestrian lane crossing on Homer Street;

Note to Applicant: Show the details of the lane crossing and curb ramps on your drawings, also reference the engineering standard drawings C8.1 and C9.2.
- iii. upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations; and
- iv. new or replacement duct bank adjacent to the development site that meets current City standards.

A.2.6 Provision of a Loading Management Plan (LMP), including the following:

- i. clarification of how the loading facility will operate;
- ii. management of the facility, including on-site loading manager;
- iii. size of the largest delivery vehicle delivering to the site and the expected frequency of all of deliveries;
- iv. specification of the routing of trucks from the arterial streets to and from the loading space;
- v. clarification of the largest truck that the loading space(s) are designed to accommodate and provision of all vehicle dimensions;
- vi. an expected Schedule of Loading Activity table for all uses;
- vii. identification of loading bays that can be used for unscheduled loading deliveries; and
- viii. Loading Management and Communications Protocol for all tenants.

- A.2.7 Subject to acceptance of an approved Loading Management Plan (LMP), arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, requiring the Owner's compliance with the LMP;
- A.2.8 Provision of a Shared Use Loading Agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for the Class B loading space(s) between the commercial and residential uses and label the space(s) as 'Office and Retail Loading'.
- A.2.9 Arrangements shall be made to the satisfaction of the GMES & DLS for a new legal agreement for the existing cornices and building features that encroach onto City Street prior to the issuance of the buildings occupancy permit. A letter of commitment will satisfactorily address this condition at the DP stage.

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

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

- A.2.10 Provision of design elevations interpolated between building grades required along property line across:
- i. middle of entrances, stairs, utility access, pathways, etc.; and
 - ii. corners of loading bays, individual parking stalls.

Note to Applicant: Show design elevations on sheets A201 and A202.

- A.2.11 provision of City issued Building Grades survey benchmark Monument V-4236 to be used, 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.
- A.2.12 provision of the following street improvements to the satisfaction of the General Management of Engineering as per the required Services Agreement (see also Engineering condition A.2.5):
- i. Standard curb ramp at Homer and West Pender Streets; and
 - ii. Pedestrian laneway crossing off Homer Street.

Note to Applicant: Show the details of the lane crossing and curb ramps on your drawings, also reference the engineering standard drawings C8.1 and C9.2.

- A.2.13 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. confirmation that an overhead gate for the loading area is being proposed, if so provide updated section drawings showing overhead gate;
 - ii. column encroachments in line with the Design Supplement; and
 - iii. elimination of column encroachment into Class B loading.
- A.2.14 provision of improved access and design of loading spaces and compliance with the Parking and Loading Design Supplement, including provision of the following:
 - i. a minimum length of 8.5 m and a minimum width of 3.0 m for all Class B loading spaces; and
 - ii. a double throat for the Class B loading spaces to facilitate maneuvering to/from both directions.

Note to Applicant: A double load throat is required as the left turn from Hastings Street onto Hamilton Street is restricted in the AM and PM.
- A.2.15 provision of improved access and design of bicycle parking, including provision of the following:
 - i. directional signage for Class B bicycle spaces not readily visible to visitors of the site.

Note to applicant: Update architectural plans to show/note the location of directional signage. Reference Section 6.4.5 of the Parking By-law for additional information.
- A.2.16 notation of the following on all ground level and parking level plans:
 - i. “vehicle parking layout approved, subject to compliance with approved Transportation Demand Management (TDM) Plan” and
 - ii. “loading layout approved, subject to compliance with approved Loading Management Plan”.
- A.2.17 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. dimensions of columns and column encroachments into parking stalls; and
 - iii. indication of the stair-free access route from the Class A bicycle spaces to reach the exterior.

Note to Applicant: Stair ramps are not generally acceptable.
- A.2.18 Indication of garbage / recycling container outlines in the Garbage & Recycling storage area in accordance with the [Garbage and Recycling Facility Storage Amenity Design Supplement](#);
- A.2.19 Provision of the following statement on the landscape plan:

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 Site Inspector for details.

- A.2.20 Provision of a canopy application is required for the proposed canopy on the Homer Street frontage.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage system. Canopies are defined as a rigid roof like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56mm in thickness. (VBBL section 1.8.8).

- A.2.21 Provision and maintenance of parking, loading, bicycle, and passenger loading spaces in accordance with the requirements of the Vancouver Parking By-law;

- A.2.22 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.2.23 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

Civil Key Plan should be revised to include all 3rd party utilities' proposed builds and please re-submit directly to the Utilities Branch.

- 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.

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 **October 4, 2022**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 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.
- Note to Applicant:** The application must meet the requirements of the CCF Act and Adult Care Regulations prior to approval at Building Permit stage.
- B.1.5 the owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

B.2 Conditions of Development Permit:

- B.2.1 in the event that retention of portions of the heritage building which are to be retained cannot occur as shown on the approved plans, all construction work must cease. Construction must stop as the work is no longer in compliance with the approved permit and the permit would now be considered to be invalid. Replication or replacement of existing portions of the building that were to be retained does not comply where retention is a condition of the permit. Planning staff must be contacted to discuss options including the possibility of new permits in the event the building cannot be retained as shown on the approved plans.
- B.2.2 all work must be consistent with the approved *Conservation Plan* which forms a part of the development permit. A qualified heritage professional must supervise the scope of conservation work with the Professional of Record. Once the conservation work is substantially complete, the qualified heritage professional must prepare and submit a Completion Status Report as condition of the Occupancy Permit.
- B.2.3 As a condition of building occupancy, the General Manager of Engineering Services will require to upgrade street lighting infrastructure adjacent to the site that includes the following but not limited to:
- i. upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
 - ii. 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

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

Any existing City infrastructure adjacent to the site damaged during construction activities must be replaced to current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents. Replacement is to be determined at the sole discretion of the General Manager of Engineering Services. See also Engineering condition A.2.5.

Environmental Protection Conditions

B.2.4 The property owner shall:

- i. Submit a Site Disclosure Statement to Environmental Services;
- ii. 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
- iii. If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this development, until a Certificate of Compliance for each of the on-site contamination and the dedicated lands, if any, have been issued by the Ministry of Environment and provided to the City.

B.2.5 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.2.6 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.2.7 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.2.8 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.2.9 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.2.10 **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.**