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

**DEVELOPMENT PERMIT STAFF COMMITTEE
(DPSC) MEETING
November 9, 2022**

**for THE DEVELOPMENT PERMIT BOARD
December 12, 2022**

**55 W Hastings St.
DP-2022-00665 – DD (sub-area C2)**

HS/MC/OE/JS

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

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

Also Present:

H. Shayan, Urban Design
O. Eriksson, Landscape Services
E. Brooker, Housing Policy & Projects
M. Cheng, Development Services
J. Smallwood, Development Services

APPLICANT:

Gair Williamson Architect Inc.
220 – 430 Railway St
Vancouver, BC
V6A 1B1

PROPERTY OWNER:

1325297 B.C. LTD
2632 Derbyshire Way
North Vancouver, BC
V7H 1R1

EXECUTIVE SUMMARY

• **Proposal:**

To develop this site with a 10-storey mixed-use building consisting of retail at grade, in conjunction with 32 dwelling units (Secured Market Rental) from the second to ninth storeys, with a rooftop amenity space located on the tenth storey.

See	Appendix A	Standard Conditions
	Appendix B	Standard Notes and Conditions of Development Permit
	Appendix C	Plans and Elevations
	Appendix D	Shadow Study
	Appendix E	Landscape Drawings
	Appendix F	Design Rationale

• **Issues:**

1. Housing agreement
2. Contextual fit

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

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2022-00665 submitted, the plans and information forming a part thereof, thereby permitting the development of a 10-storey mixed-use building consisting of 32 dwelling units (secured market rental), a retail space, and a roof top amenity subject to the below conditions of approval:

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 Make arrangements 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 residential units as for-profit affordable rental housing units, excluding Seniors Supportive or Assisted Housing, pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for a term equal to the longer of 60 years and life of the building, subject to the following additional conditions:

- i. A no separate-sales covenant.
- ii. A no stratification covenant.
- iii. That none of such units will be rented for less than one month at a time.
- iv. That a rent roll be provided indicating the agreed initial monthly rents for each rental unit when the Housing Agreement is entered into, prior to development permit issuance and again prior to Building Permit issuance;
- v. That the average initial starting monthly rents for each unit type will be at or below the following proposed starting rents subject to adjustment as contemplated by the Vancouver Development Cost Levy-By-law:

Unit Type	Proposed Average Starting Rents
Studio	\$1,690
1-bed	\$2,039
2-bed	\$2,724
3-bed	\$3,759

- vi. That the average size of each unit type is at or below the limit as contemplated by the Vancouver Development Cost Levy-By-law:

Unit Type	Maximum Average Unit Size
Studio	42 sq. m (450 sq. ft.)
1-bed	56 sq. m (600 sq. ft.)
2-bed	77 sq. m (830 sq. ft.)
3-bed	97 sq. m (1,044 sq. ft.)

- vii. That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services, that reflects the agreed initial monthly rents as of occupancy in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum increases authorized by the Vancouver Development Cost Levy By-law.
- viii. 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 Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

1.2 Design development to improve the contextual fit of the building to better respond to the *Victory Square Guidelines* objectives through the following design strategies:

- i. emphasizing the vertical elements to better frame the primary proposed material;
- ii. revising the proportion and grouping of the windows to better reflect the residential character of the façade,
- iii. emphasizing the expression of the cornice at level 7;
- iv. replacing the composite material with one that is more consistent with the historical character of the area;

Note to Applicant: The *Victory Square Design Guidelines* set expectations for both form and massing, which respond to the historic sawtooth skyline and cubic massing as well as the use and detailing of more intrinsically permanent materials such as masonry. Refer to section 5.3 of this write up, material cut sheets should be provided in response to this condition.

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 55 West Hastings Street				Downtown District		DP-2022-00665	
Required / Permitted				Proposed			
Site Area				Per Survey Plan		4,335.70 ft ²	
Land Use	Sub-area C2 Dwelling Uses Retail Commercial			Dwelling Uses Secured Market Rental Housing Retail Commercial Retail Uses			
Height ¹	Area 1						
	Basic maximum height		75.13 ft				
	Discretionary increased height per Development Permit Board (DPB)		104.99 ft	Top of Amenity parapet		105.40 ft	
				Top of Exit Stairs parapet		105.45 ft	
	View Cones 9.2.2, J1.1, 3.2.2, 9.1, A			Development does not protrude into the view cones			
Density ²	Sub-area C2						
	Basic maximum density		<u>FSR</u>	<u>Area</u>			
	Residential		3.00	13,007.11 ft ²			
	Non-residential		2.00	8,671.41 ft ²			
	Total		5.00	21,678.52 ft ²			
	Discretionary increased density per DPB						
	Total		6.00	26,014.22 ft ²	<u>FSR</u>		<u>Area</u>
				Secured Market Rental Housing		5.83	25,286.00 ft ²
				Retail Uses		0.25	1,074.00 ft ²
				Total		6.08	26,360.00 ft ²
Exclusion ³	Residential balcony - maximum		<u>%</u>	<u>Area</u>	Residential balcony		
	Open and enclosed		8%	2,022.88 ft ²	<u>%</u>		<u>Area</u>
	Enclosed only			725.50 ft ²	5.74%		1,451.00 ft ²
	Amenity - maximum				Enclosed only		364.00 ft ²
	All uses total		20%	5,202.84 ft ²	Residential amenity		4.03% 1,019.00 ft ²
Dwelling Unit Mix				Studio		50%	16 units
				1 bedroom		0%	0 units
				2 bedroom		50%	16 units
				3 and 3+ bedroom		0%	0 units
				Total			32 units
Horizontal Angle of Daylight ⁴	One angle of 50 degrees, or two angles with a sum of 70 degrees over an unobstructed distance of 3.7 m at the discretion of DPB			Compliance is required			
Parking ⁵	Residential total		0	Not proposed			
	Residential accessible		2				
	Visitor total		0				
	Non-residential total		0				
	Non-residential accessible		0				
Bicycle ⁶			<u>Class A</u>	<u>Class B</u>			
	Residential		74	3	Residential		74 3
	Non-residential		0	0	Non-residential		1 0
Loading and Passenger	Not required			Not proposed			

Notes:

1. **Note on Height:** Standard condition A.1.7 seeks demonstration of compliance with building height.
2. **Note on Density:** Standard condition A.1.6 seeks additional areas on Level 1 to be included in the computation of floor area. The proposed floor area for Secured Market Rental Housing is inclusive of circulation area of approximately 345 ft².
3. **Note on Exclusion:** Standard condition A.1.8 seeks additional areas on the roof level to be included in the computation of amenity area. The proposed amenity area is inclusive of garden closet, children's play with canopy, and outdoor amenity with canopy at approximately 583 ft².
4. **Note on Horizontal Angle of Daylight:** Standard condition A.1.4 seeks compliance for units with enclosed balcony or with den.
5. **Note on Parking:** Standard condition A.1.9 seeks compliance with accessible parking spaces for residential uses, or payment-in-lieu.
6. **Note on Bicycle:** Standard condition A.1.10 seeks clarification on bicycle spaces. See also, standard condition A.2.4.

• Legal Description

Lot: 10
Block: 3
Plan: 168

• History of Application:

2022-08-29 Complete DP submitted
2022-11-09 Development Permit Staff Committee

• **Site:** The site is located mid-block on the north side of W Hastings St., between Abbot St. and Carrall St. It is currently a vacant two-storey retail building. The site is zoned DD (sub area C2), Victory Square and the lot dimensions are 33 ft. x 132 ft. with a site area of approximately 4,335 sq. ft. The site is relatively flat and is subject to view cones 3.2.3 (Queen Elizabeth Park) and J1.1 (Creekside Park).

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

- a) 388 Abbott St. - existing parking, future 10-storey mixed-use (commercial-residential)
- b) 51 W Hastings St. - 6-storey mixed-use, Paris Block Building (residential/at grade retail)
- c) 46 W Hastings St. - 10-storey mixed-use under construction (residential/retail/health service)
- d) 74 W Hastings St. - 3-storey mixed-use, Grand Union Hotel
- e) 404 Abbott St. - 5-storey mixed-use, Abbott Mansion (hotel/retail/health clinic)
- f) 106 W Hastings St. - 3-storey mixed-use, the Argyll Building (residential/retail)
- g) 108 W Hastings St. - 30-storey mixed-use, Woodward's Development
- h) 320 Abbott St. - 5-storey mixed-use, Metropole Studios Apartments
- i) 66 W Cordova St. - 10-storey mixed-use (residential/commercial)

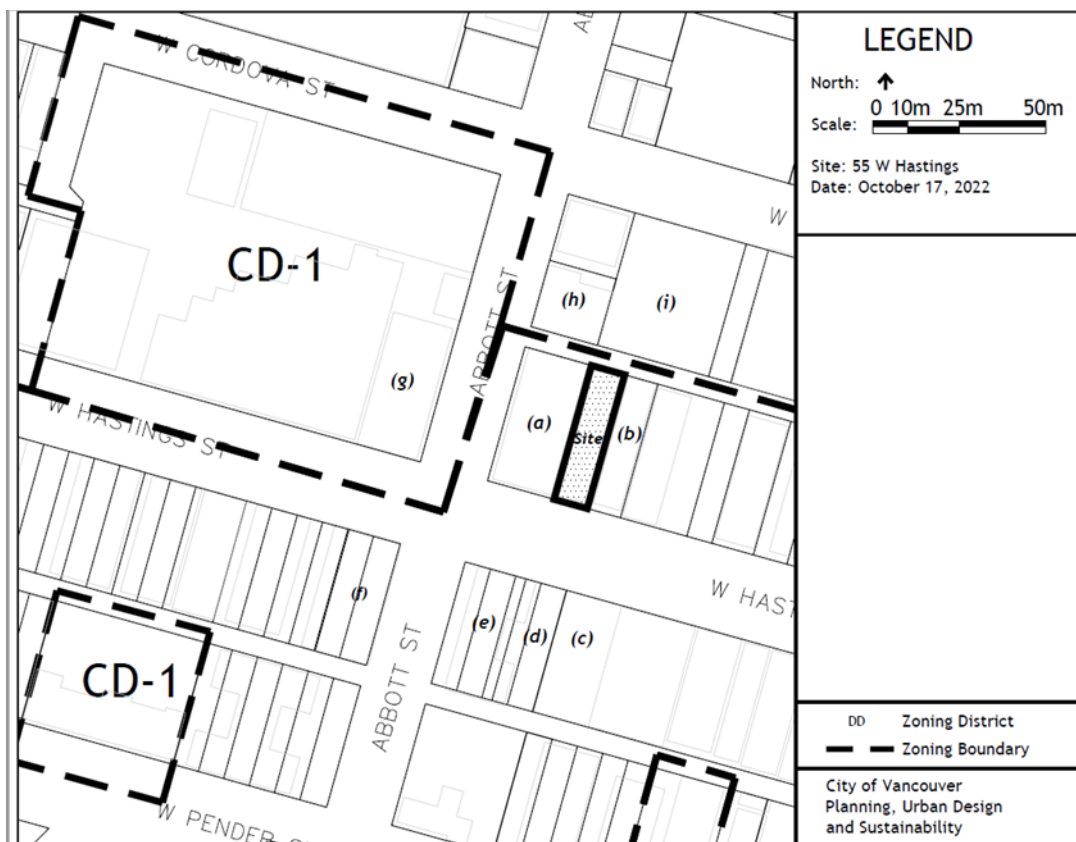


Figure 1: Site and surrounding context

• **Background:**

A development permit application was submitted on August 29, 2021 for the development of the subject site under *Downtown Official Development Plan (DDODP)*. The proposal includes replacement of an existing one-storey retail with a newly constructed ten-storey building containing 100% secured rental market units and at grade commercial retail over one level of basement. The DDODP requires approval by the Development Permit Board for density and height, subject of considering bulk and massing, contextual fit, street frontage, and units' livability.

The intent of the proposal is to meet the rental housing objectives of the *Downtown Eastside Plan*. The proposal also responds to the *Victory Square Guidelines*.

The programming includes:

- 32 rental units, consist of 16 studio units and 16 2-bedroom units
- 1,074 ft² commercial retail at grade.
- 1,860 ft² rooftop outdoor amenity including children's play area, urban agriculture and gathering zones contingent with a 380 ft² indoor amenity.
- A large central courtyard offering generous access of the day to residents.
- Total density of 6.0 FSR (26,014 ft²).
- 105 ft. maximum building height in compliance with Downtown Eastside policy for provision of 100% secured market rental.

A parking relaxation is being sought of two required accessible car spaces. Due to the impacts on form of development, including requirements for the PMT, garbage and loading staff include a pay-in-lieu option in the conditions. Refer to 3.2.1.(c) of the Parking By-Law and Standard Condition A.1.9. Additional considerations include:

- The priority of the urgently needed secured rental housing in the DTES;
- The minimal anticipated impacts to on-street parking;
- The bike storage provided at basement; and
- The downtown location, which is well served by public transit.

The proposed development is generally compliant with the provisions of the Council-approved plans, policies, and guidelines listed below. However, given the heritage character of the surrounding context, staff recommend some further refinements.

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

- *Downtown Official Development Plan, Sub-Area C2 (Last Amended 2018)*
- *Downtown Eastside Plan (2014)*
- *Victory Square Policy Plan (Last Amended 2022)*
- *Victory Square Guidelines (Last Amended 2022)*
- *Secured Rental Policy: Incentives for New Rental Housing (Last Amended 2022)*
- *High Density Housing for Families with Children Guidelines (1992)*

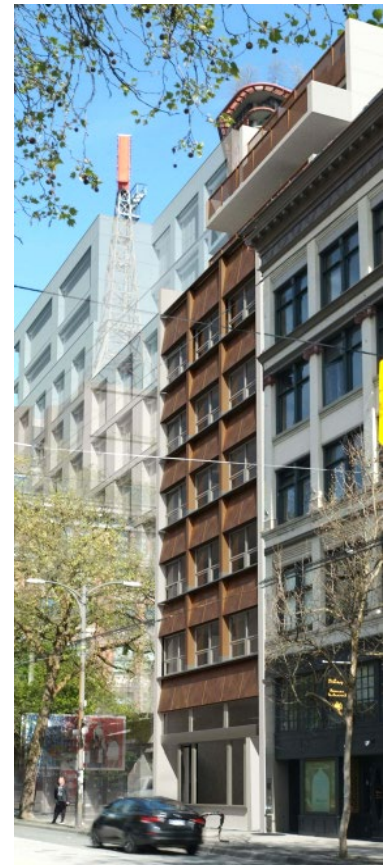


Figure 2: 55 W Hastings St. Proposal

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

Introduction

This proposal is generally compliant with applicable By-laws and Guidelines, contributes to housing diversity in the Downtown Eastside, and will help to improve the lives of its residents. The following is a summary of this application's compliance with relevant policies, plans, and guidelines.

Downtown Official Development Plan, Sub-Area C2 (Last Amended 2018)

This site is located in Sub-area C2 of the DD ODP and is an important transition area between two major plans. Developments are expected to fulfill the *Plan's* objectives, which include:

- To improve the general environment of the Downtown District as an attractive place to live, work, shop and visit;
- To meet the highest standards of design and amenity for all users;
- To encourage more people to live within Downtown;
- To encourage greater transit usage
- To create a distinctive public realm

Land Use: Increasing the residential space of this sub-area is one of the first goals of the *Plan*. This goal is identified in section 1.3 of the ODP: to allow Dwelling Uses in Sub-area C2, subject to Development Permit Board approval. This development permit application satisfies the *Plan* objectives by providing 100% secured market rental.

FSR: As per section 3.4(b), in area C2, if 100% secured market rental housing is proposed, the Development Permit Board may permit an increase in density to a maximum floor space ratio (FSR) of 6.00, after considering the intent of this ODP and all applicable Council approved policies and guidelines, the proposed height and massing, how the building relates to the surrounding context, the livability of the units, and the retail continuity requirements outlined in the *Plan*. Staff concluded that this proposal meets the *Plan* by providing 100% secured market rental housing within the maximum allowed density of 6.00. Staff recommended Condition 1.1 to improve the livability of the units and meet the HAD requirement.

The proposed at grade retail is aligned with the *Plan's* goal for ground floor retail identified in Map 2 of section 2.

Height: The proposed building will stand within the maximum height allowed for 100% secured market rental housing in Area 1 (Map 3) of the *Plan*. Staff also determined that with the proposed maximum height, no encroachments into the view cones are sought.

Downtown Eastside Plan (2018)

This proposal is located at Victory Square sub-area under *Downtown Eastside Plan*. Developments which recognize the area's unique ethnic history and enhance its historical, architectural and cultural character are encouraged.

This development application achieves the *DTES Plan's* objectives of having an integrated development that meets the needs and priorities of the local community. The proposal provides 100% secured rental units, shared indoor and outdoor amenity spaces for its residents, along with commercial retail space provided at-grade. 50% of the proposed units are 2-bedroom, which is above the minimum 25% requirement for this size of unit. The scale, massing and architectural expression of the building are generally respectful of heritage assets, the surrounding scale, the urban pattern, and the social and community context. The main elevation reflects the historic street wall character of the area, including the saw tooth streetscape profile and narrow building frontages.

Since this proposal is also located within the Community-Based Development area at *Downtown Eastside*, align with *Neighbourhood Fit Considerations Bulletin*, staff implemented an enhanced notification process to improve engagement with the community and to ensure that the proposed development will meet social impact objectives in the Downtown Eastside (DTES).



Figure 3: View of proposal on W. Hastings St.

Victory Square Policy Plan:

Victory Square is Vancouver's historic downtown and the transition area to the Central Business District. In March 1993, City Council instructed staff to prepare a concept plan for Victory Square and identified the following primary objectives:

- Facilitate compatible new residential and mixed-use development, while reinforcing the existing scale and character of the area.
- Encourage new development with a wide range of housing types, including market sale, social housing, secure market rental housing, and affordable home ownership.
- Support vibrant street activity through local commercial activities and enhanced public realm improvements

Staff determined that this application complies with the intent of the plan by proposing a mixed-use development, including 100% secured market rental units, which is compatible with the scale and character of the context area.

Victory Square Guidelines:

The *Victory Square Guidelines* highlight opportunities and issues and illustrates practical suggestions for heritage buildings and new developments. They also focus on conserving and retaining existing scale, form and fabric of Victory Square's heritage environment while encouraging a sensitive, creative and contemporary approach to new construction. The proposed development responds to the Guidelines, as outlined under Form of Development below:

Form of Development

The Guidelines' objectives for new buildings are to be respectful of the scale, proportions, and character of the historic Victory Square urban form interpreted through contemporary architectural expression. Staff support the proposed ten-storey building as responsive to the heritage character and neighbourhood fit of the area.

Height and massing:

In compliance with overall permitted height, this proposal demonstrates thoughtful transition in form and scale from the surrounding context and maintains the character of street walls in Victory Square. The building provides a generous setback at upper levels, which retains the consistent low scale height of street wall and contributes to the saw-tooth streetscape character along W Hastings St.

Yards and setbacks: The proposal conforms to the required setback. In particular, it addresses the city's desire to retain the fine building grain of these inner-city neighborhoods. Through the redevelopment of small sites such as this and the design of a saw-tooth profile that steps north by 10 feet at the seventh floor to acknowledge the adjacent buildings. The proposal also provides a 14' setback from the lane for all residential units to provide separation from power lines and improve the privacy of these units.

There is a lightwell to provide light and air to rooms in the middle of the new building, which becomes reciprocal to the lightwell in the proposed building at 388 Abbott Street.

Overlook from the roof deck is prevented by 7-foot high guards ringing the outdoor amenity terrace.

Exterior design: The Guidelines encourage new development to respect the traditional appearance and proportions of the facades of heritage buildings. They should complement the historic vertical ordering of facades. However, the proposed design should be in a contemporary manner.

The proposal was intended to achieve the same level of visual interest as that of heritage buildings. The dark-color materials provides stronger definition to the ground floor level. The main façade is also articulated by vertical elements and framed windows to reflect the fenestration pattern of heritage buildings. In addition, the upper level setback is intended as a design resolution to define the upper edge of the façade as a cornice.

Staff generally support the massing, scale, and architectural expression of the proposal as appropriate to the context and heritage character of Victory Square. However, for the project to more closely respond to the intents of Victory Square Guidelines, and to ensure a higher level of contextual fit, staff recommend further design development to the articulation and materiality of the front facade.

Interface with Public Realm

The *Guidelines* indicates that the ground floor of new buildings should provide the fine-grain texture and pedestrian interest. Staff conclude that the at-grade commercial retail is informed by, and compatible with, the historic storefront of the area. Standard condition A.1.1 provides considerations to improve this interface and reinforce the retail continuity along W. Hastings Street. To achieve this objective, emphasizing the vertical element, provision of architectural lighting and signage and provision of weather protection are being sought.



Figure 4: Front and rear elevation

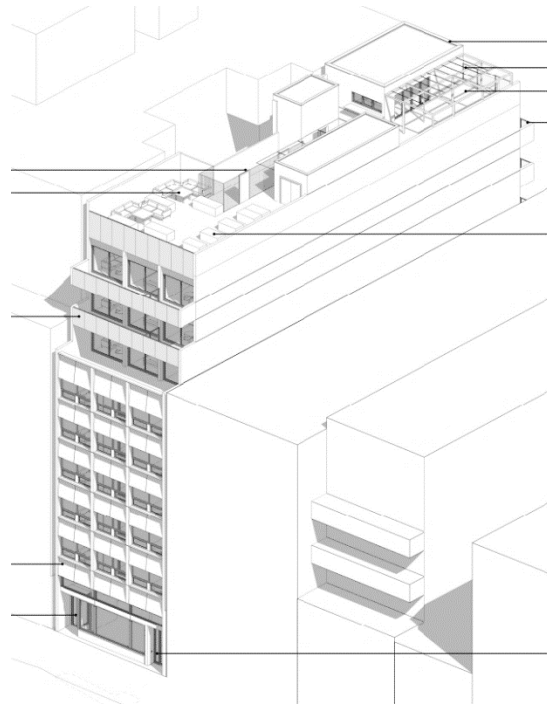


Figure 5: Overall massing

Secured Rental Policy: Incentives for New Rental Housing (updated 2022)

The Secured Rental Policy encourages the construction of new purpose-built rental housing in Vancouver. Updated and retitled November 2019, this policy is a consolidated version of previous market rental incentive programs that were first introduced in 2009, including the *Secured Market Rental Housing Policy (Rental 100)* and the *Affordable Housing Choices Interim Rezoning Policy*.

The *Secured Rental Policy* encourages new purpose-built market rental housing. The policy is intended to increase the supply of secure market rental housing that is available to renter households. Staff conclude that this development permit application meet the intent of the policy by providing 100% of its residential space as secured rental.

High Density Housing for Families with Children Guidelines (1992):

The intent of the *High Density Housing for Families with Children Guidelines* is to address key issues of the site, building and unit design to achieve livability objectives for families with children. The guidelines provide direction on project planning, project design, unit design and amenity areas. The guidelines also identify the need for indoor and outdoor amenity areas.

While the proposal generally adheres to the provisions in the guidelines, private outdoor space (i.e. balconies) is strongly encouraged for each unit.

Conclusion:

The proposal for 55 W Hastings St. represents a high-quality mixed-use development consistent with the objectives envisioned under the *Downtown Eastside Plan*, amongst other relevant policies, by-laws, plans, and guidelines. The Urban Design Conditions in this report seek to improve the livability requirements and refine its materiality and interface with the public realm to respond to the *Victory Square Guidelines*.

This development proposal will contribute positively to the emerging character of W Hastings St. – the fine grain streetscape and vibrant public realm – as well as meeting the housing and programming needs of local residents. Staff recommend support of the proposed application subject to the conditions in this report.

URBAN DESIGN PANEL

This proposal was not reviewed by the Urban Design Panel (UDP) because the project is situated on a modestly sized, mid-block site with only two facades (front and rear). All developments in this area are governed by *Victory Square Guidelines*, which direct the form of development and building design comprehensively. In addition, since the project's density, form and massing meet the zoning requirements at intake; UDP's input would have been limited. For these reasons, staff feel that the recommended conditions of approval will suffice in lieu of UDP review.

HOUSING POLICY AND PROJECTS

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

ENGINEERING SERVICES

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

NOTIFICATION

A development permit application sign was installed on the property on October 7, 2022, followed by approximately 1,010 notification postcards distributed throughout the neighbourhood on October 11, 2022. Notification and application information, and an online comment form, was provided on the Shape Your City webpage for this application.

Additionally, enhanced notification performed by the Downtown Eastside planning group occurred for this site. Enhanced notification involved posters installed on all Single Room Occupancy (SRO) buildings within a two-block radius of the site and postcards sent to 550 Downtown Eastside list recipients.

At the time of this report, ten (10) responses have been received from our postcard/site sign notification: six (6) of which were in Support of the application and four (4) in Opposition.

Support for the proposal included comments that the development is an improvement to the area as the current site is underutilized and will provide rental housing benefiting the neighbourhood and community.

Concerns expressed by respondents identified that the housing type would be of better benefit to the community if it were social housing.

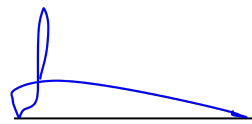
Staff have concluded the proposal aligns with the all Council-approved Policies and Plans in terms of use and housing tenure. The Board approval of height and density is subject of providing 2/3 social housing or 100% secured market rental. This proposal contributes well to the City's growing need for rental developments by providing 32 rental units, at grade commercial, indoor and outdoor amenities.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and has concluded that with respect to the CD-1 By-law pertaining to this site, 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.

The Staff Committee supports this proposal subject to the conditions contained in this report.



J. Greer
Chair, Development Permit Staff Committee



H. Shayan
Development Planner



M. Cheng
Project Coordinator

Project Facilitator: J. Smallwood

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 enhance W. Hastings St. ground floor public realm interface along the retail frontage as follows:

- i. provision of larger elements between the glazing to highlight the repetition of vertical elements;
- ii. provision of higher transom windows on top of store windows;
- iii. provision of a distinct cornice expression to separate lower part from main part of the elevation;
- iv. provision of an architectural integrated detailing;

Note to Applicant: the intention of this condition is to incorporate the design and detailing informed by, and compatible with the historic storefronts of the area;

- v. provision of an architectural lighting, and signage strategy, with particular attention given to the illumination the retail frontage, and the residential entry;

Note to Applicant: Building lighting and signage must be designed to integrate sympathetically with the façade, and should provide for enhanced pedestrian experience of the public realm. Signage is a separate application and should be noted as “SHOWN FOR REFERENCE” in the drawings; and

- vi. provision of continuous weather protection elements in the form of canopy/awning;

Note to Applicant: An application for a Permit to Use City Property must be submitted to Development & Major Projects (DMP) for the proposed canopy encroaching onto City Street. Canopies must be fully demountable and comply with all applicable requirements of the Vancouver Building By-law (Section 1.8.8).

Note to Applicant: A strong definition of the retail interface will reinforce the human scale and retail character of W Hastings St. as per the *Victory Square Guidelines*.

A.1.2 design development to provide a more pedestrian-friendly character along the lane;

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

A.1.3 consideration to mitigate the apparent mass of the exposed side façades;

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

- A.1.4 Provision of further details and drawings for enclosed balconies demonstrating compliance with Section 5 - *Horizontal Angle of Daylight*, of the *Downtown District of the Official Development Plan*, the *Enclosed Balcony Bulletin*, and addresses privacy of adjacent units;

Note to Applicant: Refer to Unit 301 and all typical units with enclosed balcony, and Unit 304 and all typical units with den.

Housing Policy and Projects Conditions

- A.1.5 maintain the proposed mix of market residential units including 16 studio units (50%) and 16 three-bedroom units (50%).

Note to Applicant: Project should try to maintain a mix of at least 40% family units (2 and 3-bedrooms).

Development Review Branch Conditions

- A.1.6 compliance with Section 3 - *Density*, of the *Downtown District of the Official Development Plan*;

Note to Applicant: Include unheated area in the computation of floor area as circulation.

- A.1.7 demonstration of compliance with Section 4 - *Height of Buildings*, of the *Downtown District of the Official Development Plan*;

Note to Applicant: The parapet appears to exceed the maximum allowable building height by approximately 5 inches.

- A.1.8 inclusion of the following areas on the roof level in the computation of amenity area such as garden closet, children's play with canopy, and outdoor amenity with canopy;

- A.1.9 provision of a minimum of 2 accessible parking spaces for residential uses in accordance with Section 4.8.4(a), or payment-in-lieu in accordance with Section 4.12 of the Parking By-law;

Note to Applicant: All parking spaces for residential uses, if proposed, must be equipped with energized outlets in accordance with Section 4.14.1. In order to achieve payment-in-lieu, an application shall be made to Engineering Services, which includes a \$500.00 application fee. Additionally, Council approval will be required as well as payment-in-lieu fees of \$24,700.00 per parking space waived.

- A.1.10 provision of a minimum total of 7 Class A bicycle spaces as bicycle lockers in accordance with Section 6.3.13A of the Parking By-law;

Note to Applicant: See also, Standard Engineering Condition A.2.4.

- A.1.11 provision of acoustical consultant's report, which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

Note to Applicant: written confirmation shall be submitted by the applicant indicate:

- i. the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
- ii. adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and

- iii. mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;

A.1.12 clarification of the following details:

- i. specify bicycle type (horizontal, vertical, locker, oversized or stacked) for bicycle space C1 in Room A on Level 1, and correspond with summary table;
- ii. specify electrical outlets for Class A bicycle spaces in accordance with Section 6.3.21 of the Parking By-law;
- iii. add Unit 304 in "Residential Suite Net Areas" summary table;
- iv. verify storage area and unit name for Units 703, 704, 803, 804, 903, and 904, and correspond with summary table and floor plan;
- v. verify the proposed number of in-suite storage and storage locker in summary table;

Crime Prevention Through Environmental Design (CPTED)

A.1.10 design development to incorporate CPTED measures including the following:

- i. ensure clear view lines and good lighting around building access points including elevator and entry entries and fire exits;
- ii. avoid deep alcoves and concealed spaces; and
- iii. reduce opportunities for intentional damage around the building with deterrent paint, planting, murals or artworks on blank walls.

Note to Applicant: Measures should reflect the specific risks in the area. Please provide notations in the drawings to address these issues.

A.2 Standard Engineering Conditions

A.2.1 ensure new door swings that swing onto City property, do not exceed 1 ft. (0.3 m).

A.2.2 provision of City issued Building Grades survey benchmark to be used on the site plan, 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: Refer to the building grade letter for more details.

A.2.3 provision of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this development permit, and shall include the following items and notes:

- i. landscape plan updated to show and note a 4 ft. (1.22 m) wide hardscape front boulevard with street trees where space permits and broom finish saw-cut concrete sidewalk from the edge of the front boulevard to the property line on W Hastings St.;
- ii. notation 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.2.4 provision of improved access and design of bicycle parking including the following:

- i. Class A bicycle lockers shall be designed to accommodate a maximum of 1 bicycle;

Note to Applicant: Oversized bicycle lockers are not supported. Clarify if spaces A66-A69 are proposed as oversized lockers, or spaces only. Additionally, clarify if storage rooms A70-A74 are providing individual bike lockers or spaces only. See also, standard Development Review Branch condition A.1.10.

- ii. minimum 5 ft. wide (1.5 m) wide aisle for access to oversized Class A bicycle spaces;

Note to Applicant: Reference Class A bicycle storage Room E. Consider providing one consolidated room, with individual Class A bicycle lockers, to achieve this.

- iii. design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances;

Note to Applicant: Update architectural plan A5.06 to show the minimum required access aisle for stacked bike racks. Racks must be useable for all ages and abilities.

A.2.5 notation of the following the ground level plan:

"Layout approved, subject to compliance with approved Transportation Demand Management (TDM) Plan"

A.2.6 provision of the following information as part of the drawing submission to facilitate a complete Transportation review and may result in additional conditions:

- i. all types of Class A and Class B bicycle parking spaces individually numbered and dimensioned on the drawings;

Note to Applicant: Update architectural plans A2.00 (labelled as 'Bike/Storage Room F') and A5.07 (labelled as 'Bicycle Room E') to clarify the room label and show/dimension each space. As well, clarify if Class A bicycle lockers are provided with storage rooms A70-A74. The spaces currently labelled as locker, but appear to be spaces only.

- ii. indication of the stair-free access route from each Class A bicycle storage room to reach the outside;

A.2.7 provision of street improvements along W Hastings St., adjacent to the site and appropriate transitions to the satisfaction of the General Manager of Engineering Services, including the following:

- i. 4 ft. (1.22 m) wide hardscaped front boulevard (measured from the back of the existing curb) with street trees where space permits;
- ii. broom finish saw-cut concrete sidewalk from the edge of the front boulevard to the property line.

- A.2.8 provision of new or replacement duct bank adjacent to the development site that meets current City's standards (subject to new sidewalk condition). 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.

- A.2.9 provision of a finalized Transportation Demand Management (TDM) Plan, to the satisfaction of the General Manager of Engineering Services. A TDM Plan with a minimum of 24 points for the residential use is required;

Note to Applicant: The proposed plan achieves 22 points. Consider providing PKG-02 to meet minimum point requirements. 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. a total of 8 points are achieved for the residential use;
- ii. ACT-02 – Improved Access to Class A bicycle Parking:
 - a. a concept design for excellent design of lighting, finishes, grades, convenience;
 - b. points are not awarded for a fully separated bicycle ramp from a vehicle parking ramp where no vehicle parking or ramp is provided/required;
 - c. a total of 4 points appear achievable for this measure.
- iii. ACT-03 – Enhanced Class B bicycle parking:
 - a. clarify how visitors to the site will be provided unfettered access to the Class B bicycle storage room and individual bicycle lockers.
 - b. a total of 2 points appear achievable for this measure.
- iv. ACT-05 – Bicycle Maintenance Facilities:
 - a. an operational plan detailing the following: and
 - b. a description of the amenities to be provided;
 - c. a means of providing access to all residents, commercial tenants, and the public (if applicable); and
 - d. a plan for maintaining these amenities.
 - e. a total of 2 points appear achievable for this measure;
- v. SUP-01 – Transportation Marketing Services:

- a. a description of the services to be provided; and
 - b. 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.
 - c. a total of 2 points appear achievable for this measure;
 - vi. SUP-02 – Real-Time Information:
 - a. a description of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed, and service provider.
 - b. a total of 2 points appear achievable for this measure;
 - vii. SUP-03 – Multimodal Wayfinding Signage:
 - a. a conceptual design of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed.
 - b. a total of 2 points appear achievable for this measure;
- 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-02;
 - c. ACT-03;
 - d. ACT-05;
 - e. SUP-01;
 - f. SUP-02; and
 - g. SUP-03;
 - 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 utility design to the satisfaction of the General Manager of Engineering Services through provision of:
- i. all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground;
 - ii. primary BC Hydro service; and
 - iii. all required electrical plants provided for entirely within private property.

Note to Applicant: Written confirmation is required to clear the condition. 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 Utilities Management Branch (UMB). For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

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

- i. The Key Plan shall 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 is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

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

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

- A.2.12 submission of a letter confirmation construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License.

Note to Applicant: Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act.

- A.2.13 confirmation of whether the proposed development impacts the Major Road Network (MRN), as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement> [[translink.ca](https://www.translink.ca)]). In the event it is confirmed the proposed development impacts the MRN, a Construction Management Plan shall be submitted directly to Translink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver;

Note to Applicant: The City of Vancouver and Translink have authority over the MRN as it relates to carrying out construction works on a City Street that is designated as a MRN;

- A.2.14 provision of construction details to determine ability to meet municipal design standards for shotcrete removal (street restoration manual section 02596 and Encroachment By-law (#4243 section 3A) and access around existing and future utilities adjacent to your site;

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic

evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

- A.2.15 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation 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.1 Standard Notes to Applicant

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been addressed on or before **June 12, 2023** this Development Application may 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.1.5 The Broadway Subway construction has begun with an anticipated completion date by 2025. During construction, street use (above and below grade) along Broadway, 2nd Ave / Great Northern Way and intercepting north-south streets (e.g. Main St and Quebec St) will be highly restricted in order to facilitate Broadway Subway construction and maintaining movement along the corridor. As such, we are providing advance notice to any future development to bare this in mind during planning for any construction activities within the area.
- B.1.6 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.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking Bylaw prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.4 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the

health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.

- B.2.5 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- B.2.6 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**
- B.2.7 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.2.8 All work on the site must be conducted in compliance with British Columbia's Environmental Management Act and Contaminated Sites Regulation.
- B.2.9 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.