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CITY OF VANCOUVER  
PLANNING & DEVELOPMENT SERVICES

DEVELOPMENT PERMIT STAFF COMMITTEE  
MEETING  
May 2, 2018

FOR THE DEVELOPMENT PERMIT BOARD  
June 11, 2018

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616 E Cordova Street (COMPLETE APPLICATION)  
DP-2018-00255 - ZONE DEOD SUB-AREA 2 CORDOVA STREET

DW/MC/AEM/JRB

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#### DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

**Present:**

J. Greer (Chair), Development Services  
C. Joseph, Engineering Services  
D. Naundorf, Housing Policy and Projects

**Also Present:**

D. Wiley, Urban Design & Development Planning  
J. Borsa, Development Services  
M. Cheng, Development Services

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**APPLICANT:**

NSDA Architects Ltd.  
134 Abbott Street Unit 201  
Vancouver, BC  
V6B 2K4

**PROPERTY OWNER:**

Union Gospel Housing Society  
616 E Cordova Street  
Vancouver, BC  
V6A 1L9

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#### EXECUTIVE SUMMARY

- **Proposal:** To develop a 7-storey mixed-use building containing Social Service Centre, Child Care Facility, and 63 units of Social Housing, all over one level of underground parking having vehicular access from the lane. This project is being processed through the Social Housing or Rental Tenure (SHORT) Program.

See Appendix A Standard Conditions  
Appendix B Standard Notes and Conditions of Development Permit  
Appendix C Application Drawings and Design Rationale  
Appendix D Tenant & Programming Relocation Plans

● **Issues:**

1. Height relaxation, to increase ceiling height of Level 1 (Institutional uses)
2. Interface to single family properties to the east
3. Pedestrian realm on E Cordova Street

- **Urban Design Panel: SUPPORT with Recommendations**
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**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DP-2018-00255 submitted, the plans and information forming a part thereof, thereby permitting the development of a 7-storey mixed-use building containing Social Service Centre, Child Care Facility, and 63 units of Social Housing, all over one level of underground parking having vehicular access from the lane, subject to the following conditions:

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

**Urban Design & Development Planning Centre conditions:**

- 1.1 design development to increase the height of the exterior public realm on E Cordova Street (under the building overhang) and of the social services centre at Level 1, by increasing building height by up to 3.5ft;

**Note to Applicant:** Staff recommend a height relaxation, up to 78.31ft, to facilitate an improved public realm on E Cordova Street and social services centre. This height relaxation is necessitated by the particular constraints of this development: namely, the site's topography (10ft crossfall) and the requirement that the micro dwellings be provided with minimum 9ft ceilings.

- 1.2 design development to improve the interface to the adjacent single family neighbour to the east, as follows:

- i. provide a minimum 1m landscape buffer from the parking ramp to the east property line;
- ii. provide an enhanced design treatment to the exterior of parking ramp wall (ie. facing the neighbouring rear yard);
- iii. provide a minimum 1m landscaped planter along the east side of the child care roof terrace, Level 6; and
- iv. consideration to provide windows in the east elevation of the exit stair;

- 1.3 design development to improve the building elevation and pedestrian realm on the E Cordova Street, as follows:

- i. provide a higher-quality cladding and design treatment to the exposed parkade wall, below the storefront windows; and
- ii. provide a higher-quality treatment of the soffit of the building overhang, with consideration to use an accent colour/material and special lighting treatment (to be coordinated with Engineering Services, if and as required);
- iii. consideration to lower the floor elevation of the Lounge/Multipurpose room, so that the windows are closer to grade and help to animate the public realm;

- 1.4 design development of a more prominent entry to the Youth Program and improved interface to the lane;

**Note to Applicant:** The entry should face Princess Street, be highly visible, and be provided with a weather protection canopy. Stairs should be integrated into the volume

of the building. The proposed sunken area and guardrails at the lane should be removed.

- 1.5 design development of the outdoor common amenity, to provide a more direct and dedicated access to the permanent housing residents' outdoor space;

**Note to Applicant:** This can be achieved by providing a second access, leading from the main corridor directly to the dedicated outdoor space. It's recommended to locate the access close to the east exit stair, so that residents have a more direct route from their dwelling units. Providing separate accesses will reduce the amount circulation space in the outdoor terrace, and will improve the functionality and privacy of the user groups' spaces. (See Housing conditions for further comments)

- 1.6 design development of the architectural detailing and materials, as follows:

- i. on elevation drawings, adjust numbers to correspond to Material Legend;
- ii. provide further information on materials:
  - a. indicate that masonry is "true dimension" (min. 2-1/4");
  - b. indicate trellis material and finish; and
  - c. indicate colours of all materials on Material Legend;
- iii. provide the following large-scale detail drawings:
  - a. main entry (indicating special features such as lighting, soffit, furnishing, planters, etc.);
  - b. weather protection canopy (main entry and youth program);
  - c. typical balcony; and
  - d. roof parapet/overhang;

**Note to Applicant:** Architectural design details, rather than building envelope or construction details, are required for development permit review.

- 1.7 make arrangements to the satisfaction of the Director of Legal Services and the General Manager of Arts, Culture and Community Services to enter into a Housing Agreement for 60 years or the life of the building, whichever is greater, in order to comply with the provisions for Social Housing as defined in the Zoning and Development By-law for this area. The Housing Agreement will secure the following:

- i. not less than one-third of the Social Housing Units, will be occupied only by persons eligible for either Income Assistance or a combination of Old Age Security pension and the Guaranteed Income Supplement and rented at rental rates no higher than the shelter component of Income Assistance;
- ii. the target rents and affordability for the remaining Social Housing Units will be for:
  - a. one-third to be occupied only by households with incomes below the then current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management

Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such Social Housing Unit; and

- b. the remaining one-third to be rented at Affordable Market Rents, meaning the average market rents posted by Canada Mortgage and Housing Corporation applicable to the location of the Lands;
- iii. Micro Dwelling Units will each be rented at a rate less than the average market rents for studio apartments in the East Hastings zone (as may be renamed from time to time) as stated annually in the Canada Mortgage and Housing Corporation's Annual Rental Market Survey or an equivalent publication (as may be approved by the General Manager of Arts, Culture and Community Services).

**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: 616 East Cordova Street		DEOD		DP-2018-00255	
PERMITTED / REQUIRED		PROPOSED			
Site Size		149.97 ft X 122.06/122.08 ft			
Site Area	Per survey plan	1,700.70 m <sup>2</sup> = 18,306.18 ft <sup>2</sup>			
Uses <sup>1</sup>	Uses may be prescribed by DPB	Institutional Uses: Child Day Care Facility, Social Service Centre Social Housing			
Frontage	Maximum 149.93 ft	149.97 ft			
Setback <sup>2</sup>	Front yard 9.84 ft Side yard: set back an adequate distance where site abuts an existing residential building	Front (North) – East Cordova Street Main floor 4.92 ft Second floor and above 0.66 ft Side (East) – interior 0.49 ft Side (West) – Princess Avenue 10.00 ft Rear (South) – rear 0 ft			
Height <sup>3</sup>	Maximum: approximately 4 storeys 49.21 ft Discretionary height increase per DPB 74.80 ft	7 storeys Top of parapet 78.31 ft			
FSR <sup>4</sup>	Maximum 1.00 FSR Discretionary density increase per DPB 4.50 FSR	Social Housing 2.69 FSR Social Service Centre 0.85 FSR Total 3.54 FSR			
Floor Area <sup>4</sup>	Maximum 82,377.81 ft <sup>2</sup>	Social Housing 49,271.80 ft <sup>2</sup> Social Service Centre 15,586.14 ft <sup>2</sup> Total 64,857.94 ft <sup>2</sup>			
Amenity <sup>5</sup>	Child Day Care Facility to be excluded from FSR as amenity Maximum 9,999.67 ft <sup>2</sup>	Child Day Care Facility 4,333.66 ft <sup>2</sup>			
Open Residential balconies	Maximum 8% 3,941.74 ft <sup>2</sup>	Open residential balconies 2.31% 1,139.14 ft <sup>2</sup>			
Dwelling Unit Type	All residential units to be social housing	Micro dwelling 43% 27 units Studio 5% 3 units One bedroom 14% 9 units Two bedroom 24% 15 units Three bedroom 14% 9 units Total 100% 63 units			
Dwelling Unit Area	Micro dwelling units Minimum area of 249.72 ft <sup>2</sup> up to 319.69 ft <sup>2</sup> Other dwelling units Minimum area of 319.69 ft <sup>2</sup>	All micro dwelling units are located at levels 2 and 3 Area of each micro dwelling unit 290 ft <sup>2</sup> Minimum area of a dwelling unit (studio) 320 ft <sup>2</sup>			
Parking <sup>6</sup>	Child Day Care Facility (43 childcare spaces) Standard - drop-off 5 Staff 2 Total 7 Social Housing Small - maximum 25% 2 Disability 3 Total 6 Social Service Centre (as Office per 4.2.5.1) Small - maximum 25% 7 Disability 1 Total 26 All Uses Total 39	Child Day Care Facility (43 childcare spaces) Standard - drop-off 5 Standard - staff 2 Total 7 Social Housing and Social Service Centre Standard 7 Small 5 Disability 2 Total 14 All Uses Total 21			
Loading <sup>7</sup>	Class A B C Social Service Centre (5.2.3) 0 1 0	Class A B C Social Service Centre 0 1 0			
Bicycle	Class A B Social Housing (6.2.1.4) 16 6	Class H V L Social Housing 43 17 0 6 Total 60 6			

**Notes:**

**1 Note on Uses:** Uses not specifically listed in the DEOD ODP may be prescribed by the Development Permit Board. For this development, the uses include Child Day Care Facility, Social Service Centre, and Social Housing.

**2 Note on Setback:** Minimum front yard setback is provided at Princess Avenue instead of East Cordova Street. Staff supports the proposed front yard and side yard setbacks.

**3 Note on Height:** As per Section 5.6.1 - Height, of the DEOD ODP, the Development Permit Board may permit an increase in the maximum height of a building to a maximum of 74.80 ft. Staff supports a height relaxation due to the topography of the site.

**4 Note on FSR and Floor Area:** As per Section 5.5 Density, of the DEOD ODP, the Development Permit Board may permit an increase in the maximum density up to 4.5 FSR. Child Day Care Facility is excluded in the computation of floor area. See footnote 5 below.

**5 Note on Amenity:** As per 5.8.2(g) Amenities Excluded from Floor Space Ratio, of the DEOD ODP, child day care facility is excluded from the FSR limitation provided that the area does not exceed the lesser of 20% of the allowable FSR (which is equivalent to 16,475.56 sq. ft.), or 9999.67 sq. ft. For this development, the proposed child day care facility located at level 7 is excluded in the computation of floor area as amenity.

**6 Note on Parking:** Per Housing, the parking requirement for Social Housing is based on one parking space per 10 dwelling units.

Social Service Centre is not a listed use in Section 4 of the Parking By-law. Parking spaces shall be calculated on the basis of a similar use as determined to be Office (Section 4.2.5.1).

Staff supports the parking relaxation of 18 spaces because this development is transitional/supported housing and therefore the parking demand is primarily related to staff.

**7 Note on Loading:** Social Service Centre is not a listed use in Section 5 of the Parking By-law. Loading spaces shall be calculated on the basis of a similar use as determined to be Institutional Use (Section 5.2.3).

• **Legal Description**

Lot: Parcel A  
 Block: 59  
 District Lot: 196  
 Plan: LMP24681

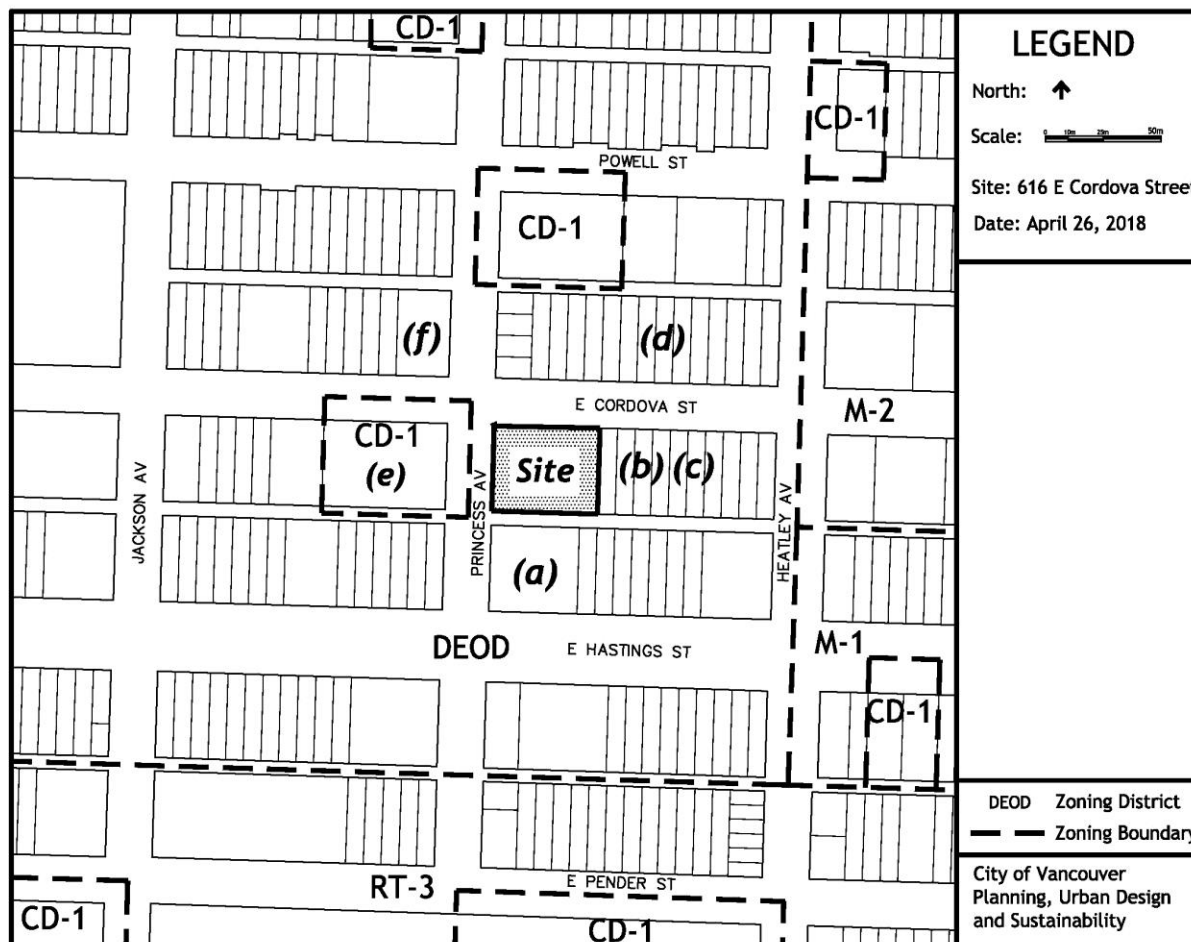
• **History of Application:**

18/03/16 Complete DE submitted  
 18/04/04 Urban Design Panel  
 18/05/02 Development Permit Staff Committee

• **Site:** The site is located at the south-east corner of Princess Avenue and E Cordova Street in the Downtown Eastside Oppenheimer District (DEOD), Sub-area 2. The site's topography slopes down 10ft, from the south-west to the northeast corner. The site is currently occupied by a 3-storey mixed use building, owned and operated by Union Gospel Mission (UGM). The UGM proposes to redevelop this site to expand its current services.

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

- (a) 601 E Hastings St (6-storey mixed-use development, Union Gospel Mission)
- (b) 636 to 688 E Cordova St (2-storey pre-1940 single family houses)
- (c) 656 E Cordova St (Twambly House, Heritage B)
- (d) 605 to 679 E Cordova St (1- to 3-storey pre-1940 single family houses)
- (e) 321 Princess Ave (Princess Place, 6-storey social housing development)
- (f) 575 E Cordova St (2-storey light industrial development)



● **Background:** The Downtown Eastside (DTES) Plan, the associated Rezoning Policy, and Micro Dwelling Unit Policies and Guidelines were approved by Council in March 2014. Implementation of the Plan also resulted in revisions to the Downtown Eastside Oppenheimer Official Development Plan (DEOD ODP) including updating the zoning's bonus density mechanism to meet the goals of the Housing Plan – that is, to prioritize the development of rental housing. Using innovative development models, the DTES Plan encourages affordable housing, including allowing consideration of bonus density, in developments where a mix of 60% social housing and 40% secured market rental is provided, or where 100% social housing is provided. The Plan aims to build and support sustainable social housing units, and to encourage market rental development rather than strata-ownership housing in the area.

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

**1. Downtown-Eastside/Oppenheimer ODP (DEOD), Sub-area 2 Cordova Street**

This site is located in Sub-area 2 Cordova St of the Downtown-Eastside/Oppenheimer Official Development Plan. As such, it is regulated specifically by Section 5, as well as Sections 1 through 3 of the Downtown-Eastside/Oppenheimer Official Development Plan.

The Cordova St sub-area is intended to be a medium-density residential area for a variety of household types. Rehabilitation of existing residential buildings is encouraged. To upgrade the standard of accommodation available, new dwelling units should be self-contained, and rehabilitated sleeping and housekeeping units should be converted to self-contained dwelling units where possible. This area is also intended to accommodate a mix of commercial, local social services and similar uses.

Section 1 of the ODP identifies the first goal for the DEOD as Housing. Development in this area should retain and provide new affordable housing and, in so doing, increase the number of self-contained dwelling units.

Section 3 “Sub-area Development Guidelines (General)” of the ODP describes the scope and application of the subsequent sub-area guidelines:

“The Sub-Area Development Guidelines are all mandatory in the sense that any development permit application shall be measured against them. Flexibility and innovation are encouraged in the preparation of development proposals and a significant degree of discretion is hereby given to the Development Permit Board in the interpretation of policies.”

For this DP application, the proposed density is greater than 1.0 FSR and the height more than 15m. Therefore, the decision to permit the requested density up to 4.5 FSR and height up to 22.8m, rests with the Development Permit Board.

**2. Downtown Eastside / Oppenheimer Design Guidelines**

The Downtown-Eastside/Oppenheimer Design Guidelines are intended to highlight opportunities and issues, and to illustrate practical suggestions for new developments. They are a written and illustrated summary of the intent of the policies and regulations in the ODP. They are organized into two categories: General Design Principles and Sub-area Design Opportunities. For this proposal, sections 1 and 2.2 (Cordova Street) are considered.

**3. Housing and Homelessness Strategy 2012-2021**

The Housing and Homelessness Strategy describes the City's overall direction for housing, including what is needed and how it will be achieved over the next ten years. It identifies the different kinds of housing necessary to meet the needs of Vancouver citizens, as well as ways to improve and better preserve the existing rental housing stock. The goals of the strategy are to end street homelessness and



provide more affordable housing choices for all Vancouverites. This includes housing that is accessible, affordable and suitable for all income levels, seniors, families and residents challenged by disability.

#### **4. Downtown Eastside (DTES) Plan (2014)**

The DTES Plan sets a vision for the future of the DTES and aims to improve the lives of those who currently live in the area, including low and middle-income residents, the homeless, seniors, children and families. The goal of the Plan is to “enhance and accelerate a strategy to implement Council’s 2005 DTES Housing Plan” thereby improving the delivery of affordable market and social housing options for all residents, and to support local serving commerce, social services and cultural activities where all feel welcome, valued and at home.” The DTES plan also provides clear direction for Housing objectives including: The upgrading of 800 non-profit operated Single Room Occupancy units to contain private bathrooms and cooking facilities and the creation of 1,650 new units of secured market rental housing.

#### **5. Micro Dwelling Policies and Guidelines (2014)**

As part of the DTES Plan, Council approved a relaxation for new self-contained studio units (ie. with private bathrooms and kitchens) from 29.7m<sup>2</sup> (320 sq. ft.) to 23.2m<sup>2</sup> (250 sq. ft.) in size. These “micro dwelling” units are intended for single occupancy and must be secured as rental. The guidelines aim to support the creation of new livable, affordable rental units for low- to moderate- income residents in the Downtown Eastside. A further aim is to support the City’s affordable housing objectives to gradually replace the neighbourhood’s stock of single resident occupancy units (SROs). These policies and guidelines delineate a set of principles for livability, including access to light and ventilation, privacy and amenity and outdoor space.

These dwellings are further regulated by 11.27 of the Zoning and Development By-law.

#### **6. High-Density Housing for Families with Children Guidelines**

These guidelines are intended to be used for higher-density developments designed specifically for families. They provide recommendations for the site selection, building and unit design to provide safe and supported environment for families with children.

#### **7. Urban Agriculture Guidelines for the Private Realm**

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

#### **● Response to Applicable By-laws and Guidelines:**

##### **1. Downtown-Eastside/Oppenheimer ODP (DEOD), Sub-area 2 Cordova Street**

**Use:** In DEOD, development applications may be considered for bonus density (above 1.0 FSR), where all of the residential floor space is allocated to social housing. The application meets this requirement, providing 27 micro dwelling units for shorter-term “stabilization” housing, and 36 dwelling units (1 to 3 bedrooms) for transitional and long-term social housing.

The application also includes social services and a youth program at grade, and a child care facility at Level 6, all of which are permitted uses in this sub-area of DEOD.

**FSR:** The proposed 3.54 FSR complies with the ODP’s maximum 4.5 FSR on sites with frontages no greater than 45.7m, and which provide social housing.

**Height:** In this sub-area, height up to 22.8m can be considered on sites with frontages greater than 45.7m. The application currently exceeds this maximum height by approximately 3.5ft. Staff are recommending, however, a further height relaxation of up to 6.5ft to facilitate an improved public realm on E Cordova Street, where adequate headroom is required under the 5ft building overhang, as well as a more generous ground floor (See Recommended Condition 1.1). Staff believe that a relaxation is warranted due to particularities of this development – namely, the 10ft cross-slope on the site, and the requirement to provide higher ceilings for micro dwelling units.

## 2. Downtown Eastside / Oppenheimer Design Guidelines

### **Built Form:**

The guidelines direct a newly designed building to be responsive to the existing streetscapes and nearby buildings of heritage significance. In general, facades should align with existing buildings on the street, with the exceptions of upper level setbacks to assist with massing transitions and ground level setbacks to improve the pedestrian realm.

The proposed 6-storey development fits into a very mixed streetscape of 2-storey character houses, 1 to 3-storey commercial buildings and newer mid-rise residential developments. The L-shaped massing makes an efficient use of the site but also creates a simple, elegant form. Staff believe that the proposed contemporary architectural expression respectfully contributes and elevates the existing streetscape. High quality materials and thoughtful architectural detailing are proposed. One inherent challenge of this site is the interface to a single family house to the east; staff's Recommended Condition 1.2 seeks to improve this interface by providing a landscape setback along the parkade ramp and further animation of the east building elevation.

**Interface with Public Realm:** Noting that the DTES Plan identifies Princess Avenue as an enhanced pedestrian/cycling connector, the development offers a generous 10ft setback on this street frontage, to accommodate an enhanced public realm treatment with a double row of trees, a mural, and a "Children's Walk". A more modest 5ft setback is provided at grade on E Cordova Street, overhung by the building's upper storeys. The downward slope along E Cordova Street presents a challenge for the building interface to the pedestrian realm as, the east corner of this street frontage, the main floor elevation is 6ft. above grade. Recommended Condition 1.3 seeks improvements to this interface, including a consideration to lower a portion of the main floor, and to include special lighting to animate the public realm.

**Livability:** A high level of livability is achieved for both the shorter-term "stabilization" housing on Levels 2 and 3, and the long-term housing on Levels 4 and 5. Micro dwellings (allocated solely to short-term housing) have minimum 9ft ceilings and substantial windows. All 3-bedroom units, which are designed for families with children, have private balconies. Both resident groups have significant common amenities, including a large rooftop terraces at Level 2, and smaller amenity rooms with balconies at each level.

## 3. Housing and Homelessness Strategy 2012-2021

The 63 social housing proposed with this application will help achieve the 10 year City-wide targets of 12,000 new social, supportive, and co-op units in Vancouver. Figure 1 shows the current progress toward these targets.

**Figure 1: Progress Towards 10 Year Housing Vancouver Targets for Non-Market Housing as of March 31, 2018**

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	1,933

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

\*Unit numbers exclude the 63 units in this proposal, pending the Board’s approval of this application.

**4. Downtown Eastside (DTES) Plan (2014)**

616 E Cordova is located in Sub-area 2 (Cordova Street) of the Downtown-Eastside Oppenheimer District, in the heart of a low-income community. The intent of the zoning is to prioritize the area for affordable rental housing for low and moderate income and for the provision of 100% social housing for any development over 2.5 FSR. This development application meets the 100% social housing requirements and will be secured in a Housing Agreement for 60 years or the life of the building, whichever is greater consistent with the definition of Social Housing in the Zoning and Development By-law for the area.

Social housing in this area means rental housing:

- i. in which at least one third of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance;
- ii. which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and
- iii. in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require. (See Recommended Condition 1.7)

In addition to housing, the Plan encourages commercial uses which serve both local residents and the working population. This will be achieved by encouraging and supporting small local serving businesses (i.e. maximum frontages or floor areas for certain uses in some areas) and strategic public realm improvements to improve safety, quality, and amenity, particularly for vulnerable populations. In proposing a social service and youth program uses at grade, as well as an enhanced public realm design on Princess Avenue, the proposed development contributes to these objectives.

**5. Micro Dwelling Policies and Guidelines (2014)**

The design of micro dwelling units responds well the livability criteria set out in the Guidelines. Minimum unit size is achieved, and the use of space is functional and efficient. A 9ft ceiling height is provided,

which will help increase the “felt” size of the units, as well as improve access to light and natural ventilation. Microwaves, rather than full cooking facilities, will be provided, which is appropriate for the anticipated tenure (ie. short-term stabilization housing).

Rents must be below average market rents for studio apartments in the local area, in accordance with the annual Canadian Mortgage and Housing Corporation Rental Housing Market Survey. Rental amounts are to be secured in the Housing Agreement. (See Recommended Condition 1.7)

### **6. High-Density Housing for Families with Children Guidelines**

Plans are generally consistent with the guidelines and include common indoor and outdoor amenity areas. Consistent with the guidelines, level 2 provides an outdoor children’s play area for the social housing which provides a range of motor skills developing and creative play opportunities. Design development is needed to indoor and outdoor common amenity areas to improve their configuration and functionality. (See Standard Conditions 1.22 and 1.23)

### **7. Urban Agriculture Guidelines for the Private Realm**

Design development is needed to include planters with edible landscaping or which would be suitable for urban agricultural activity by residents, including the necessary supporting infrastructure to support such activity by residents. Design development to include planters suitable for urban agriculture activity by residents on level 2 and to include supporting infrastructure such as a yard waste composter and a potting bench / tool storage chest, and to ensure the planters have an irrigation system, or that a hosebib is provided. (See Standard Condition 1.24)

#### **• Conclusion:**

In summary, the proposed design responds well to the intent of the Downtown-Eastside/Oppenheimer Official Development Plan and Guidelines in particular in the provision of affordable rental housing for low and moderate incomes.

Staff recommend approval of this application, with conditions.

### **URBAN DESIGN PANEL**

The Urban Design Panel reviewed this application on April 4, 2018, and provided the following comments:

#### **EVALUATION: SUPPORT with recommendations**

##### **• Introduction:**

Development Planner, Danielle Wiley, introduced the proposal as a 7-storey mixed use development. Presently the site is occupied by an existing Union Gospel Mission building; this same organization will redevelop the site to expand its current services. The site is at the southeast corner of East Cordova & Princess Street (150ft x 121ft). There is a 10-ft. slope from the street intersection along East Cordova. The context includes: a row of character houses to the east, 2- and 3-storey mixed use buildings, and some newer mid-rises with social housing. Princess Street is identified in the Downtown Eastside Plan as an enhanced bike/pedestrian route, thus requiring a larger setback for public realm.

The policy for this site is the Downtown-Eastside/Oppenheimer District (DEOD). The intent of the policy is to:

- Retain and provide new affordable housing, and replace SRO’s with self-contained dwelling units;

- Improve economic viability of the neighbourhood by encouraging local commercial and light industrial uses;

Maximum FSR is up to 2.5, or up to 4.5 for social housing (as is proposed here). The height maximum is up to 22.8m (75 ft).

The proposed development hosts a complex mix of uses. On the main level there is the service centre uses, offices and youth drop-in program. On the 2<sup>nd</sup> and 3<sup>rd</sup> levels, there are the micro-dwellings for shorter-term “stabilization housing” and office/support uses. Levels 4 to 6 have permanent housing, with a mix of 1- to 3-bedroom units, and Level 6 has a childcare facility. The outdoor spaces include a courtyard at the lane, used for the youth drop-in, and a terrace on the podium rooftop for the residents. There are small common amenity rooms with balconies on levels 3 to 6.

The building provides a larger setback on Princess Street (10ft) for an enhanced public realm. East Cordova has a 5ft. setback at grade, reduced to 2ft at Level 2 and above. Levels 2 – 6 are a simple L-shape with a double-loaded corridor for dwelling units. Level 7 has large setbacks, with provide the outdoor spaces for the childcare. A small setback at the northwest corner gives stronger definition to the street corner. Currently, the height complies, but the main floor height is compromised, so staff is recommending a height relaxation of approximately 3ft.

The proposed FSR is 4.4.

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

1. Is the overall massing supportable? Is the height supportable (taking in account the recommended 3ft. height relaxation)?
2. Is the interface with the public realm and neighbouring properties successfully resolved?
3. Are the common amenities successfully resolved (in particular, the design of Level 2 outdoor spaces, and the smaller amenity rooms & balconies on levels 3-6)
4. Comments on the detailed architectural expression and materials.

The planning team then took questions from the panel.

- **Applicant’s Introductory Comments:**

The design approach was to keep the massing and material palette simple. The cladding materials are brick and phenolic panels, which are durable and easy to maintain. The additional 1.5 meters of sidewalk on Princess St for the public realm has been incorporated, and a “children’s walk” is proposed. The children’s program will be involved in producing a mural on the building elevation. The public realm design is based on the City’s standards, and includes a lot of planting and an interesting paving pattern.

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. Parson and seconded by Mr. Sharma and was the decision of the Urban Design Panel:

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

- Further design development to the ground floor and public realm along Cordova St;
- Improvements to the interface to the neighboring properties with respect to overlook, particularly the character houses to the east;

- **Related Commentary:**

The panel expressed a strong support for the project and noted it was a well resolved with exceptional programming for the neighborhood. There was strong support for the proposed height relaxation. The overall massing and upper storey step back are well-resolved. The contemporary, stream-lined design of the building was appreciated. The material palette is fitting for the neighborhood. The outdoor spaces, especially childcare space, were well-resolved.

There was a concern in regards with the neighboring properties, as the 7-storey building overwhelms the adjacent two-storey character houses. Other panelists noted the shadowing and blank walls of the ramp to the adjacent rear yard are also a concern.

There were also concerns with the Cordova St frontage, where the parkade is exposed and the sidewalk is narrow. Design development is needed to make this frontage friendlier.

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

## ENGINEERING SERVICES

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

## BUILDING REVIEW BRANCH

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

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

## NOTIFICATION

A site sign was placed on site and installation verified on April 20, 2018. On April 20, 2018, 602 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the City's website.

Further, 512 emails were sent to organizations and individuals that have requested to be added to a mailing list to be notified of applications in the Downtown Eastside.

There have been four responses received to date. In summary, three of the responses were seeking further clarification and neutral towards the development application. One of the responses was in support, but had particular concern over the availability of parking in the neighbourhood.

### Staff Response:

The applicant has provided the maximum number of parking on site with one level of underground parking. The provided parking amount is supported by staff given the Union Gospel Mission's rationale of how the parking will be used by staff, residents and visitors.

**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.

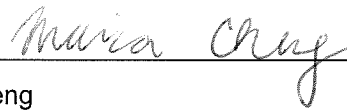
With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of 18 parking spaces. The Staff Committee supports the relaxations proposed.



*for* J. Greer  
Chair, Development Permit Staff Committee



D. Wiley  
Development Planner



M. Cheng  
Project Coordinator

Project Facilitator: J. Borsa

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

### A.1 Standard Conditions

A.1.1 demonstration of compliance with Section 10.11.1(b) – General Regulations, of the Zoning and Development By-law that mechanical appurtenances do not, in total, exceed one-third of the width of the building as measured on any elevation drawings and do not, in total, cover more than 10% of the roof area on which they are located as viewed from directly above;

A.1.2 inclusion of the following areas in the computation of Floor Space Ratio (FSR):

- i. trellis canopy areas at level 1 courtyard and at level 2 play area; and
- ii. mechanical room and enclosed stairs at rooftop;

A.1.3 provision of parking spaces in accordance with Section 4 - Off-street Parking Space Regulations of the Parking By-law, to the satisfaction of the General Manager of Engineering Services:

- i. label parking spaces 16 to 19 correctly at P1;
- ii. specify parking spaces designated for the childcare facility at P1;

**Note to Applicant:** Drop-off parking spaces must be full size in accordance with Childcare Design Guidelines.

- iii. correspond the proposed parking spaces and types between floor plan and summary table; and
- iv. confirm that at least 20% of all off-street parking spaces will be available for charging of electric vehicles;

A.1.4 provision of bicycle spaces in accordance with Section 6 - Off-street Bicycle Space Regulations of the Parking By-law, to the satisfaction of the General Manager of Engineering Services:

- i. specify bicycle spaces at P1 as Class A bicycle;
- ii. label each bicycle space as horizontal, vertical or locker;
- iii. provide at least 20% of Class A bicycle spaces as bicycle lockers in accordance with Section 6.3.13A;
- iv. clarify the proposed number of Class B bicycle spaces;

**Note to Applicant:** Label Class B bicycle spaces on site/main floor plan and landscape plan. Correspond with summary table.

- v. add two notations on the plans indicating that:

*Construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law.*  
and



*The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law;*

- vi. provide one electrical receptacle per 2 bicycle spaces for the charging of electric bicycles; and
- vii. provide End of Trip facilities as per Vancouver Building By-law;

A.1.5 provision of and clarification is required, as follows:

- i. rename Lounge at levels 1 to 3, and 7;

**Note to Applicant:** Lounge applies to the use of premises for the sale of liquor, beer or wine.

- ii. specify the net area of each residential unit including micro dwelling and studio on FSR overlays and floor plans;

**Note to Applicant:** The measurement should be from the inside of walls and excluding any storage or balcony areas.

- iii. label each residential balcony as open or enclosed and provide dimensions and areas on FSR overlays and floor plans;

**Note to Applicant:** Demonstrate the total area of exclusions does not exceed 8% of the provided residential floor area in accordance with Section 5.5.3(a) of the DEOD ODP.

- iv. label each storage space as in-suite or below grade and provide dimensions and areas;

**Note to Applicant:** Demonstrate a minimum of 5.7 cubic metres of bulk storage is provided for each dwelling unit in accordance with Bulk Storage and In-Suite Storage - Multiple Family Residential Developments bulletin.

- v. specify the area of Social Service Centre on floor plan;
- vi. specify side yard and front yard on site/main floor plan and correspond with summary table;
- vii. specify subject site as sub-area 2 in summary table; and
- viii. correspond floor areas at levels 3, 5, 6 between floor plan and summary table;

A.1.6 deletion of all references to the proposed signage, and add a 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;*

A.1.7 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

A.1.8 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

A.1.9 written confirmation shall be submitted by the applicant that:

- i. the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
- ii. adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
- iii. mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;

A.1.10 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:  
<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

### Standard Landscape Conditions

A.1.11 design development to provide a more conservative tree removal strategy, coordinated with a revised arborist report, site plan and Tree Management Plan;

**Note to Applicant:** Tree retention and protection of healthy large trees should be considered on all applications. If tree retention is not possible for this site, this must be justified and demonstrated by documentation, as required above. All existing trees must be shown on a scaled and dimensioned Tree Management Plan. If arborist supervision is required, then a Letter of Assurance should be submitted, signed and dated by arborist, owner and contractor.

A.1.12 design development to provide a minimum one-meter landscape buffer between parking ramp and east property line, made up of woody evergreen shrubs or hedges, for year-round presence and structure (See also Recommended Condition 1.2(i));

A.1.13 design development to improve interface with east adjacent property and the quality of outdoor common space on Level 2;

**Note to Applicant:** This can be achieved by the addition of substantially more and larger planting beds, including vines to climb on trellis along east façade.

A.1.14 design development to improve overlook and interface with east adjacent property by the addition of a minimum one-meter wide planter along the east side of Level 7 Daycare roof terrace, made up of woody evergreen plants (See also Recommended Condition 1.2(iii));

A.1.15 design development to grades, retaining walls, walkways and structural slabs, to maximize tree growing medium and planting depths for tree and shrub planters to ensure long term viability of the landscape;

**Note to Applicant:** Underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should exceed BCSLA standards.

A.1.16 provision of section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features;

**Note to Applicant:** Planter section details must confirm with dimensions the depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future, at a depth that exceeds BCSLA standard. (See also Standard Condition A.1.15)

- A.1.17 provision of tree protection barriers on the Landscape Plan and Site Plan, scaled and dimensioned in coordination with Arborist Report;
- A.1.18 coordination of new proposed street trees and any street tree removals with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

*Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Eileen Curran at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Cabot Lyford at Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion;*

**Note to Applicant:** The applicant must contact Park Board and Engineering prior to final DP submission and ensure this information is included on the Plant Schedule.

- A.1.19 provision of a high-efficiency automatic irrigation system to be provided for all planters;
- A.1.20 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

*Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board;*

**Note to Applicant:** Methods of tree protection for street trees (as approved by Park Board) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection.

- A.1.21 provision on the landscape drawings of landscape features intended to create a 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 built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at:  
<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

### **Housing Policy & Projects / Social Policy & Projects**

- A.1.22 design development to include a multipurpose common indoor amenity room for permanent residents, with storage closet, accessible washroom with baby change table, and kitchenette, adjacent and with direct view and connection to the common outdoor “permanent housing children’s play area” on level 2;
- A.1.23 design development to the children’s play area to include a naturalized play area for creative and motor skills developing play (note play structures are neither required nor encouraged, but naturalized features such as balancing logs, an area for sand play, play hut, etc. are preferred);

- A.1.24 design development to include planters suitable for urban agriculture activity by residents on level 2 and to include supporting infrastructure such as a yard waste composter and a potting bench / tool storage chest, and to ensure the planters have an irrigation system, or that a hosebib is provided;
- A.1.25 applicant to display a sign on the site, throughout construction, that acknowledges that social housing is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City;
- A.1.26 provision of a table of areas to demonstrate that proposed indoor and outdoor spaces meet or exceed the area recommendations outlined on page four and in Appendix A of the Childcare Design Guidelines;

**Note to Applicant:** Each childcare license is considered to be a "group" per the Childcare Design Guidelines, e.g. 12 infant spaces is considered one group.

- A.1.27 design development for a licensable childcare facility which meets the intent of the City of Vancouver's Childcare Design Guidelines (1993), to the satisfaction of the Director of Arts, Culture and Community Services and Vancouver Coastal Health Community Care Facility Licensing;

**Note to Applicant:** As per Childcare Design Guidelines, programs including children under 36 months require a diaper change area with adjacent sink within caregivers' reach, as well as shelves or drawers for storing all supplies.

- A.1.28 consideration for further design development is recommended to enhance flexibility of use for interior spaces by:
  - i. adjusting designs of childcare program interior components to consider the functional relationships of kitchens to washrooms and wet/art areas, and of the main activity areas to nap/gross motor rooms, quiet rooms and storage. Childcare Design Guidelines state that a Gross Motor, Nap and Quiet Rooms should be designed to open up to Activity Room for such purposes as to maximize the shared and flexible capacity of spaces;
  - ii. adjusting core/entry area design to avoid program access by families through staff area;
  - iii. providing additional cubbies and nap mat storage over intended licensed capacity to accommodate dedicated materials for children who may be attending part time;

## A.2 Standard Engineering Conditions

- A.2.1 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the release of Easement & Indemnity Agreements H33656 (landscaping encroachment) and BW45007 (roof encroachment) prior to building occupancy;

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

- A.2.2 provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, adjacent to E Cordova Street, to achieve a 4.5 metre offset distance from the back of the existing curb to the building face. A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final setback and SRW width is required. The SRW will be free of any encumbrance such as structure, stairs, door swing and plantings at grade and is to

accommodate the encroaching building portions shown at the 2nd storey and above within the SRW agreement;

**Note to Applicant:** Arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the SRW prior to issuance of the Development Permit.

- A.2.3 provision of design elevations on both sides of all new entrances. Ensure that all design elevations are located on property line adjacent to all entrances, walkways, and corners of parking stalls, driveways, plazas;

**Note to Applicant:** Some elevation labels do not have point markers (x).

- A.2.4 provision of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements is required. Please submit a copy of the landscape plan directly to Engineering that includes the following:

- i. notation that, "All sidewalks between the curb and property line are to be reconstructed fully at the applicant's expense.";
- ii. notation that, "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.";
- iii. provision of a 1.22m (4'-0") exposed aggregate front boulevard and light broom finish saw cut concrete sidewalk to edge of SRW on E Cordova Street;
- iv. provision of a 1.22m (4'-0") exposed aggregate front boulevard and light broom finish saw cut concrete sidewalk to the property line and removal of pavers from City property on Princess Avenue;
- v. deletion of trees that are proposed within the bus stop zone on E Cordova Street;
- vi. provision of all standard street tree notes, including spacing and quantity, root barriers and species;
- vii. removal of granite seating blocks and landscaping proposed on the front boulevard on Princess Avenue;
- viii. provision of a standard concrete lane crossing including new curb returns and curb ramps on both sides of the lane entry as per City standard;

**Note to Applicant:** This provision appears to be shown on drawing L1.1 but note should be added to the drawing specifying that this will be provided.

- A.2.5 provision of automatic door openers on the doors providing access to the bicycle room and note on drawings;
- A.2.6 provision of a plan showing the access route from the Class A bicycle spaces to reach the outside;

**Note to Applicant:** The route must be 'stairs free' and confirm the use of the parking ramp, if required.

A.2.7 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- i. all types of parking and loading spaces should be numbered, dimensioned and labelled on the drawings as commercial or residential spaces. Dimension the overall width of spaces adjacent to walls;
- ii. provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, and at all entrances. Design elevations and slopes to be shown on the drawings;
- iii. provision of additional design elevations to be shown on the drawings to confirm the slope and cross fall within the parking level does not exceed the requirements. Slope and cross fall to be shown on the drawings;
- iv. provision of a section drawing showing elevations, vertical clearances, and security gates for the main ramp and through the loading bay;
- v. provision of dimensions the overhead security gate on Level P1;
- vi. provision of additional dimensions on the section drawings showing minimum vertical clearance. Ensure adequate vertical clearance is provided for mechanical projections, utilities and other services throughout the parking level and parking and loading access
- vii. 2.3m of vertical clearance is required for access and maneuvering to all disability spaces. Vertical clearance to be noted on the drawings;
- viii. 3.8m of vertical clearance is required for Class B loading spaces and maneuvering;
- ix. provision of mirrors at the bottom of the ramp to improve visibility;
- x. design development to the door in Generator Room 021 on Level P1 as it swings into parking space 17. The door must be adjusted so that it is clear of any parking space;

**Note to Applicant:** Refer to the Parking and Loading Design Guidelines at the following link:  
<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>

A.2.8 provision of a separate application to the General Manager of Engineering Services for any canopy/awning encroaching over public property;

**Note to Applicant:** Canopies are to be fully demountable and drained to the buildings internal drainage systems and should consider the final sidewalk location and widths such that the drip line is achieving maximum and continuous weather protection for the sidewalk users.

A.2.9 provision of written confirmation that all utility services to be underground; and

**Note to Applicant:** The General Manager of Engineering Services will require all utility services to be underground for this “conditional” development. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

The applicant is to provide confirmation that all required electrical plant is provided for on-site. There is to be no reliance on secondary voltage from the existing overhead electrical

network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

It is presumed with your consultation so far with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met. At this time there seems to be no allocation of such plant shown on the detailed Site Plan.

- A.2.10 consideration of upgraded street lighting adjacent to the site to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.

### **B.1 Standard Notes to Applicant**

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **December 21, 2018**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.5 Detailed drawings of the Child Care Facility to be submitted to and reviewed by Community Care Facility Licensing (CCFL) for compliance with the CCF Act and Child Care Regulation.

**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.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 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.2.2 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 12<sup>th</sup> floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.5 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 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 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 In the event contamination of any environmental media is encountered, a Notice of Commencement of Independent Remediation must be submitted to the Ministry of Environment and a copy to the City of Vancouver.
- i. Upon completion of remediation, a Notification of Completion of Independent Remediation must be submitted to the Ministry of Environment and a copy to the City of Vancouver;
  - ii. Dewatering activities during remediation may require a Waste Discharge Permit; and
  - iii. Submit a copy of the completion of remediation report signed by an Approved Professional stating the lands have been remediated to the applicable land use prior to occupancy permit issuance.
- B.2.9 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 your site;

**Note to Applicant:** Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

- B.2.10 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.**