
CITY OF VANCOUVER
PLANNING & DEVELOPMENT SERVICES

DEVELOPMENT PERMIT STAFF COMMITTEE MEETING
April 4, 2018

FOR THE DEVELOPMENT PERMIT BOARD
April 30, 2018

936 Main Street (COMPLETE APPLICATION)
DP-2016-00475 - FC-1

ML/CF/AEM/DL

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

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

Also Present:

M. Linehan, Urban Design & Development Planning
D. Lee, Development Services
C. Fong, Development Services

APPLICANT:

Francel Architecture Inc.
1684 West 2nd Avenue
Vancouver, BC
V6J 1H4

PROPERTY OWNER:

936-940 Main Street Holdings Ltd.
Floor 4 - 52A Powell Street
Vancouver, BC
V6A 1E7

EXECUTIVE SUMMARY

- **Proposal:** To retain the existing façade and develop this site with an 8-storey mixed-use building containing Retail (ground floor), Restaurant (ground & 2nd floors), General Office (2nd & 3rd floor), and 25 Secured Market Rental Dwelling units (4th - 8th floors); all over two levels of underground parking providing a total of 12 parking spaces having vehicular access from Station Street.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations

Appendix D Applicant's Design Rationale

● **Issues:**

1. Flood Construction Level
2. Relationship of new building to retained Heritage-C listed facade
3. Livability of adjacent SRO (Single-Resident Occupancy) unit

- **Urban Design Panel: Support with Recommendations**
-

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2016-00475 submitted, the plans and information forming a part thereof, thereby permitting the retention of the existing façade and development of an 8-storey mixed-use building containing Retail (ground floor), Restaurant (ground & 2nd floors), General Office (2nd & 3rd floor), and 25 Secured Market Rental Dwelling units (4th - 8th floors); all over two levels of underground parking providing a total of 12 parking spaces having vehicular access from Station Street, subject to the following conditions:

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

- 1.1 design development to ensure Flood Construction Level requirements are met;

Note to Applicant: The design should be to the satisfaction of the Chief Building Official and Director of Planning. See also Standard condition A.1.1.

- 1.2 design development to improve the relationship between the retained Heritage-C listed façade and the new residential façade by increasing the vertical separation;

Note to Applicant: An increase in floor-to-floor height of 2' at level 2 may be provided to facilitate an increased vertical separation. The street wall height to the level 8 parapet should not exceed 90'.

- 1.3 design development to improve the livability of the adjacent Single Resident Occupancy (SRO) unit at the American Hotel at the interior northeast corner (Gridline 4);

Note to Applicant: The rear wall of the office should be setback 4' from Gridline 4 and the balcony at Level 4 deleted to provide improved outlook and daylight to the SRO unit window. The office window should be screened to prevent overlook.

- 1.4 design development to confirm micro dwelling unit layouts meet the expectations of the *Micro Dwelling Policies and Guidelines*;

Note to Applicant: The proposed floor-to-floor height of 10' for micro dwelling units is supported. Typical unit layouts with interior dimensions should be provided, showing general compliance with the recommendations under the policy.

- 1.5 design development to provide continuous weather protection along both street frontages, as well as improved architectural identification of the residential and office entries;

Note to Applicant: Cloth awnings may be provided for the retained heritage façade in keeping with its historical character, and canopies for the new building. A high quality surface should be provided at the inset entry on Main Street consistent with the historical context, such as mosaic tiles. A more generous size should be provided for the residential entry lobby, as possible.

- 1.6 design development to provide a consistent material for all 4 sides of the building;

Note to Applicant: It is recommended that the brick cladding extend from the side to the front and rear elevations, in keeping with the historical context.

- 1.7 design development to the storefront of the retained façade to be more in keeping with its' original character;

Note to Applicant: Wood storefront with historical proportions including transom windows should be provided.

- 1.8 provision of large scale elevation and architectural details for the retained façade illustrating retained materials and character elements, including wood windows, and the connection to the new building;

- 1.9 submission of retention drawings and a structural bracing plan, signed and sealed by a structural engineer, indicating how the façade is to be retained during construction, to the satisfaction of the Director of Planning; and

- 1.10 provision of large scale details illustrating high quality materials and details throughout.

Note to Applicant: High quality materials should be provided at the soffits and side walls of the balconies due to their prominence within the frame expression. A light colour should be provided for these surfaces to improve daylighting of units.

- 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 Analysis (FC-1):**

| | PERMITTED (MAXIMUM) | REQUIRED | PROPOSED |
|----------------------------------|--|--|--|
| Site Size ¹ | - | - | 49.24 ft. x 100.00 ft. |
| Site Area ¹ | - | - | 4,924 ft ² |
| Floor Area ² | Residential 14,772 ft ² Retail & Restaurant 4,924 ft ² General Office 4,924 ft ² Total 24,620.00 ft ² | - | Residential 14,770.00 ft ² Retail & Restaurant 4,939.00 ft ² General Office 5,009.66 ft ² Total 24,718.66 ft ² |
| FSR ² | Residential 3.00 Retail & Restaurant 1.00 General Office 1.00 Total 5.00 | - | Residential 3.00 Retail & Restaurant 1.00 General Office 1.02 Total 5.02 |
| Balconies ³ | Open 1,181.60 ft ² (max. 8% of residential area) | - | Open 1,232.00 ft ² (Total 8.3% of residential area) |
| Residential Amenity ⁴ | 4,924.00 ft ² | - | 8 th floor 400.00 ft ² |
| Height ⁵ | Outright 75.13 ft. Overall (conditional) 275.26 ft. View Cone Max. ht. 207.68 ft. | - | Top of parapet 95.80 ft. |
| Parking ⁶ | Non-residential uses 8 Small Car (25% of 16) 4 | Non-residential 6 Residential uses 10 Total 16 Disability 3 | Non-residential uses 5 Residential uses 5 Disability (double counted) 2 Total 12 Small Car 0 Disability 2 |
| Loading ⁷ | - | Class A 0 Class B 1 | Class A 0 Class B 0 |
| Bicycle Parking ⁸ | - Vertical 7 | Class A 21 Class B 6 Residential 2 0 Commercial 23 6 Total Horizontal 12 Bicycle lockers 8 Clothing lockers 2 | Class A 31 Class B 6 Residential 7 0 Commercial 38 6 Total Horizontal Provided 29 Vertical Provided 9 Bicycle lockers Provided 6 Clothing lockers Provided 4 |
| Dwelling Unit Area ⁹ | Micro unit 320.00 ft ² | Micro units 250.00 ft ² Dwelling units 400.00 ft ² | Micro unit 270.00 ft ² Dwelling units 320.00 ft ² |
| Dwelling Units ¹⁰ | - | - | Rental units Micro 4 Studio 12 1-Bedroom 4 2-Bedroom 5 Totals 25 |

¹ **Note on Site Size and Site Area:** Site size and area is from submitted survey, prior to any dedications.

² **Note on Floor Area and FSR:** Floor area calculation should include the office balcony areas and residential balcony area overage. Computation of floor area may exclude the area occupied by interior commercial kitchen exhaust shafts, to a maximum of 40 square feet for each floor above the proposed restaurant use at grade as per Section 10.40 (Floor area exclusions for kitchen exhaust shafts) of the Zoning and Development By-law. In addition, access and circulation to the roof shall be included in the calculation of floor area. Standard condition A.1.2 seeks compliance of Section 4.7 of FC-1 District Schedule.

³ **Note on Balconies:** Proposed residential balcony area exceeds 8% of the permitted residential floor area. Residential balcony area overage shall be included in the computation of total floor area. Standard condition A.1.2.(ii) seeks compliance of Section 4.7.3 (a) of the FC-1 District Schedule.

⁴ **Note on Amenity:** Generally, the lesser of 1 000 m² and 20% of permitted floor area is permitted as amenity area.

⁵ **Note on Height:** Computation of building height has been based on City building grades. Proposed building height is well below View Cones affecting the site.

⁶ **Note on Parking:** Required parking for residential uses has been based on Section 4.3.6 of the Parking By-law and required parking for non-residential uses has been based on Section 4.3.1 of the Parking Bylaw. Proposed number of parking spaces is deficient by four parking spaces, including one disability space for the proposed residential use. Staff support the relaxation of parking (including one disability space) due to site constraints, subject to the provision of the originally proposed 38 Class A bicycle spaces.

⁷ **Note on Loading:** Required loading for Retail and Restaurant use has been based on Section 5.2.5 of the Parking By-law. Loading is not required for the proposed residential use and office use as per Section 5.2.1 and 5.2.7 of the Parking By-law. One Class-B loading space is required for the proposed Retail and Restaurant uses. Staff support the relaxation of one Class B loading space.

⁸ **Note on Bicycle Parking:** Required bicycle spaces for Retail, Restaurant and Office uses are based on Section 6.2.5.1 and 6.2.4.1 of the Parking By-law. Required bicycle spaces for dwelling units with floor area less than 37 square metres are based on Section 6.2.1.3 of the Parking By-law. Required bicycle spaces for dwelling units with floor area more than 37 square metres is in accordance with Section 6.2.1.2 of the Parking By-law. Number of vertical bicycle spaces must not exceed 30% of the required Class A bicycle spaces. In addition, a minimum of eight (8) bicycle lockers are required. Standard condition A.1.5 seeks compliance with Section 6 of the Parking Bylaw.

⁹ **Note on Dwelling Unit Area:** The Director of Planning may permit a smaller floor area of not less than 320.0 square feet, per Section 10.21 of the General Regulations of the Zoning and Development By-law and not less than 250.0 square feet for micro dwelling units, per Section 11.27 of the Additional Regulations of the Zoning and Development By-law, all subject to a covenant or housing agreement registered against title restricting its use to secured market rental housing, for the longer of 60 years or the life of the building.

¹⁰ **Note on Dwelling Unit Mix:** Proposed development includes 20% family (2 or 3-bedroom) units. Design development is required under Standard condition A.1.22 to ensure that a minimum of 25% of units are 2 or 3-bedroom units, designed in accordance with the *High Density Housing for Families with Children Guidelines*.

- **Legal Description**

Lot: 1
Block: 24
District Lot: 196
Plan: EPP66831

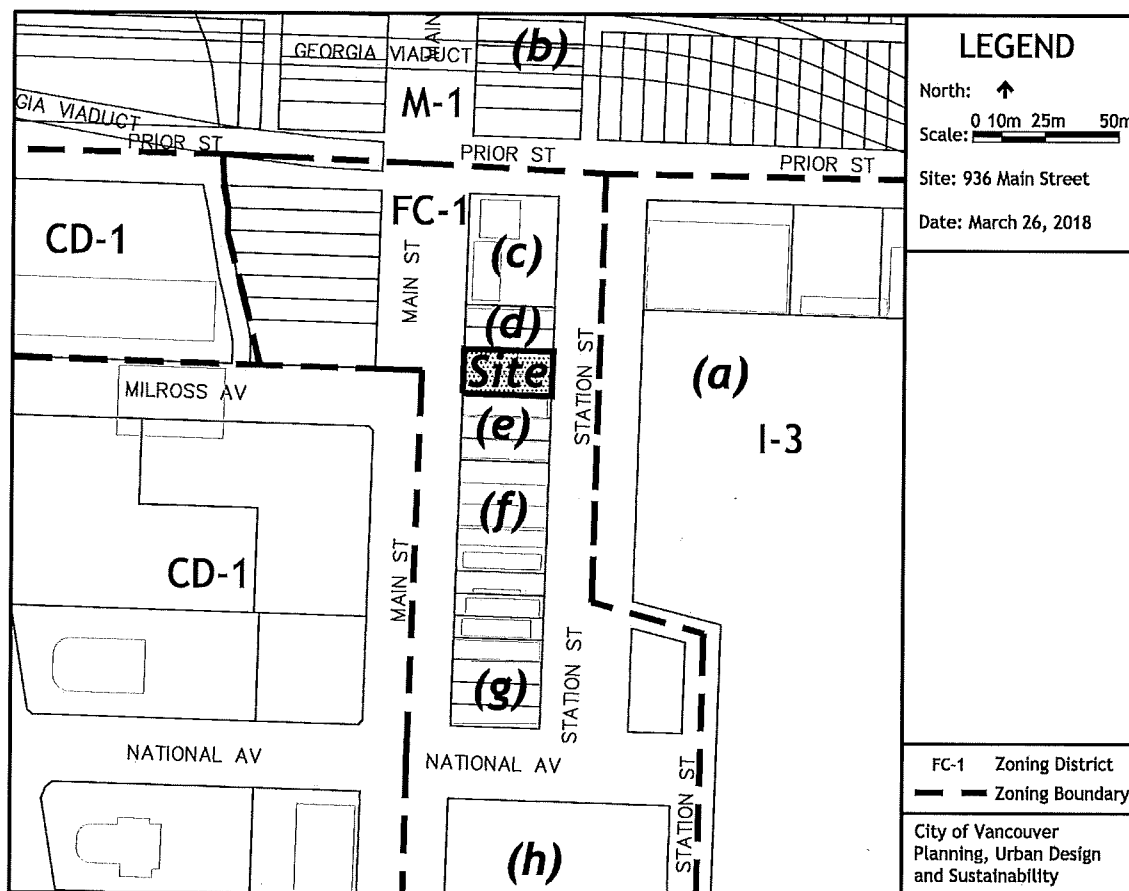
- **History of Application:**

17-09-26 Complete DE submitted
18-02-26 Urban Design Panel
18-04-04 Development Permit Staff Committee

- **Site:** The site is on a mid-block location at the east side of Main Street, between Prior and National Streets. It is double-fronting: one side faces Main Street and the other faces Station Street.

- **Context:** Significant adjacent development includes:

- 1002 Station Street, future location for St. Paul's hospital;
- Georgia and Dunsmuir Viaducts, future removal;
- The Left Bank, 906 Main Street, 9-storey mixed-use building (c. 2003); and Bank of Montreal, 1-storey Heritage "B" building;
- The American Hotel, 928 Main Street, 3-storey single resident occupancy (c. 1907);
- Lu'ma Native Housing Society, 950 Main Street, current vacant lot with approved development application for a 6-storey social housing building (DPB June 28, 2017);
- 1005 Main Street, 6-storey social housing building (c. 2008);
- Ivanhoe Hotel, 1038 Main Street, 5-storey mixed-use building (c.1910);
- 1166 Main Street, Thornton Park.



- **Background:**

A development application was submitted on September 26, 2016 and resubmitted November 24, 2017 following discussions with staff, including preliminary review of the response to the Flood Construction Level. The proposal was reviewed by the Urban Design Panel on February 26, 2018 at which time it received support with recommendations.

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

Northeast False Creek Plan (2018)

While the site is not within the boundaries of the North East False Creek Plan, it is noted in the Plan that the removal of the viaducts between Prior Street and Union Streets will provide an opportunity to reconnect the north and south sides of Main Street. Therefore, direction is given to establish a maximum street wall height of 27.4 m (90 ft.) along Main Street to match the maximum height for Chinatown to the north.

FC-1 District Schedule

The FC-1 District Schedule is intended to encourage the development of higher density and mixed commercial uses in the neighbourhood, with allowances for residential and compatible industrial uses.

Dwelling units, including micro-dwelling, are permitted conditional uses in the FC-1 District provided that the Development Permit Board is of the opinion the site is suitable for residential uses.

The floor space ratio shall not exceed 5.0, with further limitations based on use: retail uses may be provided up to 1.0 FSR, office uses up to 1.5 FSR and residential uses up to 3.0 FSR.

The maximum height of a building shall be 75' (22.9 m), and the Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 275' (83.9 m).

FC-1 (East False Creek) Guidelines

The FC-1 Guidelines are to be consulted when seeking approval for conditional use. The general intention of the Guidelines is to provide direction for new buildings to be more compatible with the neighbourhood character and street character.

In terms of height, the north end of Main Street is indicated as appropriate for medium-scale buildings, noting that the maximum height of 275' (83.9 m) was intended for large sites fronting Quebec Street at the perimeter of False Creek (i.e. City Gate towers).

Retail uses are recommended at grade at both street frontages, with continuous weather protection and highly transparent and engaging storefronts to provide pedestrian interest and activation. The retail is intended to be finer grain and should continue the rhythm of the street with a recommended width of 7.6 m (25') to a maximum of 15.3m (50'). The building façade treatment and materials should be related to the existing older buildings in the area, noting that brick is encouraged.

Flood Plain Standards and Requirements

The Flood Plain Standards and Requirements are intended to ensure that a development's first habitable floor meets the 4.6m Flood Construction Level (FCL). In some cases it may be impossible or impractical to implement the FCL due to existing City infrastructure and other constraints (e.g., a

significantly lower street). The Chief Building Official may provide conditional approval of a reduction in elevation on a site by site basis for such site specific issues, and is contingent upon provision of a report by a suitably qualified Professional Engineer.

Guidelines for New Development adjacent to Hotels and Rooming Houses

The Guidelines are intended to ensure that windows or light-wells at the interior property lines of existing hotels and rooming houses are not adversely affected by new developments. The design of new buildings should apply measures that ensure the livability of single-resident occupancy (SRO) units in the existing hotels and rooming-houses. The Guidelines provide recommendations to provide light wells or to step the massing away from existing windows and light-wells so that natural light and air can enter into the existing units. Applicants can also seek other creative solutions that can serve to provide similar results.

Downtown Eastside Plan (2014)

In March 2014, Council approved the Downtown Eastside Plan (DTES Plan). The DTES Plan guides future private and City investment and partnerships towards achieving integrated development that meets the needs and priorities of the whole community. It strategically aligns core community values, City objectives, and sound planning principles to provide clarity and certainty about where and how new growth will be managed using an innovative approach that has been supported by the community. The Plan's policies are designed to achieve a thoughtful balance that supports the continued development of a mixed-income community in the Downtown Eastside without displacing Vancouver's most vulnerable citizens.

The subject site is located in the Thornton Park area of the DTES Plan. In this area, DTES Plan policy encourages housing type diversity, including social housing, secured market rental, and home ownership.

The DTES Plan also requires that in market housing, unless otherwise indicated, a minimum of 25 per cent of units in new multi-family developments be two and three bedroom units for families, designed in accordance with the *High Density Housing for Families with Children Guidelines*.

Housing Vancouver Strategy (2017)

In November 2017, Council approved the *Housing Vancouver Strategy (2018 - 2027)* and *3-Year Action Plan (2018-2020)*. The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The *Housing Vancouver* targets were based on the core goals of retaining a diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50 per cent of the new units will serve households earning less than \$80,000 per year, and 40 per cent will be family-size units. This application will contribute towards the targets for purpose-built market rental units and units for families.

Micro Dwelling Policies and Guidelines

In March 2014, Council approved the *Micro Dwelling Policies and Guidelines*. Micro dwelling units are new self-contained units (with private bathrooms and kitchens), intended for single occupancy, which are smaller than 29.7 sq. m (320 sq.ft.) and may be as small as 23.2 sq. m (260 sq.ft.). The guidelines provide for the creation of new livable, affordable micro dwelling rental units in the Downtown Eastside. The aim is to provide flexibility to achieve the City's affordable housing objectives for replacement housing for low-income single living in Single Room Occupancy (SRO) hotels and for

affordable housing for moderate income renters in the Downtown Eastside. In micro units, 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.

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

Northeast False Creek Plan (2018)

The proposal is consistent with the expectations of the Northeast False Creek policy with a maximum street wall height not exceeding 27.4 m (90').

FC-1 District Schedule

The proposal is compliant with the height, density and other regulations of the FC-1 District Schedule.

FC-1 (East False Creek) Guidelines

The proposal is generally consistent with the expectations of the FC-1 Guidelines. Recommended conditions 1.5 to 1.10 seek further refinements to the architectural design.

Flood Plain Standards and Requirements

Recommended condition 1.1 and Standard condition A.1.1 requires the Flood Plain Construction requirements to be met. The design should be to the satisfaction of the Chief Building Official and the Director of Planning.

A response to the Flood Plain Construction requirements has been proposed by stepping the middle of the ground floor up to meet the 4.6m FCL, and meeting existing sidewalk grades at the front and rear. This has been reviewed by staff in Planning and the Building Review Branch at the pre-application stage. The proposal is generally acceptable, subject to further detailed design development and staff review.

Guidelines for New Development adjacent to Hotels and Rooming Houses

The design provides a stepped massing to allow for natural lighting and ventilation to the windows on the building to the north. Recommended condition 1.3 seeks further design development to improve the relationship to the window of the SRO unit at the northeast corner, which is in closest proximity to the new building.

Downtown Eastside Plan

The proposal responds to policies within the Plan as follows:

- **Secured Market Rental Housing:** The application supports the DTES Plan goal to encourage diverse housing types, including secured market rental. The proposal ensures that the units are secured as rental as per Standard condition A.1.21.
- **Family Unit Provision:** The proposal for the social housing component includes 20% family (2-bedroom) units. Design development is required under Standard condition A.1.22 to explore meeting a target of 25% family units (2 or 3-bedroom units), designed in accordance with the *High Density Housing for Families with Children Guidelines*

Micro Dwelling Policies and Guidelines

The proposal is generally consistent with the policy. Recommended condition 1.4 seeks further design development to the interior layout consistent with the guidelines.

• Conclusion:

It is the assessment of staff that the relevant policies and guidelines have been generally addressed in this development permit application, and staff recommend APPROVAL subject to the conditions set in this report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on February 26, 2018, and provided the following comments:

EVALUATION: Support with Recommendations

Introduction:

Development Planner, Marie Linehan, introduced the project as a development permit application in the FC-1 (East False Creek) District which is a mixed-use district located along Main Street, approximately between Terminal Avenue to the south and Prior Street to the north. It is a small infill site at 50' wide by 100' deep and is double-fronting on Main and Station Streets. On the adjacent site to the north is an existing 3-storey building, the American Hotel, which provides SRO (single resident occupancy units) on the upper 2 storeys with windows facing the subject site. To the south, the lot is currently vacant but has development approval for a 6-storey social housing building for the Lu'ma Native Housing Society. The subject site has an existing 2-storey historical building that is eligible for the Heritage Register with a C-listing. The heritage façade is proposed to be retained. There are a number of other historical buildings along the 900 block of Main Street including the Bank of Montreal and the Ivanhoe Hotel.

The FC-1 District is at the western boundary of the False Creek Flats but no significant changes to FC-1 are proposed under that policy. Across Station Street is the site of the new St. Paul's Hospital and Health Campus which is currently being planned. FC-1 is bounded to the north by the Georgia and Dunsmuir Viaducts and north of this Chinatown. Under the North East False Creek Plan, it is noted that the removal of the viaducts will provide an opportunity to reconnect the north and south sides of Main Street between Prior Street and Union Street. Therefore direction is given to establish a maximum height of 90 ft. along Main Street to match the maximum height for Chinatown. The FC-1 Guidelines also seek to maintain the historic character of the area with small-scale 25 ft. frontages and brick façades. The guidelines also ask for active commercial uses at both street frontages, Main and Station.

The proposal is an 8-storey mixed use building with commercial uses on the first 3 levels, including restaurant and retail uses at both ground floor street frontages, and office use on Levels 2 and 3. 25 secured market rental residential units are provided on Levels 4 to 8. 4 of the proposed units are micro-units of a size of 270 sf. All units have private balconies that are framed by the façade and common amenity space is located on Level 8. Parking is accessed via a car elevator from Station Street. The building is arranged as a series of 4 bays which are staggered at the rear to provide daylight access to adjacent SRO units. The main floor level is required to be stepped up in the middle to meet the FCL (flood construction level) which is about 2 feet above existing sidewalk grades.

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

1. The relationship of the proposed building to the retained heritage façade and the streetscape;
2. The relationship of the proposed building to the SRO units to the north; and
3. General livability of the dwelling units, in particular the micro-units, including sufficient access to daylight and outdoor space.

The planning team then took questions from the panel.

Applicant's Introductory Comments:

The approach was to retain the heritage façade of the very small building. The rest of the heritage building is in very poor shape.

The intention was to frame the retained façade with a recessed commercial façade to the side and above, and then bring the residential façade forward above. The intention is to provide enclosure and a neutral background to the historic façade.

In terms of the livability, the applicant's acknowledge that the rental units are small. The building will be a dedicated rental. To get volume in the units they will have high ceilings at 9 foot 4 (plus or minus).

The applicants modulated the façade and tried to step the height so the highest point is in the middle and shadowing is directed to the side yards.

Despite the compact plan the site has good commercial frontages. There were struggles with loading and parking on the small site, but they were able to provide parking and still maintain commercial at Station Street.

The materials include concrete frames at the front and back, which frame the suites, and brick masonry for the side walls.

There is an amenity space for the residents on the roof top and all the units will have balconies. The rooftop will have perimeter planting to soften the edges.

The landscape surface treatment at the threshold will provide a welcome mat between the building and PL and relate to the contemporary architecture.

At the amenity terrace on the second level there is a green screen proposed on the side wall and a decorative metal screen along the edge of the planting to further screen the units in the adjacent building.

There will be a plaza like feel in the front zone to Station Street. The site will be providing bike racks.

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 Mr. Sharma and seconded by Mr. Wen 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:

- Improve the relationship between the heritage and residential facade by increasing the vertical break;
- Review materiality of the façade and provide brick on the front and rear façade;
- Increase the balcony size from 4 feet to 6 feet; and
- Consider weather protection on the rooftop amenity.

Related Commentary:

In general the proposal was well received. The panel considered the building to be a modest infill and the design skillfully handled. The massing and the height were seen to be appropriate to the context.

The panel commended the applicants for the retention of heritage. The façade design was seen to be competent and convincing in terms of how the old is tied to the new. Stepping the commercial façade back and framing the heritage façade was noted as a good step. Improvements could be made by providing a larger vertical break between the heritage façade and the residential above. It was noted that this would also improve daylighting of the third floor office space which is in deep shade.

The panel found the relationship of the stepped form to the SRO units to the north to be acceptable. For the livability of the rental units, the panel found they were a bit small, but agreed the applicants did the best they could in terms of the unit design. In particular, it was noted that the additional unit height to 10 feet was good. It was recommended to increase the balcony depth from four to six feet, especially at the east side. One panelist noted the paint colour at the deep balcony overhangs could improve light access.

The panel liked the location of the amenity spaces, especially at the roof top with a southern exposure. It was suggested to provide weather protection at the amenity spaces to allow them to be used year round.

It was recommended to simplify the materials for the façades by providing a uniform treatment as opposed to a brick and concrete interface (i.e. provide all painted concrete, or wrap the brick to the front and rear façades noting that it is a limited area). It was noted that the building is modern in a historical context, and that bringing the brick forward as a more dignified material would be better. All agreed it is a simple building that would benefit from a simple and clean design. It was also suggested to further consider the base treatment in terms of materiality, interest and street presence, and to provide weather protection.

Applicant's Response:

The applicant team thanked the panel for their comments.

EVALUATION: Support with Recommendations

ENGINEERING SERVICES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

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

LANDSCAPE

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

HERITAGE PLANNING

The building at 936 Main Street was constructed in 1907 and is one of the oldest surviving structures in the area, but is not listed on the Vancouver Heritage Register. Early investigation with the applicant and owner established that full retention under the zoning was not possible given the density permitted for the site and the site size, but that retaining the façade in order to provide a level of historic character and retention at the street level is possible. Due to the challenges of allocating any additional bonus density on the site, and with no option in this case for transferring density, the owner decided not to pursue any heritage incentives but to retain the façade which staff indicated was an objective in the proposal. As a result it is not proposed to add the building at 936 Main Street to the Heritage Register and designate it as protected heritage property as part of the current application.

HOUSING POLICY & PROJECTS / SOCIAL POLICY & PROJECTS / CULTURAL SERVICES

This application proposes 25 new units of secured market rental housing. If approved, this project would support and advance a number of City housing policy objectives and strategic directions including those articulated in the *DTES Plan* and the *Housing Vancouver Strategy*. Specifically, this application, if approved, would provide 25 new secured market rental housing units and contribute to the number of family units in this area.

As per the *Micro Dwelling Policies and Guidelines*, the applicant will secure the 4 micro units at starting rents that are 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. For East Hastings, where the project is located, the current CMHC rent for a studio is \$1,108¹. A Housing Agreement will secure both the proposed rent levels for the 4 micro units as well as all 25 units in the building to be used as Rental Housing Units for 60 years or the life of the building, whichever is greater.

Vancouver has one of the lowest rental vacancy rates in Canada. In October 2017, the vacancy rate in the City was 0.9 per cent². That means only nine out of every 1,000 market rental units were empty and available for rent. A vacancy rate of three per cent is considered to be a balanced rental market. The vacancy rate in the Hastings East zone where 936 Main Street is located was also very low at 0.4 per cent³. Figure 4 below shows the City's progress toward the secured market rental housing targets as set in the *Housing Vancouver Strategy 2018-2027*.

Table 1 - Progress Toward the 10-Year Housing Vancouver Targets for Secured Market Rental Housing (as of December 31, 2017)

| | 10-Year Target (2018-2027) ¹ | APPROVED PROJECTS ² |
|---|--|-----------------------------------|
| | | Units Approved Towards Targets |
| Secured Market Rental Housing Units | 20,000 | 822 |

¹Targets are established in the Housing Vancouver Strategy.

²Unit numbers exclude the units in this proposal, pending Council's approval of this application. Note that tracking progress towards 10-year Housing Vancouver targets began in 2017.

¹ Canada Mortgage and Housing Corporation (CMHC) Rental Market Report, October 2017

² Canada Mortgage and Housing Corporation (CMHC) Rental Market Report, October 2017

³ Canada Mortgage and Housing Corporation (CMHC) Rental Market Report, October 2017

If approved, the project will also contribute to addressing the housing targets in the Downtown Eastside Plan (2014), which identified a target of 1,650 new units of secured market rental housing to be delivered in the area during the first 10 years of the plan.

Table 2 - Progress Toward the 10-Year DTES Plan Targets for Secured Market Rental Housing (as of December 31, 2017)

| | 10-Year Target (2014- 2023) ¹ | CURRENT PROJECTS | | | |
|---|---|------------------|-----------------------|----------|-------|
| | | Completed | Under Construction | Approved | Total |
| Secured Market Rental Housing Units | 1,650 | 74 | 312 | 148 | 534 |

¹Targets are established in the DTES Plan.

²Unit numbers exclude the units in this proposal, pending Council's approval of this application

ENVIRONMENTAL PROTECTION BRANCH

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

FLOOD PLAIN STANDARDS AND REQUIREMENTS

This project is proposed in a designated flood plain.

As this project falls within the False Creek zone the City has asked for a comprehensive engineered-approach to the design of the building to deal with flooding in the False Creek Flats. This has been requested to take the form of a flood resiliency report produced by a Professional Engineer with an appropriate level of expertise.

The Flood Construction Level (FCL) for lands adjacent False Creek has been established at least 3.5 m GVRD datum for any building within 300 metres of the natural boundary, and at least 3.0 m GVRD datum for any building farther than 300 metres from the natural boundary. The current FCL is 4.6m (GVRD Datum), which is about 2 feet higher than the current sidewalk elevation. The City is looking at the overall impact to the building and its occupants when this area is affected by flooding.

Discussions with the City of Vancouver Engineering department have confirmed that the City has no plans to raise the infrastructure (street and sidewalk) levels to above the flood plain. In lieu of raising all occupied levels to above the flood plain, the City has recognized that there is the need to compromise to limit damage to sensitive areas while at the same time compromising to enable the use of available floor space.

In relation to areas exposed from the street level the City has advised that limited commercial portions of this floor can be considered as sacrificial as they allow access at the current street/sidewalk levels. The heritage façade does limit the floor to floor height between the ground and the upper floors.

BUILDING REVIEW BRANCH

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

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

NOTIFICATION

On January 23, 2018, a sign was erected on the site outlining the proposed development permit application. On January 24, 2018, 2,045 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website.

A total of three emails were received providing comments regarding the application; two of which were in Opposition and one in Support.

Of the comments received in Opposition, there was general concern for increased vehicular traffic and insufficient parking in the area, as well as criticism over the proposed unit mix noting a higher number of larger non-studio units should be included.

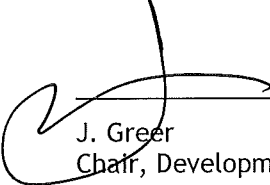
Of the comments received in Support, there was appreciation for the Retail frontage along Station Street and proposed retention of the existing façade along Main Street.

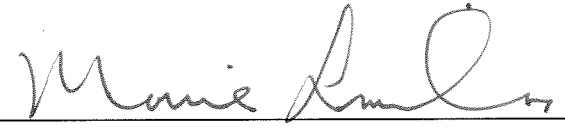
DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

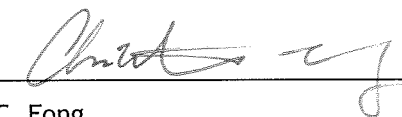
The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law [and Official Development Plan *(if applicable)*] it requires decisions by both the Development Permit Board and the Director of Planning.

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

M. Linehan
Development Planner

C. Fong
Project Coordinator

Project Facilitator: D. Lee

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 arrangements shall be made, to the satisfaction of the Director of Planning and the Director of Legal Services, for a Flood Plain covenant;

Note to Applicant: Please provide the owner's legal counsel contact person and phone number. See also Recommended condition 1.1.

- A.1.2 compliance with Section 4.7 (Floor Space Ratio) of the FC-1 District Schedule, as follows:

- i. reduce floor area of general office use to no more than 4,924 ft²;

Note to Applicant: Proposed floor area of general office use is calculated at 5,010 ft² due to the inclusion of office balcony area. Only residential balconies can be excluded from the calculation of floor area.

- ii. reduce residential balcony area to no more than 8% of residential floor area being provided; and

Note to Applicant: Residential balcony area is calculated at 1,232 ft².

- iii. confirm stairway access to roof;

Note to Applicant: Stairs as shown on 8th floor plan do not appear to be accessible to roof but section drawing A-401 indicates otherwise. Access/ circulation to roof should be included in the total floor area calculation.

- A.1.3 provision of detailed FSR overlays indicating all spaces and uses included or excluded from FSR calculations, as follows;

- i. floor area exclusion for interior commercial kitchen exhaust shaft to a maximum of 40 ft² for each floor above grade;

- ii. stair access/ circulation to roof to be included in total floor area calculation; and

- iii. office balcony area to be included in the total floor area calculation.

- A.1.4 compliance with General Administration Bulletin, "Bulk Storage and In-Suite Storage - Multiple Family Residential Developments", by providing a minimum of 5.7 cubic metres/ 200 cubic feet of bulk storage area;

Note to Applicant: Residential bulk storage located in P2 is not functional and does not meet the minimum size requirements due to the obstruction of a column.

- A.1.5 compliance with Section 6 of the Parking By-law by providing the following:

- i. a maximum of seven (7) vertical Class A bicycle spaces and a minimum of eight (8) Class A bicycle lockers;

Note to Applicant: 50 per cent of required Class A bicycle spaces need to be horizontal and no more than 30 per cent of the spaces can be vertical.

- ii. labels and dimensions for proposed clothing lockers on plan; and

Note to Applicant: Sizes of the clothing lockers should be in accordance with Section 6.5.1 of the Parking By-law.

- iii. confirmation that all bike rack details and dimensions for all required Class B bicycle spaces are in accordance with Section 6.4 of the Parking By-law.

Note to Applicant: Class B bicycle spaces are 0.3m (1 ft.) x 1.8m (6 ft.). There shall be unrestricted access behind the space of a minimum length of 0.5m. Ensure that bicycles locked to the rack do not encroach over the property line.

- A.1.6 provision of details of bicycle rooms, in accordance with Section 6 of the Parking By-law, indicating the following;

- i. dimension and number for all Class A bicycle spaces and lockers on plan;

Note to Applicant: Horizontal bicycle spaces and lockers should be a minimum of 1.8m in length and 0.6m in width. Proposed width of vertical bicycle spaces is less than 0.6m.

- A.1.7 clarification of proposed number of Class B bicycle spaces;

Note to Applicant: Proposed Class B bicycle spaces shown on site plan do not match the landscape plan. Revise drawings accordingly.

- A.1.8 design development to locate, integrate and fully screen any emergency generator, exhaust ventilation, electrical substation and gas meter in a manner that minimizes their impact on the building's open space and the public realm;

Note to Applicant: In order to prevent contaminated air from being drawn into the building, all fresh-air intake portals must be located away from driveways, and parking or loading areas.

- A.1.9 confirmation that at least 10 per cent of all off-street commercial parking spaces and 20 per cent of all off-street residential parking spaces will be available for charging of electric vehicles;

Note to Applicant: Although this is a Building By-law requirement under Part 10 of the Vancouver Building By-law, the Director of Planning is seeking acknowledgement that this condition can be met during the Building review of this development. For more information, refer to the website link: <http://vancouver.ca/home-property-development/electric-vehicle-charging-requirements.aspx>

- A.1.10 submission of an acoustical consultant's report which assesses noise impacts on the site at both the Main and Station Street elevations with noise mitigation measures to be incorporated into the final design to the satisfaction of the Director of Planning;

Note to Applicant: Noise mitigation measures should consider intermittent noise impacts with future development of the St. Paul's Hospital site across Station Street. Triple glazing may be considered.

- A.1.11 provision of the following notations on the submitted plans:

- i. “adequate and effective acoustic separation will be provided between the residential and non-residential portions of the building”;
- ii. “the design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law”;
- iii. “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”;
- iv. “a minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces”; and
- v. “mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555”.

Standard Urban Design Conditions

- A.1.12 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. Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. For more information, see the guidelines at:
<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Standard Landscape Conditions

- A.1.13 design development to expand programming, increase functionality and improve quality of landscaping for Level 8 Amenity roof terrace, as follows:

- i. add Urban Agriculture plots and common garden areas;
- ii. add more opportunities for passive seating;
- iii. provide opportunities for social interaction, such as a communal table;
- iv. substantially increase soft landscape planting beds; and
- v. include edible plants in addition to urban agriculture.

Note to Applicant: Urban agriculture plots should follow the City's *Urban Agriculture Guidelines* for the Private Realm and include infrastructure required, such as potting benches, hose bibs, etc. Garden plots should be wheelchair accessible. Edible plants could be integrated into landscape plans and used as ornamental plants.

- A.1.14 design development to improve access to daylight for units and improve sunlight orientation for trees on Level 2 roof deck by performing the following:

- i. delete proposed screen along west side; and
 - ii. relocate all trees closer to the south edge of the roof deck.
-

A.1.15 design development to improve sustainability, improve biodiversity and soften the edges of the roof terraces with the addition of evergreen, more significant and diverse planting beds on perimeters of outdoor terraces on level 2 and level 8, with ability for the plants to be seen year-round from the street;

A.1.16 provision of maximized tree growing medium and planting depths for tree and shrub planters on structures to ensure long term viability of the landscape, by ensuring planting depth exceeds BCSLA standards (not including drainage layer);

Note to Applicant: Depth of soil for trees should be minimum 36" and for shrubs should be minimum 24".

A.1.17 provision of section details at a minimum scale of 1/4"=1'-0" to illustrate all typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features;

Note to Applicant: Detail sections must confirm dimensions and materials.

A.1.18 provision of a high-efficiency automatic irrigation system to be provided for all planters;

A.1.19 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 Parks Board."***;

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

Crime Prevention Through Environmental Design (CPTED)

A.1.20 incorporation of CPTED principles, as follows:

- i. ensure natural surveillance throughout pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, stairs, and storage rooms;
- ii. pedestrian-scaled lighting to improve safety and security around the building;
- iii. underground parking to have 24 hour lighting and walls painted white;
- iv. avoid hidden alcoves and concealed spaces along the streets and underground;
- v. reduce opportunities for graffiti around the building, use graffiti deterrent paint, and lighten colour of blank facades along base; and
- vi. incorporate openings along the lane elevation for natural light to the parkade where possible.

Housing Policy & Projects / Social Policy & Projects / Cultural Services

A.1.21 arrangements to be made to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement securing all 25 dwelling units as rental for the longer of 60 years and the life of the building, whichever is greater, 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 the average initial starting monthly rents for the micro dwelling rental units will be at or below the following proposed starting rents subject to adjustment as contemplated in the *Micro Dwelling Policies and Guidelines*:

| Unit Type | 936 Main St. Proposed Starting Rents |
|------------|--------------------------------------|
| Micro Unit | \$1,108. |

- v. that a rent roll be provided indicating the agreed initial monthly rents for each micro dwelling unit when the Housing Agreement is entered into, and again prior to development permit issuance; and
- vi. such other terms and conditions as the General Manager of Arts, Culture and Community Services 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 enactment pursuant to section 565.2 of the Vancouver Charter.

- A.1.22 provision of revised drawings and information to explore a revised unit mix that meets the target for 25% family units (2 or 3-bedroom units) as per the DTES Plan, designed in accordance with the *High Density Housing for Families with Children Guidelines*;

Note to Applicant: The 25% family unit requirement may be varied under the discretion of the Director of Planning or Development Permit Board.

- A.1.23 provision of confirmation for applicant to display a sign on the site, throughout construction, that acknowledges that secured-market rental 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.2 Standard Engineering Conditions

- A.2.1 provision of a crossing application;

Note to Applicant: Every effort should be made to maximize the opening at the property line.

- A.2.2 provision of a note on the landscape plan as "NOT FOR CONSTRUCTION" and submission for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property.

Note to Applicant: 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. Bicycle racks proposed for public property on Station Street require a separate application to the General Manager of Engineering Services. Update Landscape and Architectural drawings to show consistent bicycle rack alignment for the Class B bicycle racks proposed on Main Street.

- A.2.3 clarification of garbage pick-up operations and confirmation that a waste hauler can access and pick-up from the location shown;

Note to Applicant: Pick-up operations should not require the use of public property for storage, pick-up or return of bins to the storage location.

- A.2.4 provision of design elevations at the property adjacent all entrances;

- A.2.5 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services by providing the following:

- vi. an increased width and length for the car lift platform;

Note to Applicant: Platform width to be minimum 9'-6" and Engineering recommends increasing the length to 21';

- vii. additional information for the car lift operations;

Note to Applicant: A letter from a car lift Manufacturer is required to confirm integration of the FOB access and warning system into the lift operations.

- viii. a signed letter from the BC Safety Authority which supports the provision of the vehicle elevator/ lift device;

- ix. warning system lights to be shown on the drawings; and

- x. confirmation of residential access to the commercial service corridor for the Class A bicycle parking.

- A.2.6 provision of a replacement Encroachment Agreement for Easement and Indemnity agreement (F64090) registered on the Title of Lot 8 that validates the encroachments of the existing building onto Station Street and by the roof cornice and bay windows onto Main Street;

Note to Applicant: Upon completion of the building and heritage façade a BC Land Surveyor location certificate is required to verify encroachments onto City Street. Arrangements must then be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for all existing and/or proposed encroachments onto City property prior to issuance of the building occupancy permit. To satisfy this condition, contact Graham Loughheed at 604-873-7156 for further details. For general information see the Encroachment Guide http://vancouver.ca/files/cov/building_encroachment_guide.pdf

- A.2.7 provision of all utility services to be underground from the closest existing suitable service point. 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; and

In addition, there will 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.

Note to Applicant: Please ensure that in your consultation 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.

- A.2.8 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.
 - A.3 **Standard Licenses & Inspections (Environmental Protection Branch) Conditions:**
 - A.3.1 Enter into a Remediation Agreement for the remediation of the site on terms and conditions satisfactory to the Manager of Environmental Protection and Director of Legal Services, including a Section 219 Covenant there will be no occupancy of any building(s) or improvements on the site constructed pursuant to this development, until a Certificate of Compliance(s) satisfactory to the City for the on-site contamination issued by the Ministry of Environment, has been provided to the City.
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B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **October 31, 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 Please review the City of Vancouver Bulletin 2002-003-EV Erosion and Sediment Control.
- B.1.6 Please submit the Erosion and Sediment Control plans to Environmental Protection for review and comment at the Building Permit Application 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.

Note to Applicant: In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit [amount to be determined by the City] as a guarantee for completion of the work by an agreed upon date.

- 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 No exposed ductwork shall be permitted on the roof or on the exterior face of the building without first receiving approval of the Director of Planning.
 - B.2.5 The site shall be maintained in a neat and tidy condition.
 - B.2.6 All services, including telephone, television cables and electricity, shall be completely underground.
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- B.2.7 Amenity areas of 400.00 square feet at Level 8, excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the building; AND further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.
- B.2.8 The applicant must adhere to the Provincial Flood Proofing Standards in order to reduce the risk of possible flood damage.
- B.2.9 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.10 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- B.2.11 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during subsurface work.
- B.2.12 Must comply with all relevant provincial Acts and Regulations (e.g. Environmental Management Act, Contaminated Sites Regulation, Hazardous Waste Regulation) and municipal Bylaws (e.g. Fire Bylaw, Sewer and Watercourse Bylaw).
- B.2.13 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.
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