
950 Main Street (COMPLETE APPLICATION)
DP-2017-00441- FC-1

PFC/KP/AEM/WL/CL

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

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

Also Present:

P. F. Chan, Urban Design & Development Planning
K. Pringle, Development Services
W. LeBreton, Development Services
N. Peacocke, Engineering Services

APPLICANT:

Simon Davie
Terra Housing Consultants Ltd
1848 Commercial Drive,
Vancouver BC V5N 4A5

PROPERTY OWNER:

City of Vancouver

EXECUTIVE SUMMARY

- **Proposal:** To develop the site with a six storey mixed use building with one retail unit on the ground floor and 5 levels of residential (2nd to 6th floors) containing 26 non-market (Social Housing) dwelling units all over one basement level.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Applicant's Design Rationale, Plans and Elevations

● **Issues:**

- 1) Flood construction level
- 2) Exterior design
- 3) Station Street side compatibility with future St. Paul's hospital development

- **Urban Design Panel: Support, with Recommendations.**
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2017-00441 submitted, the plans and information forming a part thereof, thereby permitting the development of a six storey mixed use building with one retail unit on the ground floor and 5 levels of residential (2nd to 6th floors) containing 26 non-market (Social Housing) dwelling units all over one basement level, 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 all Flood Plain Construction requirements are met.

Note to Applicant: Measures to meet the Flood Construction Level requirements should be taken within the building's perimeters. A variety of solutions could be sought, but the design development should be to the satisfaction of the Chief Building Officer and Director of Planning. Note that the mechanical and electrical rooms will need to be at 4.6m elevation regardless of the design.

1.2 design development to set back no more than 1m from the front property-line on all floors;

Note to Applicant: The setback is to provide a wider sidewalk thus improving the public realm. However, the wall-face also should not be set too far back from the front property-line in order to maintain a continuous street wall along Main Street. Ensure this setback also meets Engineering's requirement for the building face to be at least 4m from the curb. If balconies are provided, they should be recessed balconies with their outermost edge aligned more or less with the 1m setback; 6" of the balconies may project into the setback area. Livability-wise, bringing the wall-plane closer to the front property-line will allow better natural lighting to enter those units facing Main Street. Adjustments to the wall locations and setbacks should still produce units that fulfil the horizontal angle of daylight and housing requirements. See Engineering condition A.2.3 for additional details about the required setback.

1.3 design development to continue the longhouse gable roof form at the Station Street face;

Note to Applicant: This is to better develop the Station Street face's architectural expression. Moreover, doubling the longhouse form there can give the building a more cohesive identity on both sides. Ensure that any structure needed to create the longhouse form will not interfere with the proposed light-well on the south side of the building; the light-well's size and/or dimension should not be diminished. Applicant may also consider carrying the longhouse gable roof expression across the full width of the building so that the gable envelopes the whole front face.

1.4 design development to raise the floor-to-floor ceiling height of the ground floor;

Note to Applicant: This is to give the ground floor a stronger expression. A higher ceiling height could also allow more natural lighting into the retail space. A higher height on the ground floor will also allow the hand-carved cedar structure that serves as the residential entry gateway to gain more height correspondingly, hence enhancing its prominence. The resultant height increase should not exceed the height limit prescribed in the FC-1 District Schedule.

- 1.5 design development to provide a connected outdoor space to the ground floor amenity room;

Note to Applicant: This is to improve the usability of the amenity room, and to ensure there are both visual and physical connections between the amenity room and the outdoor space. The outdoor space will also better contribute to the public realm along Station Street. This outdoor space should not be impeded by the PMT; and it should not obstruct any exits. This outdoor space should also be planned so that bike racks can be installed adjacent to it, but without impediment (see also landscape condition A.1.12).

- 1.6 design development to enhance shared outdoor space on the second floor;

Note to Applicant: As not every unit has a balcony, this shared outdoor space will supplement the one on the ground-floor. This deck should be approximately 12' x 50' (see also landscape condition A.1.13).

- 1.7 design development to ensure high quality building materials are used and confirm their precise location;

Note to Applicant: Provide an assemblies page showing all walls, floors, guard-rails, balconies, roofs, entry-canopies, and other weather protection structures. Also provide enlarged drawings (1/2" = 1' scale) showing details of windows, doors, and guard-rails. Consider using wood soffits for the underside of balconies and roofs to provide some warmer tones. Also consider using prefinished metal panels as the primary cladding material. Ensure that the proposed cedar panels are allowable under current fire code. Ensure consistency in details, such as using the same guard-rails. Also indicate the colours intended.

- 1.8 design development to provide weather protection along the Main Street frontage;

Note to Applicant: Canopies must be fully demountable and meet the Building By-law requirements. A canopy application will be required to be submitted to Engineering Services for a separate review process.

- 1.9 Design development to delete the "fin walls" on both the Main and Station Streets sides.

- 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.

	PERMITTED/REQUIRED				PROPOSED					
Site Size					50 ft. x 100 ft.					
Site Area					5000 ft ²					
Use(s)					Retail/Dwelling					
FSR ⁽¹⁾	Dwelling	3.00 FSR			Dwelling	2.96				
	Retail	1.00 FSR			Retail	0.26				
	Total	5.00 FSR			Total	3.22 FSR				
Floor Area ⁽¹⁾	Dwelling	15000 ft ²			Dwelling	14799 ft ²				
	Retail	5000 ft ²			Retail	1290 ft ²				
	Total	25000 ft²			Total	16089 ft²				
	Exclusions				Exclusions					
	Balcony (8%)	1184 ft ²			Balcony	834 ft ²				
	Amenity (20%)	5000 ft ²			Amenity	531 ft ²				
Height ⁽²⁾	Permitted Outright	75.13 ft.			Top of Roof	69.58 ft.				
	Permitted Conditionally	275.26 ft.			Top of Parapet	62.17 ft.				
Parking ⁽³⁾	Dwelling Uses				Dwelling Uses					
	Minimum	13			Standard	0				
	Maximum	N/A			Disability	0				
	Disability	2			Small Car	0				
	Max. Small Car (25%)	3								
	Retail Uses				Retail Uses					
	Minimum	1			Standard	0				
	Maximum	N/A			Disability (x2)	0				
	Disability	0			Small Car	0				
	Max. Small Car (25%)	0								
	Dwelling Uses Total	13			Dwelling Uses Total	0				
	Retail Uses Total	1			Retail Uses Total	0				
	Total	14			Total	0				
<i>Disability Total</i>	<i>2</i>			<i>Disability Total</i>	<i>0</i>					
<i>Max. Small Car Total</i>	<i>3</i>			<i>Small Car Total</i>	<i>0</i>					
Loading ⁽⁴⁾	Class	A	B	C	Class	A	B	C		
	Dwelling	0	0	0	Dwelling	0	0	0		
	Retail	0	1	0	Retail	0	0	0		
	Total	0	1	0	Total	0	0	0		
Bicycles ⁽⁵⁾	Class	A			Class	A			B	
		Hor.	Ver.	Lck.		Hor.	Ver.	Lck.		
	Dwelling	16	10	7	6	Dwelling	0	0	30	0
	Retail	0	0	0	0	Retail	0	0	0	0
	Total	33			6	Total	30			0
Unit Types ⁽⁶⁾										
					Studio				22	
					One-Bedroom				3	
					One-Bedroom + Den				1	
				Total				26		

- ⁽¹⁾ **Note on FSR:** The maximum permitted FSR in the FC-1 Zone for all uses combined is 5.00 (including uses other than Dwelling and Retail).
- ⁽²⁾ **Note on Height:** Height has been calculated based on a site specific datum of 0'-0", and it will be recalculated when geodetic values are noted on the Elevation drawings; as such, the proposed heights will likely change. Standard Condition A.1.7 seeks clarification of the building height.
- ⁽³⁾ **Note on Parking:** The parking space as proposed is non-compliant with the Parking Bylaw; therefore, it has not been included as a parking space. See Engineering Services commentary on page 9 for the rationale for a parking relaxation on this site.
- ⁽⁴⁾ **Note on Loading:** The Class B Loading space as proposed is non-compliant with the Parking Bylaw; therefore, it has not been included as a Loading space. See Engineering Services commentary on page 9 for the rationale for a parking relaxation on this site.
- ⁽⁵⁾ **Note on Bicycles:** Standard Condition A.1.1 seeks compliance with Section 6.2.1.2 of the Parking Bylaw.
- ⁽⁶⁾ **Note on Unit Types:** Although there is a Two-Bedroom Unit noted on the Floor Plans, it is illustrated as a One-Bedroom + Den. Standard Condition A.1.8 seeks clarification of the unit type.

• **Legal Description**

Lot: 10 & 11
 Block: 24
 District Lot: 196 Group 1 New Westminster
 District Plan: 184

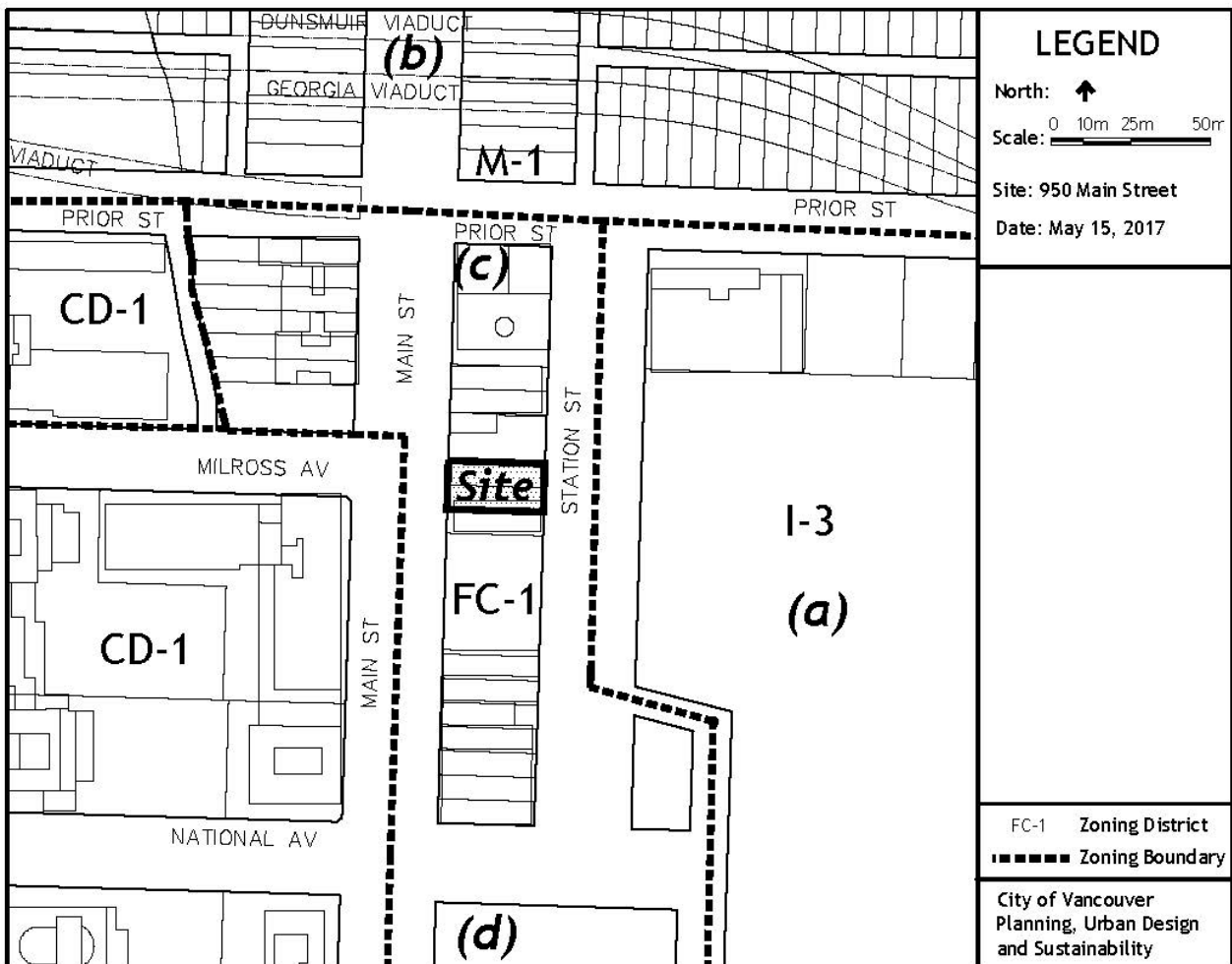
• **History of Application:**

17-04-19 Complete DE submitted
 17-05-31 Urban Design Panel
 17-06-28 Development Permit Staff Committee

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

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

- (a) 1002 Station St, future location for St Paul's hospital;
- (b) Georgia and Dunsmuir Viaducts, future removal;
- (c) Bank of Montreal, 906 Main Street, 1-storey heritage building; and
- (d) Thornton Park, 1166 Main Street.



• **Background:**

A development application was submitted on April 19, 2017 following ongoing pre-application discussions with staff to determine the acceptable form of development under the provisions of the FC-1 District Schedule and East False Creek Guidelines. The proposal was reviewed by the Urban Design Panel on May 31, 2017 at which time it received support, with recommendations.

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

FC-1 District Schedule

The FC-1 By-Law is intended to encourage the development of higher density and mixed commercial uses in the neighbourhood, with allowances for some residential and compatible industrial uses. The retail at grade is intended to be finer grain. Special design measures should be applied to new buildings with residential uses to mitigate air and noise pollution issues, particular if the site is near major traffic streets.

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

FC-1 (East False Creek) Guidelines

The FC-1 Guidelines is intended to be consulted when seeking approval for conditional use. The general intention of the Guidelines is to provide directions for new buildings and renovations to be more compatible with the neighbourhood character and street character. It also gives suggestions on the width of shop-frontages so that new-builds may better continue the rhythm of the street. The preferred frontage is 25' (7.6m) to a maximum of 50' (15.3m).

The recommended height for the sub-area is 73' (22.9m). The guidelines also give suggestions on how to taper the building as it goes beyond 73' (22.9m) in height so as to minimise visual bulkiness.

Some discretion could be considered for architectural features such as decorative gables where these elements add visual interest or the provision of landmark elements.

Flood Plain Standards and Requirements

The Flood Plan Standards and Requirements are to ensure that a development's first inhabitable 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). Contingent on a report by a suitably qualified Professional Engineer, the Chief Building Official may provide conditional approval on a site by site basis of a reduction in elevation for such site specific issues. It may also be impossible or impractical to meet the FCLs solely by landfill due to smaller lot size, topography, site grade changes and impacts to adjacent streetscapes. In these situations, a combination of flood-resilient construction measures and elevation by structural means will be required.

Guidelines for New Development adjacent to Hotels and Rooming Houses

The Guidelines for New Development adjacent to Hotels and Rooming Houses is intended to ensure that windows or light-wells at or near the interior property lines of existing hotel and rooming-house buildings are not adversely affected by new developments. It is to ensure that the design of new buildings apply measures that ensure the liveability of units of the existing hotels and rooming-houses.

The aim is step away from existing windows and light-wells so that natural light and air can enter into the existing units. The Guidelines provide the recommended design requirements to ensure natural light and air enter existing windows. Applicants can also seek other creative solutions that can serve to provide similar results.

- Response to Applicable By-laws and Guidelines:

FC-1 District Schedule

Design development is within the allowable FSR, yard, height allowances, and use. Condition 1.4 requires the design development to increase its ground floor's floor-to-floor height, but also requires the resultant height increase to not exceed the height limit prescribed in the FC-1 District Schedule.

FC-1 (East False Creek) Guidelines

Design development does not maintain a continuous street wall along Main Street as suggested in the FC-1 Design Guidelines; the south half of its façade is setback 5.9' from the front property-line. This setback can cause some of the units on the front south half to receive less natural light. Condition 1.2 requires the front setback to be no more than 1m from the front property-line in order to provide a more continuous street-wall along Main Street.

As a double-fronting lot, the design development does not address its other frontage along Station Street. Conditions 1.3 and 1.5 require the design development to, respectively, carry the longhouse gable roof-form to the Station Street face to give that side a more cohesive identity, and to provide a connected outdoor space to the ground floor amenity room to better address the public realm there. This is also referenced in landscape condition A.1.12.

Design development's ground floor at the proposed 12.5' floor-to-floor is inadequate to accommodate a wide range of commercial retail uses, and insufficient to highlight the commercial presence. Condition 1.4 requires the ground floor floor-to-floor height to be increased to allow more natural lighting into the CRU, thus creating more commercial presence.

Design development has provide a shared open space on the second floor facing Station Street, however, the open space is constrained by private decks. Condition 1.6 requires the shared outdoor space to be approximately 12' x 50' so as to be more useable. Also see landscape condition A.1.12.

Design development does not provide details on the materials used. Condition 1.7 requires an assemblies page showing details to be submitted as part of the development permit package.

Design development did not provide any indication of weather protection along Main Street. Condition 1.8 requires demountable weather protection to be provided along Main Street.

Flood Plain Standards and Requirements

The flood plain construction requirements have not been addressed in the design development. Condition 1.1 requires the Flood Plain Construction requirements to be met. The design should be to the satisfaction of the Chief Building Officer and the Director of Planning.

Design development should seek to improve on the above issues through the prior-to conditions outlined in section 1.0 of this report.

Guidelines for New Development adjacent to hotels and Rooming Houses

The design development provided a light-well to provide natural lighting and air to the windows on the building to the south.

● **Conclusion:**

Staff recommend approval subject to the conditions set in this report

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on October 8, 2016, and provided the following comments:

Introduction: Jason Olinek, Development Planner, introduced the project as located on Main Street between National and Prior Streets. It is 50 feet wide by 100 feet deep, Double Fronting Lot with no significant site slopes. This project is being brought forward as part of the Development Permit Board process. A physical model has not been required by the Director of Planning for this application. Per the applicant's material, the proposed six storey, the 24 unit apartment building serves to provide much needed social housing for some of the thousands of people on the waiting list for the Lu'ma Native BCH Housing Society. The purpose is to provide stable, affordable non-market housing for low and moderate income Aboriginal tenants in Vancouver. The building is 1 storey ground floor concrete construction with 5 storey wood residential above.

The design intent is to inter-connect Aboriginal cultural expression within a "western" apartment concept. The Cultural expression is to be integrated into the design through the use of form, art, material, texture and colour. Resident Services include laundry, an indoor amenity room (on the main floor) and a common outdoor patio facing east on level 2.

The Architectural Form relates to the building heights nearby and the roof of the building has been kept flat except for the culturally expressive traditional gable-end longhouse form. This traditional form is intended to reflect the Indigenous structures of the West Coast.

Objectives for development in FC-1 include:

- Compatibility of uses (including residential) in a high-density mixed commercial use neighbourhood
- Continuity of Built Form and a consistent street wall
- General concerns for privacy, noise, safety, light, ventilation and weather protection
- Architectural components are not intended to fit any one particular style but rather the quality design should relate to the existing buildings as well as having Small scale, Visually clear and individualized storefront,
- Entrances should be highly visible and clearly expressed.
- Development should be respectful of the existing fabric.
- As a double fronting lot, the Station Street façade should also be part of the consideration.

Form-wise, the building is divided roughly into halves. Its southern wall-plane above level 2 is recessed ~15' back from the front property line. Cornice lines approximately align along the block. The overall height is ~60', less than the allowable 75 feet. Materials include a thick band of cedar planks along the base reconciliation artwork and portions of Hardie Plank Siding.

Mr. Olinek then took questions from the panel

Applicant's Introductory Comments: The applicant team noted up to 30% of tenants will be referred to the building by the friendship centre. The applicant intends to give it some commercial street frontage and amenity space as well as meet BC Housing requirements. The proposal has gone through other iterations.

The applicant team then took questions from the panel.

Panel Consensus: Having reviewed the project it was moved by Mr. Yijin Wen and seconded by Ms. Meredith Anderson and was the decision of the Urban Design Panel:

THAT the Panel recommend SUPPORT the project after incorporating the following recommendations:

- The façade on Main Street should respect the way Main Street creates a street wall. Rather than stepping back with part of the façade, integrate a full façade expression.
- Develop the Station Street façade in terms of architectural expression and materials.
- There should be a stronger commercial expression with higher windows in it.
- A stronger presence at the residential entrance is recommended.
- Reconsider the landscape additions to the CRUs and consider more of a hardscape element for an 'urban expression' and bike parking.
- Reconsider the large fin walls with particular respect to daylight and structural requirements.
- Reconsider and minimize the stepping of the building in particular for the wood framed structure.

Related Commentary: The panel noted that the use of the building was welcomed, commended the meaning on the facades, and the native art elements were supported. The massing scale and proportions need improvements. The window heights do not allow enough natural light. The units will not have enough natural light due to art element, although the art is welcome. One panel member suggested the longhouse concept go down to the bottom, and to use "the simplicity of the longhouse in the expression" of the entire Main Street facade.

Align the façade where you are stepping. The second floor amenity room corridor is more than 6 meters. The exterior walls and finishes are a concern. Does the cedar need long term maintenance. Cedar may not be allowable under code. The amenity space could use some glass doors to increase light. Add more wood or brick to the Station Street facade.

The landscape could benefit by providing site furnishings and bike racks in lieu of plantings. The planters could be raised or removed. The plant material is a missed opportunity in referencing to first nations materials, use native species in the plant pallet. Privacy wise, the fin wall at Station Street is not needed at that length. There are some privacy concerns at the second floor.

The amenity deck could use a private hedge. Wood decking could be fine. The landscape architecture could use some custom furnishings. It will be a nice place for residents to hang out. A few more trees are recommended. Parking in the front or the back would be useful. On the main floor there is an opportunity to add planters. The landscaping is not successful at the entry.

Applicant's Response: The applicant team thanked panel and will consider the panel recommendations.

EVALUATION: SUPPORT with Recommendations

ENGINEERING SERVICES

Along Station Street, Engineering is supportive of relaxing parking and loading requirements for this social housing project, and would prefer that no loading or parking be provided on-site. This is in order to reduce vehicle crossings, especially reverse maneuvers across the sidewalk for loading vehicles. Since parking requirements for social housing are typically very low, and only one parking space is proposed here, the creation of this parking space is offset by the removal of street parking to create the driveway crossing. There are two existing loading spaces on Station Street, which could be used by

this development, and the decision to relax loading for this site will be factored in to a potential Station Street redesign in the medium term.

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

LANDSCAPE

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

HOUSING POLICY & PROJECTS

In line with the Housing & Homelessness Strategy 2012-2021, and the emerging directions of Housing Vancouver, the City is working closely with partners across the housing sector and the development industry to advance the delivery of social and affordable housing.

The Metro Vancouver Aboriginal Executive Council’s (MVAEC) report, “Towards an Urban Aboriginal Housing and Wellness Strategy for Metro Vancouver (2015-2020)” calls for 1500 units of housing to be developed in the Metro Vancouver region for Aboriginal residents. The project at 946-950 Main St (a City-owned site) is one of four sites that the City of Vancouver identified in January 2016 to respond to the MVAEC Strategy.

The project also contributes to addressing the housing targets in the Downtown Eastside Plan (2014), which identified a target of 1,400 new units of social housing to be delivered in the area during the first 10 years of the plan.

Table 1: Progress towards units in the City’s Downtown Eastside Plan (inside the DTES) (to March 31, 2017)

	TARGETS	PROJECTS	GAP
	10-Year (2023)	Approved, Completed, Under Construction	Above or Below 10 Year Target
Social Housing*	1,400	789	611 Below Target
Secured Market Rental Housing	1,650	535	1,115 Below Target

**Excluding 950 Main St*

Housing Policy and Projects staff have reviewed the project and financial information, including development costs, unit mix, target affordability, and rent levels as part of the Development Permit review process and are satisfied that the proposed development will meet the definition of Social Housing in the Downtown Eastside Plan. Further, staff have determined that the project will meet Council’s objectives for the development of this site to address the housing needs of Aboriginal individuals.

To ensure that Council’s priority for the delivery of Aboriginal-focused social housing on this site will be achieved, Council has approved general lease terms for the Project and has authorized staff to execute a lease of the City-owned site to Lu’Ma Native Housing Society for a nominal prepaid rent. The lease, as executed on Jun 15, 2017, included the following terms:

- a) a term of 60 years;
- b) a nominal prepaid rent;
- c) at least one-third of social housing units must be rented at shelter component of Income Assistance for low-income households who are eligible for Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement. The target rents and affordability for the remaining two-thirds will be for one of these thirds to be up to "Housing Income Limits" or HILs, and the remaining third to be at affordable market rents;
- d) responsibility of the City for the costs of remediating existing environmental contamination at the site, as required to accommodate the proposed development;

Lu'Ma Native Housing Society is a well-established non-profit social service organization with over 35 years of experience and knowledge in operating and managing low income rental housing for urban Aboriginal singles, seniors, and families. Lu'Ma has a strong mandate to address homelessness in the Aboriginal community, including serving as the community entity for the Federal Homelessness Partnership Secretariat initiative. Lu'Ma offers additional health and wellness support services for Aboriginal singles and families within their housing and to the broader community including the Lu'Ma Medical Centre and the Aboriginal Patients' Lodge.

ENVIRONMENTAL PROTECTION BRANCH

The site is a registered contaminated site. A remediation agreement is not required and it is the responsibility of the City for the costs of remediating existing contamination at the site for the proposed development (as per Administrative Report to Council; May 25, 2017).

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

One site sign was placed at the site, facing Main Street. On May 31, 2017, 1372 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. The postcard and the development application materials were posted online at vancouver.ca/devapps.


To date, a total of 3 written (including email) responses have been received. One respondent requested additional information about the application, and two expressed opposition to the nature of the social housing being proposed. One respondent expressed the need for more family-oriented social housing, rather than housing targeting single adults.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

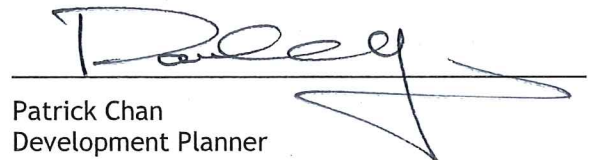
The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by both the Development Permit Board and the Director of Planning.

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



Patrick Chan
Development Planner



Kyle Pringle
Project Coordinator

Project Facilitator: Wendy LeBreton

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 General Manager of Engineering Services, Director of Legal Services, and Chief Building Official, for a Flood Plain Covenant prior to Building Permit issuance.

Note to Applicant: The site is located in a designated flood plain.

- A.1.2 compliance with Section 6.2.1.2 Required Off-Street Bicycle Spaces of the Parking Bylaw;

Note to Applicant: Three additional Class A Bicycle spaces and six Class B Bicycle spaces shall be provided on site. Also, all Bicycle spaces shall be located on private property.

- A.1.3 compliance with Section 6.3.21 Electrical Outlets of the Parking Bylaw;

Note to Applicant: Each two Class A Bicycle spaces must have an electrical outlet.

- A.1.4 compliance with the Administrative Bulletin Bulk Storage and In-Suite Storage - Multiple Family Residential Developments;

Note to Applicant: A minimum of 200 cu. ft. of storage space shall be provided for each Dwelling Unit; as such, ten additional storage spaces shall be provided. Also, the additional storage spaces shall be located below base surface and in the general proximity of the proposed storage spaces.

- A.1.5 compliance with Section 10.33.3 Exclusions for Exterior Wall Thickness of the Zoning & Development Bylaw;

Note to Applicant: Documentation and Section details shall be provided confirming that the exterior wall assemblies exceed the maximum effective thermal transmittance (U factor or R value) prescribed in the Vancouver Building Bylaw.

- A.1.6 compliance with Sections 4.7.3(d) & (e) Floor Space Ratio of the FC-1 District Schedule;

Note to Applicant: The laundry rooms and entrance lobby are excludable from floor area, and the FSR Overlays shall be updated accordingly. Also, while the amenity room is excludable from floor area, further documentation is required to explain the function and use of the room. See also Housing Policy & Projects condition A.1.22.

- A.1.7 provision of the following notations on the Elevation drawings, Sections, and Floor Plans:

- a) all heights as geodetic values;
- b) the peak heights of the parapet and gable above the sixth floor roof;
- c) all Building Grades on the Main Floor Plan, including at all entrances;

- A.1.8 clarification of the unit type of the unit labeled "Two-Bedroom Unit";

Note to Applicant: The unit is illustrated as a "One-Bedroom Unit + Den".

- A.1.9 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.1.10 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.1.11 written confirmation shall be submitted by the applicant that:
- a) the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
 - b) adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
 - c) 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;

Standard Landscape Conditions

- A.1.12 design development to provide a high quality landscaped outdoor Amenity area fronting Station Street on the ground level, with visual access from the indoor Amenity Room, programmed to promote opportunities for common use;

Note to Applicant: This is intended to improve the Station Street interface, as well as provide opportunities for social interaction. Planting must be on grade, made up of substantial trees (min. 6cm. caliper) and shrubs, with shrub beds layered to be oriented to the street. (Refer also to Condition 1.5). Additional landscape conditions may follow receipt of complete information.

- A.1.13 provision of more substantial plant material sizes for planting on Level 2 Amenity terrace, with trees to be minimum 6 cm. caliper (see also condition 1.6);
- A.1.14 provision of additional native plant material, in reference to plant uses by First Nations;
- A.1.15 provision of section details at a minimum scale of 1/4"=1'-0" scale to illustrate all proposed landscape elements, including green roof, planting on structure (include rootballs of trees with dimensions), trellises, fences, screens and gates, with references on the plan;
- A.1.16 provision of additional notations on the landscape plan to clarify all hard and soft surface materials, including decks, green roof, etc.
- A.1.17 provision of complete Landscape Plan at the same scale and coordinated with Site Plan, including public realm of both streets, all the way to roadway curb;
- A.1.18 provision of additional street trees for both street frontages, in coordination with Engineering and the Park Board, and the 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: Street trees should be confirmed and finalized and to appear on the Plant List, complete with species, sizes and quantities. Any proposed removals of City owned trees should be coordinated with the Park Board and confirmed in writing.

A.1.19 provision of bird friendly plants on the plant palette, enabling bird habitat conservation and bird habitat promotion;

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.

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

A.1.21 consideration to increase the number of dwelling units in the building by exploring adjustments to the floor plans and unit layouts.

Note to Applicant: If consideration is given to incorporating micro dwelling units, this must be done in accordance with the Micro Dwelling Policies and Guidelines for the Downtown Eastside.

A.1.22 design development to provide an office space for the building operator;

A.1.23 design development to ensure indoor amenity space includes a kitchenette, accessible washroom, storage closet, and is suited for a range of uses.

A.1.24 design development to include the infrastructure necessary to support urban agricultural activity by residents including, tool storage, a potting bench, and a compost bin for yard waste.

A.2 Standard Engineering Conditions

A.2.1 arrangements to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 10 and 11, Block 24, DL 196, Plan 184 to create a single parcel.

A.2.2 arrangements to be made, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for release of Easement & Indemnity Agreement 491782M (commercial crossing) 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.2.3 provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, adjacent to Main Street, to achieve a 4.0 metre offset distance from the back of the existing curb to the building face;

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to determine the final setback and SRW width is required. The SRW area is to be free of any encumbrances such as structure, stairs, gates, door swing, landscaping and bicycle parking at grade, however, portions of the building structure below grade and from the 3rd storey and above are to be accommodated within the SRW agreement.

- A.2.4 provision of upgrading to the public realm on Station Street to the satisfaction of the General Manager of Engineering Services including sidewalk repairs to make sidewalk safe and removal of the existing driveway;

- A.2.5 provision of automatic door openers on the doors providing access to the bicycle room;

- A.2.6 provision of a stair free access route for Class A bicycle parking to reach the outside and confirm the use of the elevator, if required;

Note to Applicant: Engineering recommends exploring relocation of the Class A bicycle parking to grade level for more efficient access.

- A.2.7 confirmation that no part of the roof structure is proposed to encroach onto the neighboring site;

Note to Applicant: As appears to be indicated on the West Elevation on page A4.2.

- A.2.8 confirmation that no part of the foundation footing is proposed to encroach onto the neighbouring site.

Note to Applicant: As appears to be indicated on the Cross Section drawing on page A3.2.

- A.2.9 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.

Note to Applicant: BC Hydro requires a 4m X 4m ROW for the PMT. The drawing is currently showing a depth of 2m.

Note to Applicant: 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.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
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construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Building Review Branch, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated June 28, 2017. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **January 24, 2018**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 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.1.4 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.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 Arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, Director of Legal Services, and Chief Building Official for a Flood Plain Covenant prior to Building Permit issuance;

Note to Applicant: The site is located in a designated flood plain.

- B.2.2 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.2.3 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.2.4 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.2.5 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
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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.2.6 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.
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