



DEVELOPMENT PERMIT APPLICATION
52 - 92 EAST HASTINGS STREET
SEPTEMBER 4, 2019

ABORIGINAL LAND TRUST
HOUSING + HEALING CENTRE DEVELOPMENT



TABLE OF CONTENTS

01	PROJECT OVERVIEW Project Team Executive Summary + Project Organization Design Process Project Description and Development Data Applicable Policies and Guidelines	04	VISION Project Values + Guiding Principles Inspirations + Concepts	07	LANDSCAPE DRAWINGS Landscape Plans Landscape Sections Tree Management Plan
02	PROJECT SITE Site Description Site Photos Site Context Site Analysis	05	DESIGN RESPONSE Proposed Massing + Uses Design Concept Proposed Design Landscape + Public Realm Concepts Policy Response Relaxations Requested Urban Design Response Sustainable Design Strategies	08	APPENDICES Structural + Condition Assessments Arbourist Report Traffic Demand Management Plan Energy Model Rainwater Management Plan Civil Report Acoustic Report
03	HERITAGE Area Statement of Significance Site Statement of Significance Colonial Heritage Approach Building Condition Assessment Summary	06	ARCHITECTURAL DRAWINGS Context Plan Site Plan Building Floor Plans Typical Unit Plans Building Elevations Building Sections Shadow Analysis		



1

PROJECT TEAM
EXECUTIVE SUMMARY
DESIGN PROCESS
PROJECT DESCRIPTION + DATA
APPLICABLE POLICIES + GUIDELINES

01 PROJECT OVERVIEW



PROJECT OVERVIEW

1.1 PROJECT TEAM

 PROJECT FUNDER BC Housing 1701-4555 Kingsway Burnaby, BC V5H 4V8	 ARCHITECT Urban Arts Architecture 300 - 111 Water Street Vancouver, BC V6B 1A7	 CIVIL ENGINEER CREUS Engineering Ltd. Suite 610 - 221 West Esplanade North Vancouver, BC V7M 3J3	 GEOTECHNICAL ENGINEER exp. 275 - 3001 Wayburne Drive Burnaby, BC, V5G 4W3
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 PROJECT MANAGER + DEVELOPMENT ADVISOR Lu'ma Development Management 1848 Commercial Drive Vancouver, BC V5N 4A5	 MECHANICAL ENGINEER AME Group 1100 - 808 W Hastings Street Vancouver, BC V6C 2X4	 BUILDING ENVELOPE + ENERGY BC Building Science 611 Bent Court New Westminster, BC V3M 1V3	
 HERITAGE CONSULTANT Chief Ian Campbell, X Squamish Nation	 ELECTRICAL ENGINEER Nemetz (S/A) & Associates Ltd. 2009 West 4th Avenue Vancouver, BC V6J 1N3	 COMMUNICATIONS CONSULTANT ideaspace 206 - 402 West Pender Street Vancouver, BC V6B 1T6	

1.2 EXECUTIVE SUMMARY + PROJECT ORGANIZATION

The **Aboriginal Land Trust (ALT)** is developing an Indigenous-led mixed-use development focused on serving Vancouver's Urban Indigenous community in the Downtown Eastside in partnership with **Lu'ma Native Housing Society** and **Vancouver Native Health Society**. The housing portion of the project will be funded by BC Housing on a long term land lease from the Provincial Rental Housing Corporation (PRHC).

The project will include a Healing Centre operated by the Vancouver Native Health Society, 58 affordable rental units for Indigenous families with lower incomes operated by Lu'ma Native Housing Society, and 53 units of supported adult housing, operated by RainCity Housing Society. The project's residential and healing spaces are being designed to meet the needs of Indigenous Peoples.

Designed to welcome everyone with dignity, respect, honour and love, the new building will offer a safe and inclusive space where people can heal and flourish. It will offer a wholistic approach to wellness - focused on the spiritual, emotional, physical and mental elements of well-being and a two-eyed approach to healing that blends Indigenous and Western medicine.

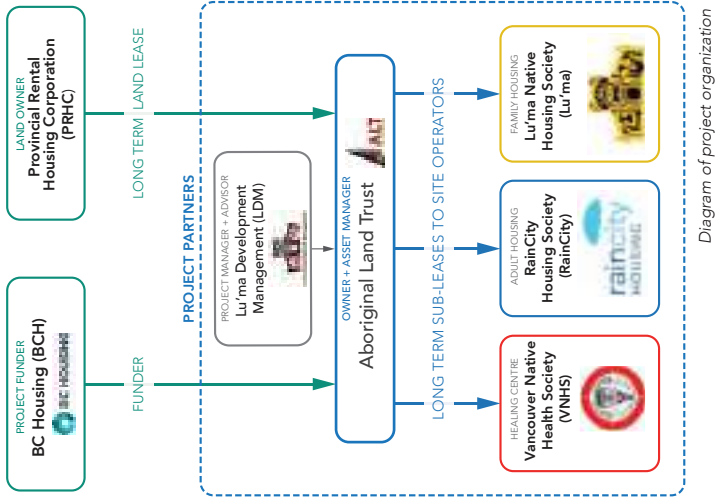
The proposed new building will be located on the vibrant and vital gathering space of the **x'məlk'wəyam** (Musqueam), **Skwxwú7mesh** (Squamish), and **salilwata74** (Tsleil-Waututh) Peoples. For millennia this area was home Indigenous Peoples who were supported by a diverse and nourishing ecosystem that provided sustenance and continues to hold cultural and spiritual significance to the First Peoples of this land.

This project creates the **opportunity to celebrate the rich history of the three host First Nations – and make visible what was made invisible by colonization**. It will make space to honour the cultural and spiritual traditions that tell the stories of the land and its people and embrace all cultures and practices.

This project is an important step towards reconciliation and an opportunity to repair damage done by colonial actions. The project is being designed utilizing Indigenous protocols and guidance from Elders and Knowledge Keepers to develop the project vision, space program, and building design.

On site is the Shaldon Hotel, a building constructed in 1909 and registered as a Class C on the City of Vancouver's Heritage Register. The building is in poor condition and unsuited for its current use as residential space. Retaining this representation of colonial heritage is a barrier to healing as part of this important project intended to honour and celebrate Indigenous culture. In addition, the building is currently in very poor condition and is unsuited for its current use as residential space. It is the opinion of the project team and BC Housing (the building owner) that the building has reached the end of its useful life

The Aboriginal Land Trust serves people in need with hope and with Indigenous ways of knowing and being.



1.3 DESIGN PROCESS

This project has been **envisioned and designed with an Indigenous lens to meet the needs and aspirations of the Indigenous community**, by working with Elder and Knowledge Keeper advisors, particularly from the three host First Nations – xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliwəta74 (Tseil-Waututh);

Some particularly important aspects that we have focused on so far are:

INDIGENOUS DESIGN + PROCESS:

An Advisory of Indigenous Elders and Knowledge Keepers has guided the project process through to the design. Actions to date include:

- Established project protocols and processes;
- Established what ceremony needs to be built into the project process and schedule;
- Explored cultural expression, resilience, and community building;
- Explored reconciliation lens to colonial heritage;
- Explored the meaning of the site to local host nations and Indigenous culture;
- Working with local First Nations Artists to design significant elements of the project.

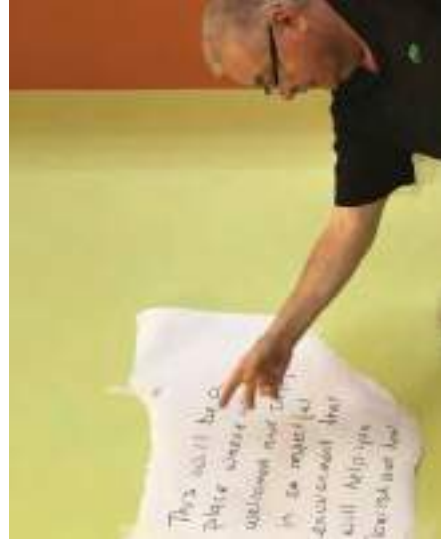
Many thanks to our Knowledge Keepers and Elder Advisors:

Chief Ian Campbell, Xalec, Squamish Nation
Chief Bill Williams, Squamish Nation
Gabriel George, Tseil-Waututh Nation
Elder Eugene Harry, Xiquelem Nation (Cowichan Nation)
Elder Fred John, Xaxlip Nation (Fountain)

VISION:

The project team held several Visioning Workshops to set guiding principles and values for the project. Working with stakeholders and our Knowledge Keepers and Elders Advisory, we sought to answer questions such as:

- How can these values be instilled into the fabric of the building?
- What does inclusive space look like?
- How can the building support Indigenous ways of being and healthy communities?



Vancouver Native Health Executive Director Barry Seymour shares thoughts on the guiding principles for the project.

DESIGN INSPIRATION:

Building upon the established guiding principles, the project team held a Design Inspirations Workshop where we explored what aspects of Indigenous culture held particular resonance for this project. A key priority of the Design Inspiration exploration was that the building “Tell the story” in a compelling narrative for the site and the project with respect to Indigenous heritage



BUILDING PROGRAM:
A detailed space program was developed for each of the on-site partners including opportunities for sharing, amenity spaces, support spaces and outdoor space program.

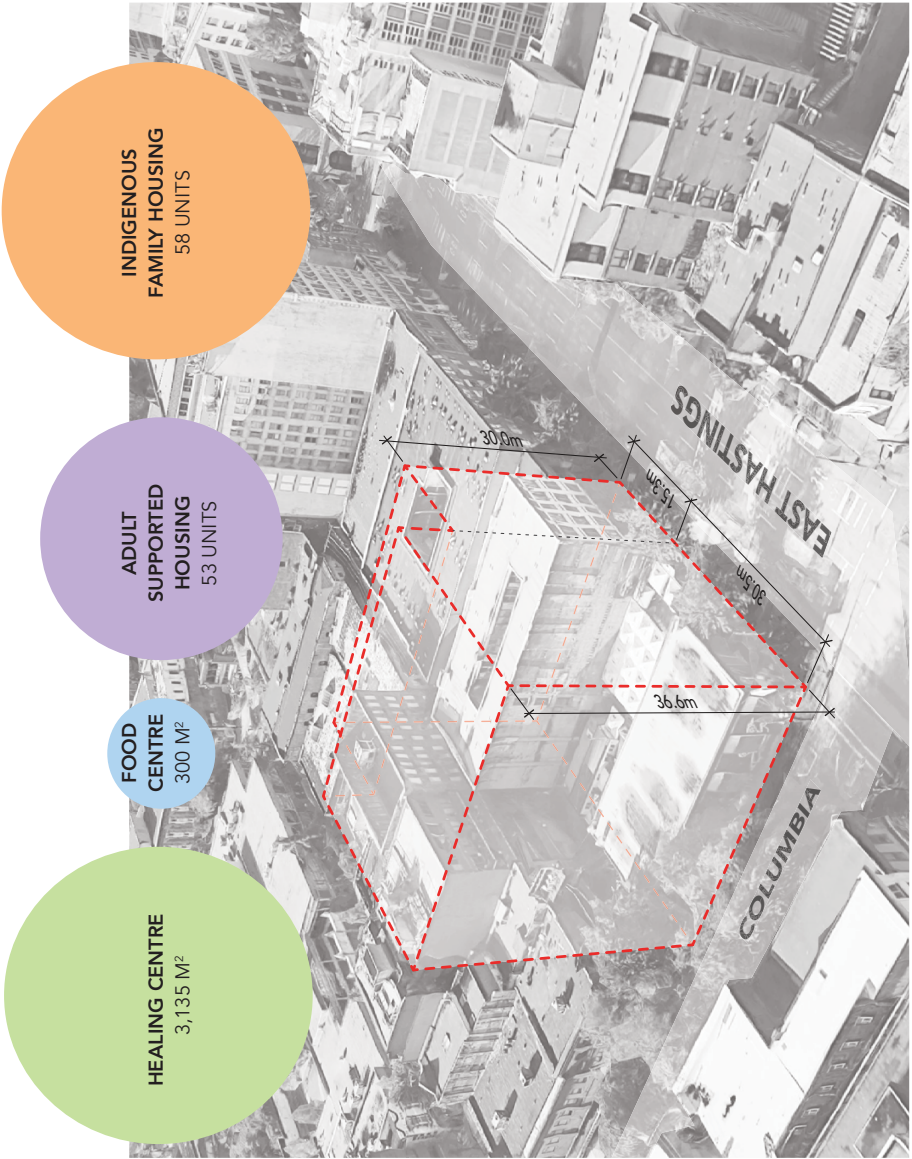
The program incorporates spaces required **to create a welcoming and supportive environment for Indigenous people and support culture and ceremonial practices for healing and daily life.**

The program elements are:

- 3,135 m² (33,745 ft²) Healing Centre operated by Vancouver Native Health Society, with a
- 301 m² (3,240 ft²) Community Food Centre also operated by Vancouver Native Health Society
- 53 units of Supported Adult Housing operated by RainCity Housing Society
- 58 units of Indigenous Family Housing operated by Lu'ma Native Housing Society

DESIGN:
Utilizing the Vision and Design Inspirations the building and landscape has been evolved to meet the program needs of the project partners.

The goal is to create a project that reestablishes a First Nations presence in the Downtown Eastside that is bold and inspiring.



1.4 PROJECT DESCRIPTION AND DEVELOPMENT DATA

SITE DESCRIPTION

The project site is located on the unceded territory of the xʷməᓃkʷəyám (Musqueam), Skw̓xwú7mesh (Squamish), and səliwətaʔ4 (Tsleil-Waututh) peoples.

The proposed development by the Aboriginal Land Trust, located at 52 - 92 East Hastings Street, is a 11 storey mixed-use building in the Downtown Eastside. The project will include a community Healing Centre, 53 units of supported adult housing, 58 affordable rental units for Indigenous families, a Community Food Centre, and 2 levels of underground parking.

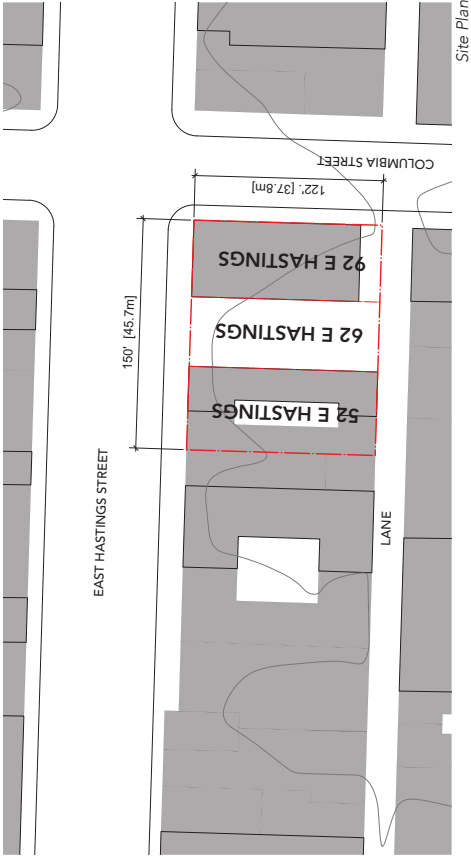
The site is comprised of three lots (52, 62, and 92 East Hastings Street), located at the southwest corner of East Hastings and Columbia Streets, and bounded by a laneway to the south. The three sites are currently occupied by two buildings, Pigeon Park Savings, a low-threshold financial provider, located on 92 East Hastings and the Shaldon Hotel, a single room occupancy hotel operated by RainCity Housing, located on 52 East Hastings Street. The vacant site on 62 East Hastings is occupied by the Downtown Eastside Street Market.



Aerial Photograph of Project Site

DEVELOPMENT DATA

Civic Address:	52, 62, 92 East Hastings Street, Vancouver BC
Legal Address:	PROPOSED LOT 1, DISTRICT LOT 196 GROUP 1, NEW WESTMINSTER, DISTRICT REFERENCE PLAN EPP92014
Zoning:	Downtown-Eastside / Oppenheimer District (DEOD)
Site Area:	1,698 m ² (18,277 ft ²)
Site Dimensions:	37.20m x 45.66m (122.01 ft x 149.80 ft)
Proposed Uses:	Healing Centre - 3,441 m ² (37,038 ft ²) (including Food Centre + Leasable) Supported Adult Housing - 53 Units - 2,791 m ² (30,042 ft ²) Affordable Rental Units - 58 Units - 5,114 m ² (55,047 ft ²) * Areas above are net of shared services and support spaces.



DEVELOPMENT DATA (CONTINUED)

Total Project Floor Area:(Gross Area) 12,339m² (132,812 ft²)

Total Net Area: (less amenity + envelope) 10,107 m² (108,791 ft²)

Floor Space Ratio (FSR):

PERMITTED:
6.33 = 10,748 m² (115,693 ft²)
(the above FSR is calculated by combining 7.0 FSR allowed for the corner site with the 5.0 FSR permitted generally)

PROPOSED:
5.95 = 10,107 m² (108,791 ft²)

Height:

PERMITTED:
36.6 m (120.0 ft)

PROPOSED:
39.43 m (129.3 ft)

Relaxation of the project height is sought under the provision of Section 4.6.1 in the DEOD Official Development Plan for Sub-area 1 (Main/Hastings) for an increase of the maximum height from 30m to 36.6m for a development on a corner site, as well as an additional height for elevator overrun of 2.83 m (9.3 ft) and architectural expression of the Longhouse rooftop amenity space of 2.62 m (8.6 ft).

Setbacks:

	<u>REQUIRED:</u>	<u>PROPOSED:</u>
Hastings Street	0.0 m	0.0 m
Columbia Street (4.5 m SRW)	0.8 m	0.8 m
Lane	0.0 m	0.0 m

Loading:	<u>REQUIRED:</u>	<u>PROPOSED:</u>
Class A Loading	1 space	1 space
Class B Loading	2 spaces	2 spaces
Vehicular Parking:		
Office Parking	37 spaces	33 spaces
Supportive Housing	4 spaces	4 spaces
Social HILLS Housing	23 spaces	20 spaces
Visitor Parking	3 spaces	3 spaces
TOTAL PARKING	67 spaces	60 spaces
Accessible Stalls (included above)	6 spaces	7 spaces
Bicycle Parking:		
Class A:		
- Office (Healing Centre)	20 spaces	20 spaces
- Residential (Lu'ma Family Housing)	115 spaces	115 spaces
- Supported Adult Housing	40 spaces	53 spaces
TOTAL CLASS A SPACES	175 spaces	188 spaces
Class B	14 spaces	14 spaces
- Note that Class B spaces to be located on P1.		

Number of Residential Units:

Lu'ma Family Housing	58 units
- Studio	11 units
- 1 Bedroom	19 units
- 2 Bedroom	25 units
- 3 Bedroom	3 units
RainCity Supported Adult Housing	53 units
- Studio	50 units
- 1 Bedroom	3 units

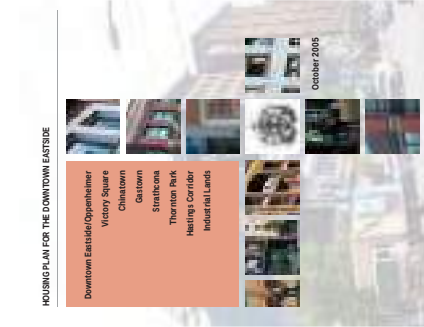
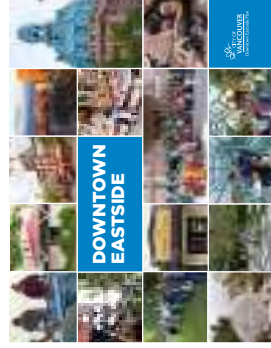


1.5 APPLICABLE POLICIES AND GUIDELINES

The project is located in the Downtown-Eastside/Oppenheimer District, Sub-area 1: Main/Hastings, and is governed by the Downtown-Eastside/Oppenheimer District (DEOD) Official Development Plan and supporting regulations, including:

- Downtown-Eastside / Oppenheimer Official Development Plan
- Downtown-Eastside / Oppenheimer Design Guidelines
- Downtown Eastside (DTES) Plan
- Hastings-Kiwassa Urban Design Guidelines
- High-Density Housing for Families with Children Guidelines
- Housing Plan for the Downtown Eastside
- Transportation 2040
- City of Vancouver Greenest City 2020 Action Plan
- Vancouver's Housing and Homelessness Strategy
- City of Vancouver Housing Strategy
- City of Vancouver Housing Design & Technical Guidelines
- BC Housing Interim Guide to Indigenous Housing Development and Design

It is the intention of the project to meet or exceed the requirements of the above guidelines. BC Housing's requirements are being adjusted/improved upon, to meet the needs of Indigenous families.



SITE DESCRIPTION
SITE PHOTOS
SITE CONTEXT
SITE ANALYSIS

02 PROJECT SITE



SITE

2.1 SITE DESCRIPTION

The project site, 52 - 92 East Hastings, is centrally located in the Downtown Eastside. As a gateway site, it is located at the intersection of Chinatown and the Downtown Eastside, and is in close proximity to neighbouring Gastown. The site is situated within a hub of cultural diversity, historic landmarks and places of significance, including:

CULTURAL SPACES

- Skwachays Lodge
- Chinese Cultural Centre of Greater Vancouver
- Chinese Cultural Centre Museum
- Rennie Museum
- Carnegie Community Centre
- Aboriginal Front Door Society

PUBLIC OPEN SPACES

- Dr. Sun Yat Sen Classical Chinese Garden
- Andy Livingstone Field
- Pigeon Park
- Crab Park

PLACES OF SIGNIFICANCE

- Vancouver Chinatown Millennium Gate
- Woodward's Building
- International Village



11



ALT MIXED USE DEVELOPMENT
Development Permit Application | August 2019



SITE



The project site is located at the southwest corner of East Hastings and Columbia Street in the heart of Downtown Eastside of Vancouver.



ALT MIXED USE DEVELOPMENT
Development Permit Application | August 2019



The figure-ground map shown on the right illustrates the current context of the project site. In particular, the absence of a building at 62 East Hastings has contributed to the discontinuation of the streetwall along Hastings Street.

The urban design intent of the Downtown Eastside Plan aims for new developments to reinforce and strengthen the prevailing historic scale and character of established streetwall-oriented buildings toward framing the urban realm.



Figure ground showing the existing building footprints in the neighbourhood surrounding the site.



SITE

2.2 SITE PHOTOS



A. Perspective looking east along East Hastings St.



B. Perspective looking east along East Hastings St.



C. View of Project Site looking south along Columbia St.



D. Perspective looking west onto the rear Lane.



E. Perspective looking west from Columbia St.



F. View looking north at the intersection from Columbia St.



G. Perspective looking north along Columbia St.



H. View along East Hastings St. from Carrall St.



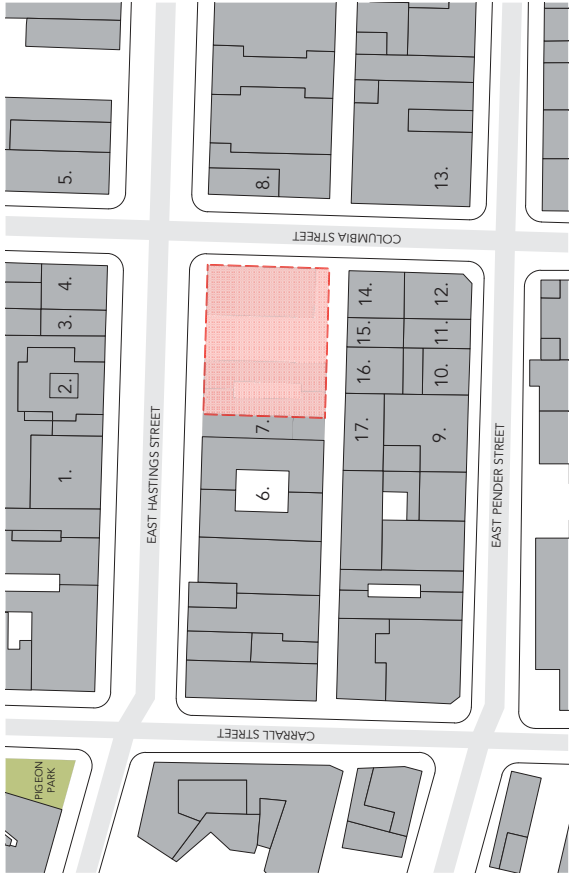
I. View along Lane looking east towards project site.





2.3 SITE CONTEXT





- EAST HASTINGS STREETWALL**
1. **41 East Hastings Street** - Olivia Skye Building
13-storey mixed-use social housing and low-end-of-market rental housing operated by Atria
 2. **65 East Hastings Street** - Lux Apartments
67 studio suites for semi-independent living for the homeless operated by RainCity Housing
 3. **71 East Hastings Street** - B.C. Collateral & Loan Co. Building
Mixed commercial/residential building (2- and 3-storey building)
 4. **351 Columbia Street** - Columbia Hotel
Mixed commercial/residential building (2- and 3-storey building)
 5. **101 East Hastings Street** - Hotel Irving
42 units of non-profit housing for DTES residents operated by The Portland Hotel Society
 6. **40 East Hastings Street** - The Oasis
84 affordable housing apartment units operated by The Neighbourhood Housing Society
 7. **46 East Hastings Street** - Two-storey mixed-use building with commercial at grade
 8. **412-414 Columbia Street** - 2- and 3-storey mixed-use building
- EAST PENDER STREETWALL**
9. **51 East Pender Street** - Rennie Art Gallery and Offices (*The Wing Sang Building*)
 10. **71 East Pender Street** - Six-storey mixed commercial/residential building
 11. **79 East Pender Street** - Cheng Wing Yeong Tong Society Building
3-storey mixed-use commercial/residential building with Tong meeting hall on third floor
 12. **87 East Pender Street** - Beijing Building
Two-storey mixed-use commercial/office building
 13. **490 Columbia Street** - Three-storey mixed-use commercial/residential building
- LANE STREETWALL**
14. **87 East Pender Street** - Beijing Building
 15. **79 East Pender Street** - Cheng Wing Yeong Tong Society Building
 16. **71 East Pender Street** - Six-storey mixed commercial/residential building
 17. **51 East Pender Street** - Rennie Art Gallery and Offices (*The Wing Sang Building*)



SITE

2.4 SITE ANALYSIS

PUBLIC OPEN SPACE NETWORK

The project site is at the centre of the proposed Columbia Street Greenway that will extend from the proposed Northeast False Creek Park on the south, through Chinatown, the Downtown Eastside, Gastown and beyond to Crab Park on the north end. In addition to serving pedestrians and bikers, this north-south greenway connection can become an important habitat corridor between the two water bodies of False Creek and Burrard Inlet.

The site is within a short walking distance to several public green spaces including, the Dr. Sun Yat-Sen Classical Chinese Garden and the Andy Livingstone Park and Field just south of the site.



- Proposed Greenway
- Green Space (Public)
- Green Space (Semi-Public)
- Future Green Space (Public)
- Future Paved Public Space
- Paved Public Space

