

**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

J. Greer (Chair), Development Services  
J. Gresley-Jones, Engineering Services  
J. Tranter, Housing Policy and Projects

**Also Present:**

P. Chan, Development Planning  
J. Borsa, Development Services  
K. Hsieh, Development Services  
R. Co, Engineering Services  
P. Cheng, Development Planning

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**APPLICANT:**

Urban Arts Architecture  
300-111 Water Street  
Vancouver, BC V6A 1A7

**PROPERTY OWNER:**

Provincial Rental Housing Corporation Inc.  
1701-4555 Kingsway  
Burnaby, BC V5H 4V8

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**EXECUTIVE SUMMARY**

• **Proposal:**

To develop this site with an 11 storey mixed-use building containing 111 dwelling units (social housing), a healing centre, food centre, and a long house gathering space (social service centre), all over 2 levels of underground parking having vehicular access from the lane.

This application is being processed through the Social Housing or Rental Tenure program.

See   Appendix A   Standard Conditions  
      Appendix B   Standard Notes and Conditions of Development Permit  
      Appendix C   Building Review Branch comments  
      Appendix D   Plans and Elevations  
      Appendix E   Applicant's Design Rationale

• **Issues:**

1. Seek Development Permit Board's approval for the relaxation of the Downtown Eastside/Oppenheimer Official Development Plan (DEOD) height and density limits by invoking Section 1.3 of the DEOD By-Law;
2. Refinement of the ground and lower floors' façade treatment to express a finer grain pattern;
3. Refinement to the lane-side condition; and
4. Refinement to the public realm treatment.

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

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**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DP-2019-00680 submitted, the plans and information forming a part thereof, thereby permitting the development of an 11 storey mixed-use building containing 111 dwelling units (social housing), a healing centre, food centre, and a long house gathering space (social service centre), all over 2 levels of underground parking having vehicular access from the lane, subject to the following conditions:

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

- 1.1 design development to the ground and lower floors to express a finer-grain treatment more typical of the rhythm of the neighbourhood on both the East Hastings Street and Columbia Street frontages. This may be achieved by considering the following:
- i. introduce some columns and/or pilasters at approximately 25 ft. to 30 ft. intervals to break up the expansive glass surface on the ground floor;
  - ii. distinguish the residential entries from the facility entries; and
  - iii. use clear glazing and avoid locating offices right on East Hastings Street to achieve a higher degree of visual porosity between the interior and exterior;

**Note to Applicant:** The intention of this condition is to further refine the lower-levels' design so as to better align with *The Downtown Eastside Oppenheimer Official Development Plan* and *Downtown Eastside Plan's* prescription for a fine-grain fabric.

- 1.2 design development to further improve the composition and articulation, and ensure high quality of the façades by considering the following:
- i. arrange the windows (including adjusting their widths) to better express verticality, and recess them more to produce more pronounced shadow lines;
  - ii. present a more substantial plane-break between the blankets and longhouse walls; and
  - iii. detail how the windows and various exterior materials are treated, especially how the coloured bricks are stacked to emulate the artist's proposed patterns;

**Note to Applicant:** One way to further distinguish the longhouse wall from the blankets is to introduce a reveal between them; this may add more shadow-lines, and strengthen the blankets as objects enveloping the longhouse rather than just cladding.

- 1.3 design development to improve the lane-facing portion of the building by considering the following:
- i. extend the longhouse surface treatment further into the lane, especially for the privacy screen shielding the outdoor amenity spaces;
  - ii. introduce some patterning onto concrete surfaces on the ground level;
  - iii. ensure adequate lighting is provided at all entries along the lane; and

- iv. maintain a visual porosity between the residential lobby and the lane by using clear glazing, and avoid setting heavy columns in the area at the subsequent building permit stage;

**Note to Applicant:** The intent on improving the lane condition is to recognize that lanes in the Downtown Eastside serve as informal gathering spaces. However, it is also about being better aligned with current CPTED standards – thus balancing informality and safety. A better treated lane elevation may allow local residents and neighbours feel more connected to the building, and an improved sense of ownership.

- 1.4 design development to ensure livability and usability of residential units and shared amenity spaces by:

- i. maintaining interior unit width and depth;

**Note to Applicant:** Please refer to City of Vancouver Housing Design and Technical Guidelines (v. 9.7) section 5.3, dwelling unit floor areas, minimum finished narrow unit dimension not to be less than 3.66m (12 ft.).

- ii. demonstrating how excessive solar-gain can be managed for units facing south, east and west, without compromising access to natural light and air;
- iii. using movable walls, or deleting walls, for the units with inboard bedrooms on Levels 5 and 6;
- iv. maintaining an open-corridor on Level 7 to avoid the bedrooms in the 3-beds units from becoming inboard rooms;
- v. introducing Juliette Balconies where full balconies are difficult to achieve;
- vi. introducing some clerestory windows on the east wall of the Longhouse; and
- vii. considering reconfiguring the layout of the three-bedroom unit, approximately between Gridlines B and C, so that the unit front-door would open onto the open-corridor. This may also involve shifting the location of the door to the open-corridor;

**Note to Applicant:** How livability and usability of the space is tied to sustainability measures should be demonstrated.

- 1.5 further exploration to improve the public realm through:

- i. customized sidewalk treatment; and
- ii. customized crosswalk treatment;

**Note to Applicant:** Engineering Services has indicated support for these proposals. Discussions regarding treatment, installation, and maintenance are expected to be reviewed during the prior-to response phase. See also Standard Engineering Condition A.2.1.

- 1.6 arrangements shall be made to the satisfaction of the General Manager of Arts, Culture and Community Services (or successor in function) and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all dwelling units to be used for social housing for a term of 60 years or the life of the building, whichever is greater, subject to the following terms and conditions:
- i. a no separate sales covenant (which will require all such units to be contained within a single air space parcel for the longer of 60 years or life of the building, whichever is greater);
  - ii. a no stratification covenant;
  - iii. a provision that none of the dwelling units in the building be rented for less than one month at a time;
  - iv. a requirement that a minimum 53 dwelling units be rented for no more than the shelter component of Income Assistance and that the target rents for half of the remaining dwelling units (58 dwelling units) are to be no more than 30% of household income for rent to households with incomes below the housing income limits as set out in the current "Housing Income Limits" (HILs) table published by the British Columbia Housing Management Commission or equivalent publication;
  - v. a requirement that all units comply with the definition of "social housing" in Vancouver Development Cost Levy By-law No. 9755; 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 Section 219 Covenant and a Housing Agreement to be entered into with the City by by-law enacted pursuant to Section 565.2 of the *Vancouver Charter*.

- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.**
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.**

• Technical Analysis:

Technical Review for: 52 East Hastings Street		Zone: DEOD (sub-area1)		DP-2019-00680
	PERMITTED/ REQUIRED		PROPOSED	
Site Size			149.8 ft. x 122.01ft.	
Site Area <sup>1</sup>			18,277 sq.ft.	
Yards/Setbacks				
Front/ Rear	0 ft.		0 ft.	
Side	0 ft.		0 ft.	
Side	0 ft.		2.6 ft.	
Frontage <sup>2</sup>	Maximum	30.5	Columbia	112.2 ft.
			E Hastings	45.7 ft.
Uses <sup>3</sup>	Institutional Use Social Service Center (SSC) Unlabelled Use Dwelling Uses		Institutional Use Social Service Center Levels 1-3 Unlabelled Use Levels 2-3 Dwelling Uses Social Housing Levels 4-11	
Height <sup>4</sup>	Minimum Height/ Storey	36.1 ft. / 3	Lowest Level 48.8 ft. / 3	
	Maximums:	120.0 ft.	Top of Parapet Wall 128.1 ft. Top of Elevator Machine Room 129.3ft. Top of Roof Element 131.7.ft.	
Floor Area <sup>5</sup>	Residential min. 50% = 54,397 sq.ft. Social Housing (60% DU) min. 40% =21,759 sq.ft.		Social Service Center 31,483 sq.ft UnlabelledUse 5,185 sq.ft Residential 72,125 sq.ft Social Housing (100%) 72,125 sq.ft	
	Total	max.127,939 sq.ft.	Total	108,793 sq.ft
FSR <sup>5A</sup>			Social Service Center 1.72 Unlabelled Use 0.28 Dwelling Units 3.96	
	Total	7.0	Total	5.96
Balconies			Total	0 sq.ft.
Amenity <sup>6</sup>	max.	10,000 sq.ft.	Total	15,834 sq.ft.

Parking <sup>7</sup>	Commercial and Residential		min.	0	Commercial	35		
			max.	109	Residential	25		
					Total	60		
Loading <sup>8</sup>		Class A	Class B	Class C		Class A	Class B	Class C
	SSC + Unlabelled Use	1	1	0	SSC + Unlabelled Use	1	1	0
	Residential	0	1	0	Residential	0	1	0
	Total	1	2	0	Total	1	2	0
Bicycle <sup>9</sup>		Class A	Class B			Class A	Class B	
	SSC + Unlabelled Use		3	6	SSC + Unlabelled Use	20	6	
	Residential		194	6	Residential	53	4	
	Total		197	12	Total	73	10	
Passenger <sup>10</sup>		Class A	Class B	Class C		Class A	Class B	Class C
	SSC+ Unlabelled Use	1	0	0	SSC+ Unlabelled Use	0	1	0
	Residential	1	0	0	Residential	0	0	0
	Total	2	0	0	Total	1	0	0
Unit Type					Studio	61		
					One-bedroom	22		
					Two-bedroom	25		
					Three-bedroom	3		
					Total	111		

**Notes:**

**1 Notes on Site Area:**

Total area of 3 lots (52, 62 and 92 East Hastings) prior to consolidation.

**2 Notes on Frontage:**

Relaxation by the Director of Planning or Development Permit Board is required for the maximum frontage requirement under Section 4.5.3 in association with Floor Space Ratio increase under Section 4.5.1 (b)

**3 Notes on Uses:**

Applicant must identify the “leasable” area with a use listed on the DEOD plan and calculate floor area, parking, loading, bicycle and passenger spaces accordingly.

**4 Notes on Height:**

Development Permit Board approval required to increase building peak height to 120 ft. under Section 4.6.1 and to permit a decorative roof under Section 10.18.6 to a height of 128 ft. Mechanical appurtenances can be considered under Section 10.18.5(d).

**5/5A Notes on FSR and Floor Area:**

Development Permit Board can consider an increase in maximum density under section 4.5.1(b) up to an FSR of 7.0. Floor areas and exclusions are to be confirmed after updated and dimensioned FSR overlays are submitted and use of the area labelled “leasable” is identified. Underground floor areas such as workshop and storage, and enclosed roof top mechanical rooms are included in floor area and must be accounted for in the total FSR.

Area labelled “leasable” has been calculated separately from Social Service Center and Dwelling Center use.

**6 Notes on Amenity:**

All floor areas identified as amenity on submitted plans has been excluded as such. The proposed total amenity floor areas excluded is over allowable maximum exclusion of 10,000 sq. ft. by 5,834 sq. ft.

Provided that there is support by Development Permit Board for the increase of site total FSR to 7.0 then some of the area areas currently labelled as amenity may be included to the overall FSR, as the proposed is under the maximum. See also Standard Condition A.1.1 and A.1.5.

**7 Notes on Parking:**

Section 4.1.4(b)(i), 4.8.4, 4.14.1 and 4.1.16 were used to calculate the parking rate for this site. The parking rate for the area labelled “leasable” was calculated under Office parking. However all uses, including residential are calculated under the same rate and require a minimum 1 spaces. Proposal complies with Parking By-Law minimums. Proposal is providing 6 Accessible parking spaces, 27 small car spaces, and 2 Visitor Parking spaces, with 12 of the spaces being electrical vehicle charging spaces.

**8 Notes on Loading:**

Sections 5.2.1 and 5.2.7 were used to calculate loading for this site. The requirements for the area labelled “leasable” were calculated under Office use and will be required to be updated pending identification and confirmation of use. See also note regarding use and floor area.

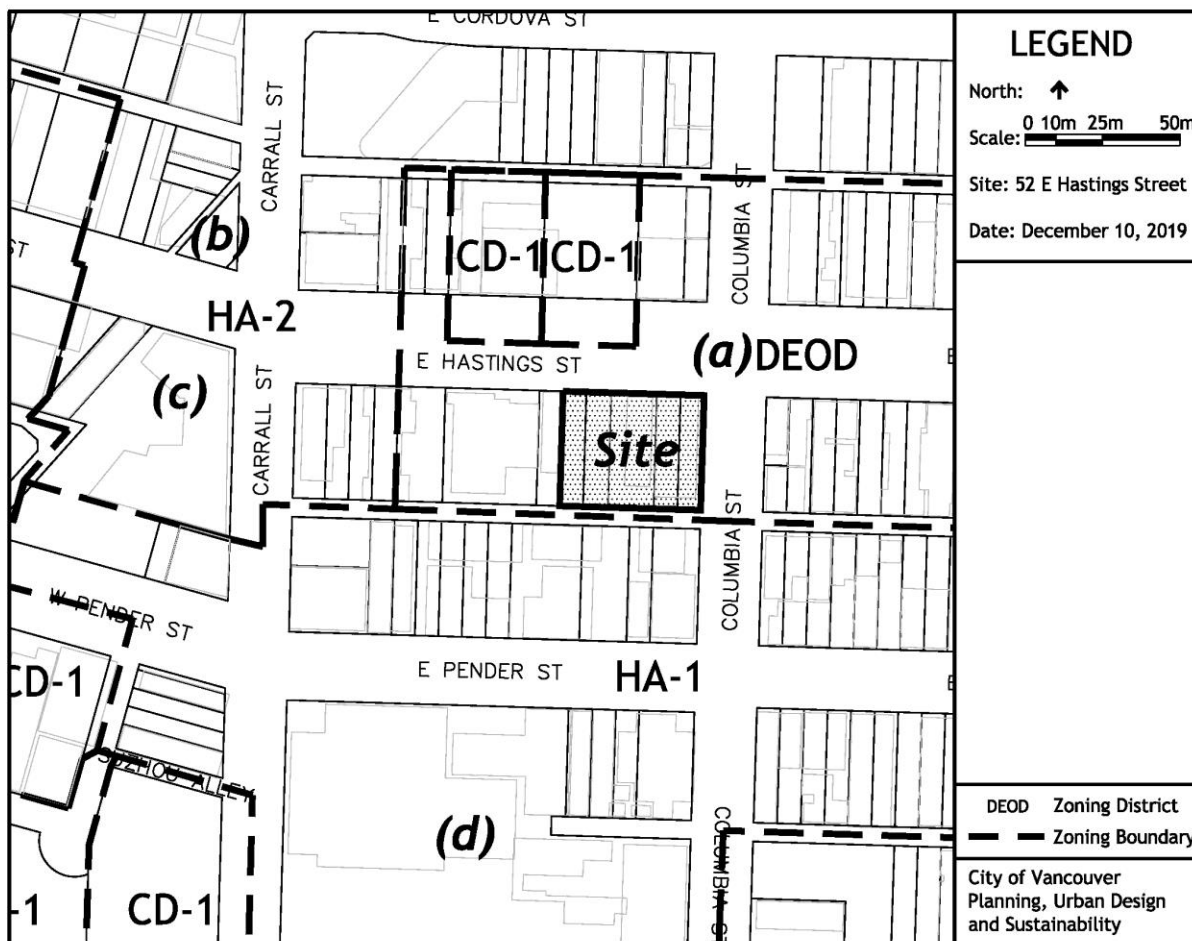
**9 Notes on Bicycle:**

Section 6.2.2.5, 6.2.4.1 and 6.2.1.2 were used to calculate bicycle space requirements. Requirements for area labelled “leasable” were calculated under Office and will be required to be updated pending confirmation of use. See also note regarding use and floor area. See also Standard Condition A.1.2.

**10 Notes on Passenger Spaces:** Sections 7.2.1, and 7.2.4 were used to calculate passenger space requirements for this site. The requirements for area labelled “leasable” were calculated under Office and will be required to be updated, pending confirmation of use. See also note regarding use and floor area. See also Standard Condition A.1.3.

- **Legal Description**  
 Lot: G, F, 12, 16, & 17  
 Block: 13  
 District Lot: 196  
 Plan: LMP27049 & VAP184
- **History of Application:**  
 08 20 19 Complete DE submitted  
 10 16 19 Urban Design Panel  
 12 11 19 Development Permit Staff Committee
- **Site:** The site is located at the southwest corner of East Hastings and Columbia Streets. The site is relatively flat, and is 150 ft. wide along Hastings, and 122 ft. along Columbia. It currently consists of three 50 ft. wide lots, which will be consolidated under this permit.
- **Context:** Significant adjacent development is shown in Figure 1, and includes:
  - a) **DEOD Zones:** Generally, DEOD sites permit 5.0 FSR and a 100 ft. height. On corner sites, 7.0 FSR and 120 ft. can be considered
  - b) **Pigeon Park:** Key public outdoor space in the Downtown Eastside
  - c) **Historic BC Electric Railway Building:** Heritage A Building
  - d) **Chinese Cultural Centre and Sun Yat Sen Gardens:** Cultural Assets in Chinatown

Figure 1: Context Map





• **Background:**

In mid-2019, the applicants approached City staff for the redevelopment of this site.

The proposal is for an Indigenous-led mixed-use development at the present Pigeon Savings Bank which is in the *Downtown Eastside Plan* area. It is a partnership between the Aboriginal Land Trust, Lu'Ma Native Housing Society and Vancouver Native Health Society, together with BC Housing which will fund the housing component.

The program consists of:

- Healing Centre operated by Vancouver Native Health Society;
- Community Food Centre operated by Vancouver Native health Society;
- 58 Affordable rental Units for Indigenous families with lower incomes to be operated by Lu'Ma Native Housing Society;
- 53 Supported Adult Housing Units to be operated by RainCity Housing Society; and
- Various community meeting areas including a roof-level Longhouse.

The site location is at the southeast corner of East Hastings and Columbia Streets, and is nested within the Downtown-Eastside/Oppenheimer Park District (DEOD). The Shaldon Hotel (also known as the Wright Building) is located on the proposed development site and is a C listing on the Vancouver Heritage Register. This proposal does not include retention of this heritage resource. Immediate context includes zoning for HA-1 (Chinatown) across the lane to the south and HA-2 (Gastown) a block to the west.

The Statement of Significance, developed by an Indigenous heritage consultant, presents the pre-building history of the site and its importance for Indigenous people and culture. This site has occupied a narrow landmass separating the Burrard Inlet and False Creek. This location became a meeting point for the various inhabitants of the time. The topography lent itself to being a focal point for meeting and trading for Indigenous Groups. The existing heritage building was constructed at the same time while Squamish people from the village in False Creek were evicted and members of the three nations forcefully removed from their homes in Stanley Park. For these reasons, the Shaldon Hotel building is seen as emblematic of an era of repression and its retention would be a barrier to healing and creating a safe place for Indigenous people.

The proposal is to replace the building with a new structure which would become a meeting place for the community, an anchor for the neighbourhood and would efficiently meet complex programmatic requirements to support the DTES community in need where Indigenous people are a significant part of.

The applicant indicated the use of important Indigenous elements to form the massing: The new building is composed of two primary sections – an eleven-storey volume (up to approximately 129 ft. to top of roof) and an eight-storey volume (approximately 90 ft. to top of parapet). The taller section, situated at the street-corner, is an extruded longhouse that rises to mono-sloped roof. The lower section is 'wrapped' by a weave blanket made of glazed coloured bricks on both the Hastings and Columbia sides. The lane-facing side of the building is expressed as a series of garden-terraces that provide smaller more intimate outdoor spaces for different floors and programs, rather than a single undifferentiated space.

Staff reviewed the proposal and are satisfied that the replacement building considers self-determined Indigenous intangible heritage values and provides an opportunity to increase Indigenous cultural visibility in this area by integrating culturally inspired design elements and the delivery of essential community services in a culturally respectful way.

This project received unanimous support at Urban Design Panel meeting on October 16<sup>th</sup>, 2019. The following recommendations for refinement were made:

- *Design Development of ground floor façades on Hastings and Columbia;*

- *Design Development of lane elevation;*
- *Design Development to consider bringing brick material to grade;*
- *Design Development to rationalize window expression; and*
- *Design development to better articulate relation between brick blanket and longhouse wall.*

Staff opined that the abovementioned recommendations for refinement can be addressed through the development permit's conditions for approval. Staff have reviewed the conditions listed in this report with the applicant, and the applicant has provided preliminary design strategies to address these conditions. Staff are confident the conditions in this report can be satisfied in the applicant's prior-to responses.

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

- *Downtown Eastside Plan (2014)*
- *Downtown Eastside Oppenheimer Official Development (DEOD) Plan (2009)*
- *High-Density Housing for Families With Children Guidelines (1992)*
- *Housing Design and Technical Guidelines Version 9.7 (2018)*
- *Section 10.18.6 of the Zoning and Development By-Law (2019)*

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

***Downtown Eastside Plan – Oppenheimer Sub-Area 1 (2014); and  
Downtown Eastside Oppenheimer Official Development Plan – Sub-Area 1 (2009)***

A key urban design parameter in the *Downtown Eastside Oppenheimer Official Development Plan* is the allowance for Hastings-fronting corner sites with widths 100 ft. or less to be considered for height increase up to 120 ft. These sites can also be considered up to 7.00 FSR. These parameters are outlined in Sections 4.5.3 (density) and 4.6.1 (height) of the DEOD Plan. The intention for this increase is to help define the street corners. For sites not on a corner and / or wider than 100 ft. the height limit is 98 ft. and the density is 5.00 FSR. The height and density increase is based on urban design performances; factors include but are not limited to impacts of adjacent sites, public realm, existing views, as well as preserving and strengthening the prevailing scale and contextual fit. Section 1.3 of the *DEOD Plan* does allow the Development Permit Board to relax the provisions in the plan in any case where literal enforcement of the by-law would result in unnecessary hardship. This relaxation can be interpreted to include relaxations for height and density. The relaxation should be weighed on how the proposed development's response to policies and guidelines in the plan.

Other forms of development parameters include having new developments to express a finer-grained fabric, including smaller retail units. This provides not only greater spatio-visual diversity but allows for smaller businesses to occupy those spaces. Furthermore, when these fine-grain shops are built closer to front property-lines they better frame the street, and provide better visual porosity between the architectural interiors and public exteriors. For larger and wider sites, a saw-tooth roofline with greater setbacks and lighter materials at the upper-levels, especially along Hastings, can help express this fine-grain pattern. The composition should express verticality especially on wider buildings, and feature punched-windows, again as a historical reference.

Other than form of development guidelines, both the *Downtown Eastside Plan* and the *DEOD Plan* focus on community wellness. This can be pursued through affordable housing for low and moderate income populations, with a consideration for multigenerational living, as well as opportunities for low-barrier jobs and training, and local-serving businesses. Community wellbeing is also tied to the area's diverse cultural heritage, especially aboriginal place-making. Ideas around this concept may include facilities for traditional healing, practices, ceremonies, and other activities.

***Downtown Eastside Oppenheimer Design Guidelines – Main-Hastings Sub-Area (2009)***

Similar to the *Downtown Eastside Plan* and the *DEOD Plan's* recommendations for corner sites, the *Design Guidelines* note such sites should respond to its double-frontage condition, and where possible retain and enhance public views to nature and other landmarks by setting back, reducing upper-storey

massing, special framing, etc. Notches at the building corner are recommended to ease potential pedestrian congestions, and give buildings some distinction.

Another key part of the Guidelines is to preserve and enhance the area’s heritage, but also recognizing how history and heritage evolves along with the City, and most importantly, attend to the historical and contemporary connections Indigenous peoples have to the area.

**Section 10.18.6 Zoning and Development By-Law**

The Director of Planning may permit a greater height than otherwise permitted if the over-height portions of the building do not create additional floor area, and can be considered a decorative roof that enhances the overall appearance of the building, and does not add to extra floor-area.

**Applicant’s Responses to Policies and Guidelines:**



Fig 1: Hastings Elevation  
 Red dash line shows the intended height/massing per the DEOP Plan.

**Massing and Height:** Although the total site frontage is wider than 100 ft., the taller eleven-storey (approximately 129 ft. height) portion is only 65 ft. wide at its Hastings elevation. The proposed design would achieve the same massing as if two separate smaller buildings were built to the DEOD height and density parameters (See Figure 1). In other words, if a virtual property-line at the 100 ft. width mark was maintained, the built-form would be similar to what is proposed. A density of 5.95 FSR is proposed, and this density is an average of the 7.00 FSR and 5.00 FSR permitted for sites 100 ft. or less and sites 100 ft. or more. Staff recommend this as consistent with the zoning intent. The terraced gardens at the lane-side are to be a sensitive transition across the lane.

**Fine Grain Fabric and Streetscape:** The residential floors’ larger solid wall to window ratio as well as their relatively smaller window size begins to address the Plans’ recommendations for finer-grain fabric. The ground floor, however, is presented as a continuous undifferentiated row of shop-window. The corner main entry is expressed as a triple-height glass volume and notched in. This is to give the building identity, improve wayfinding, and general street presence; most importantly to anchor that corner from a public realm and place-making perspective.

**Indigenous Presence:** The longhouse and weave blankets forming the taller portion and lower portion of the building respectively are to address Indigeneity. There is also a centre-post at the main entryway that references a traditional entry-totem.

**Heritage:** The proposed development site is valued as an area of significant crossroads of historic trails between many villages and as the connector route between the two waters of the Salish Sea (Burrard Inlet and False Creek) prior to the colonization of this area for use as a townsite.

The Shaldon Hotel (also known as the Wright Building) is located on the proposed development site and is a C listing on the Vancouver Heritage Register. It is valued for its historic relationship to the economy of early Vancouver and its Chicago-style architecture with features such as its white glazed brick and terracotta medallions at the top of the outer four pilasters.

During discussions between the Vancouver Heritage Commission, City Heritage Staff, and the applicant, it was determined that the project proposal incorporates collective heritage values and provides an opportunity to integrate the Indigenous heritage values of the site into both the design of the building (tangible) and community services (intangible) components of the site.

**Public Realm:** The Applicant has, in their Development Permit Application, hinted at possible sidewalk and crosswalk treatments. These take the form of painted surfaces that references the historical shorelines and tidal flats of the area, as well as other elements of indigenous cosmology. City Engineering also gave support for this pursuit.

*Staffs' Review of Applicant Responses:*



Fig 2: Block - Hastings Elevation  
Red line indicates the saw-tooth roof profile expressed at a block-scale.

**Massing and Height:** Staff seek the Development Permit Board's relaxation of the height and density variance by invoking Section 1.3 of the *DEOD Plan* to allow the building, despite its total site width being 150 ft., to achieve its proposed 129 ft. height and 5.95 FSR. Specifically, Section 1.3 would be invoked to relax the limits in 4.5.3 (density) and 4.6.1 (height) of the *DEOD Plan*. Staff noted that the applicant's creative interpretation of the height limits outlined in the *Downtown Eastside Plan* and the *DEOD ODP* actually produces a form that will be similar to what would result if two separate smaller buildings, each designed within the height limits outlined in Section 4.6.1 of the *DEOD ODP*, were pursued. For the portions of the building exceeding the 120 ft. height limit and going up to 129 ft. height, that is mostly the longhouse's mono-pitch roof, Section 10.18.6 of the *Zoning and Development By-Law* can be invoked to relax height for decorative roofs. There are not additional floor-areas in that 9 ft. of height beyond the 120 ft. limit.

With regards to other urban design performances, Staff noted the building, when viewed together with the rest of the block, expresses the recommended saw-tooth roof profile (See Figure 2). Lastly, Staff also noted the terraced gardens, besides transitioning sensitively to the neighbouring context, also provided meaningful more intimate outdoors spaces.

**Fine Grain Fabric and Streetscape:** Staff felt some adjustments to the ground and lower floors façade can better express the fine grain pattern. Refinements can be subtle and need not interrupt the unified surface of the weave blankets. The prominent corner at Hastings and Columbia can also be further articulated. Further refinement to the ground and some lower floors façades were recommended at the Urban Design Panel as well.

**Indigenous Presence:** The longhouse and weave blankets are powerful symbols that will not just be a beacon for the local community, but also give the street corner more presence.

**Heritage:** Staff reviewed the project proposal and are satisfied that it incorporates self-determined Indigenous heritage values but also the and provides an opportunity to integrate the Indigenous heritage values of the site into both the design of the building (tangible) and community services (intangible) components of the site.

**Public Realm:** The Applicant, City Planning and Engineering staff have met to discussed possible public realm treatment, particular introducing patterns to the sidewalks and crosswalks. Further discussions with the Engineering Department should be pursued to finalize this design as the applicant prepares the prior-to responses to this Development Permit's Conditions for Approval.

Refinements are addressed in:

- Recommended Condition 1.1 will recommend how the ground floor can better express the fine-grain pattern outlined in the *Downtown Eastside Plan* and the *Downtown Eastside/Oppenheimer Official Development Plan*;
- Recommended Condition 1.2 strives to improve the façade treatment, particularly rationalizing the windows;
- Recommended Condition 1.3 addresses improvements to the lane elevation; and
- Recommended Condition 1.5 addresses public realm improvements.

### ***High-Density Housing for Families with Children Guidelines (1992)***

These guidelines aim to improve residential livability for families with children. Providing adequate private outdoor spaces for families is a key element in these guidelines. These private spaces should be clearly demarcated for privacy. But areas for socializing should also be in the form of common outdoor spaces.

### ***Housing Design and Technical Guidelines (2018)***

One of the guidelines' intents is to outline minimum standards for materials, finishes, programs, etc., as well as ensure a high degree of environmental sustainability. This document also serves as a supplement to the 2014 BC Housing Design and Construction Standards.

### ***Applicant's Responses to Policies and Guidelines:***

**Livability:** Most of the units have adequate access to natural light and air, and most floors have access to communal outdoor spaces and shared indoor meeting rooms/offices.

*Staffs' Review of Applicant Responses:*

**Livability:** While most of the units have adequate access to natural light and air, there are two residential units with inboard bedrooms. However, staff noted that these units' south-facing living rooms still have adequate access to natural air and light. Recommendations to improve livability for these units will be sought, without major reconfiguration of the units.

Refinements are addressed in

- Recommended Condition 1.4 recommends improvements to the livability of some residential units.

● **Staff Conclusion:**

This proposal for an Indigenous-led mixed-use development, particularly its height and massing, and most importantly its creative interpretation of the height parameters, does meet the intent and recommendations outlined in the policies and guidelines listed above. Nonetheless, some minor refinements will be sought; especially to improve the ground-plane and lower levels. The recommended changes will not impact the height, general massing, floor area and units. Furthermore, the applicant has discussed preliminary design strategies with Staff to address these conditions. Staff are confident the conditions in this report can be satisfied in the applicant's prior-to responses.

**URBAN DESIGN PANEL**

The Urban Design Panel reviewed this application on October 16, 2019, and provided the following comments:

**EVALUATION:** Support with Recommendations (7-0)

● **Introduction:**

Development Planner, Patrick Chan began by noting that this project is a Development Permit Application within the Downtown Eastside Oppenheimer Official Development Plan (DEOD) which allows corner sites to have a discretionary density increase from 5.0 to 7.0 FSR and height of 120 ft. if social housing and secured market rentals are pursued. This site is nested within other DEOD lots with a few social housing CD-1 lots, and is also across the lane from the HA-1 Chinatown area. Pre-colonial era, the site is at a narrow meeting point between two landmasses separating Burrard Inlet and False Creek. The topography lends itself to be an indigenous meeting and trading point.

Mr. Patrick Chan then then pointed the relevant documents informing this project as The Downtown Eastside Oppenheimer Official Development Plan and the Downtown Eastside Plan. Their key objectives are:

- **Community-wellness:** This is achieved particularly through aboriginal place-making and recognizing the historical and contemporary connections aboriginal peoples have to the area.
- **Fine-Grain Fabric and Public Realm:** This may be achieved through more patio-visual diversity with narrower shop frontages and more breaks along a wider building-face. The plans also allow corner sites less than 100 ft. width to get up to 120 ft. height. This helps produce that saw-tooth profile common in the neighborhood. A higher corner-height can also help define important street junctions.
- **Improved Public Realm:** through clear interior-exterior porosity.
- **Heritage Conservation:** Preserve and enhance the heritage character of the area, and recognize the area's historical significance in the evolution of Vancouver.

Mr. Patrick Chan noted the proposed project responded well to these objectives. These responses are expressed through its:

- **Massing:** The building is basically composed of two primary halves – an 11-storey and an eight-storey. On a block scale, this varied height allows the building, when read with the rest of the block, to express the saw-tooth roofline and rhythm common in the area. Pertaining to height increase for corner-sites, it should be noted that a similar massing would result if two separate buildings were built. The building's rear terraces down toward the lane to transition to the existing lower HA-1 buildings. These terraces also provide opportunities for smaller more intimate outdoor spaces for the different floors and programs.
- **Aboriginal Place-Making:** The massing also expresses two important indigenous elements – the longhouse and the weaved-blanket. The taller 11-storey portion with its angled roof and an array of vertical poles extending above the roof-line is an extruded and abstracticized longhouse with a functioning longhouse at the roof-level. The clad-panels for this longhouse are lapped to reference traditional construction techniques. The lower half is 'wrapped' by blankets made up of glazed colored brick referencing Coast Salish weave patterns and cultural symbols. Indigenous architecture is further referenced through the center-post at the main entry to the triple-height glass welcome-hall.
- **Improved Public Realm:** Although there are no typical retail units at grade, the community kitchen will be able to activate Hastings Street.
- **Heritage Issue:** The heritage Shaldon Hotel was a reminder of colonial dominance for many indigenous communities, and its removal is a mark of respect for the pained history of First Nations persons.

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

**Massing + Character:**

- Its interpretation of the DTES Oppenheimer Official Development Plan's height parameters.
- Its transition to nearby buildings.
- Its response to the DTES' finer-grain fabric, as expressed by its materials and composition.
- Its definition of the Hastings-Columbia corner.

**Livability + Amenity:**

- The livability of the units. (e.g. access to natural light, air, HAD, maneuverability, etc)
- The indoor-outdoor connectivity and usability, especially with amenity-spaces.

**Public Realm:**

- The ground-level's public realm interface on all sides including the lane.

The planning team then took questions from the panel.

• **Applicant's Introductory Comments:**

The applicant began by noting that this social housing development's purpose is to serve the needs of Vancouver's urban Indigenous community in the down town east side. This development will deliver a multiuse building that will provide an inclusive and supportive environment where people can heal and flourish.

This project will provide 58 homes for families with outdoor and indoor amenities space along with a longhouse where residents can dwell and connect.

The development will also contain food centers, medical and dental clinics, pharmacy, community education spaces, mental health counseling spaces, and healing spaces.

The building is wrapped in a Coast Salish blanket design. There are two blankets around the building. The first blanket represents the elements and the medicine wheel. The second blanket represents the land.

On the street level, there will be a timeline in the sidewalk to tell stories regarding the precinct.

Along the building, there will be urban agriculture as well as medicine gardens on the roof decks.

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. Neale and seconded by Ms. Parsons and was the decision of the Urban Design Panel:

THAT the Panel SUPPORT of the project with the following recommendation to be reviewed by City Staff:

- Design development of the ground floor façade on Hasting and Columbia.
- Design development of lane elevation.
- Design development of façade massing in consideration to bring brick material to grade.
- Design development to rationalize the window expression.
- Design development between the brick 'public art' blanket and longhouse wall.

### **Related Commentary:**

- In general the panel supported the project including the height and density of the development.
- Panel members supported the artistic design elements.
- Panel members supported the indoor and outdoor spaces and usability.
- Most panel members support the livability of the development.
- Most panel members supported the public realm and landscaping elements.
- Most panel members recommended relocation of the office space.
- Panel members recommend further design development of the lower frontage façade.
- Panel members recommend further design development of the ground plane glazing and connectivity on Hastings and Columbia.
- Panel members recommend further development in penetration from the sky.
- Some panel members recommend more passive designs.
- Panel members recommend shading devices and canopies on the east, west and south facades.
- Some panel members recommended further design development to differentiate indoor and outdoor entries.
- Most panel members recommend installing an interpretative site center in the development.

**Applicant's Response:** The applicant team thanked the panel for their comments and provided further clarifications.



*Applicant's Responses to UDP Recommendations and Staff's Conditions of Approval:*

To address these recommendations, the applicant has since the October 2019 UDP produced a “test-fit” design that will be shown at the Development Permit Board as a comparison of what has improved. In particular, the following have been presented to chiefly better reflect the *Downtown Eastside Plan* and the *Oppenheimer Development Plan's* recommendations for finer-grain expressions as well as cultural heritage and general livability:

- Glazing on the ground-level and welcome-hall is formed by horizontal panels, slightly offset, to better reference indigenous architecture's horizontal wood plank wall systems;
- Strategically placed concrete columns to introduce more visual interest and better continue the rhythm of the shop-front widths in the area;
- Windows on both the Hastings and Columbia face are arranged to better express verticality;
- Windows are recessed deeper and have an angled bottom sill to give the façades more texture;
- Continuation of the “longhouse planks” (cementitious panels) in a lapped arrangement to the lane-side to address the lane;
- Double-height wood carvings in the Great Hall's interiors to strengthen indigenous identity;
- Windows and openings at the rooftop Longhouse to improve usability of its interior; and,
- Juliette-Balconies to improve livability of units.

*Staff Conclusion:*

Staffs' opinion is that the recommendations raised by the Urban Design Panel can be addressed via condition of approvals for the development permit. Moreover, having reviewed the applicant's preliminary design strategies to address the conditions, Staff are confident the applicant can address the Conditions of Approval, and produce a more refined iteration of the design. After discussion with the applicant, staff noted that the Urban Design Panel's recommendation to bring the blankets to grade may not be culturally appropriate as ceremonial blankets should not touch the ground.

## **ENGINEERING SERVICES**

Engineering Services has deemed the development site to be an exceptional opportunity to work collaboratively, and in the spirit of reconciliation with the applicant to signify the importance of the location and extend the Indigenous elements of the form, massing and façade into the public realm.

The site is located at the historic meeting point between Burrard Inlet and False Creek and the applicant has proposed public realm treatments that are intended to reflect this historic inter-tidal zone. Elements of the public-realm will include unique paving treatment as well as a custom cross-walk for all four crossings at the intersection of Columbia Street and East Hastings Street. Both the sidewalk pattern and crosswalk pattern will be developed in collaboration with the applicant and include an element of community engagement. Additional public space will also be integrated along Columbia Street with an extension of the sidewalk into the curb lane. This will reduce the crossing distance for pedestrians and provide additional pedestrian space at this busy intersection.

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

**DOWNTOWN EAST PLANNING GROUP**

DTES Planning supports this project as the proposed programs/uses provide much needed local services for the vulnerable population of the DTES and helps the City progress on its commitment to Reconciliation. And, importantly, it supports the DTES Plan’s strategy to increase access to quality health, social and community services in the area.

**HOUSING POLICY & PROJECTS**

**Housing Vancouver 2017**

This application, if approved, would support and advance a number of City housing policy objectives and strategic directions including those articulated in *Housing Vancouver*. If approved, this application will make a significant contribution towards the City’s social and supportive housing targets.

**City-wide and DTES Housing Targets:**

The 52-92 East Hastings redevelopment includes 58 Indigenous Family Social Housing units and 53 Adult Supported Housing units which would contribute towards the stated near and long-term targets in the Housing and Homelessness Strategy (see Table 1). Since 2011, there have been 4,169 new units of social housing approved, under construction or completed citywide. If approved, this project would increase this number of 4,280 new social and supportive housing units.

**Table 1: Progress Towards 10 Year Housing Vancouver Targets for Non-Market Housing, as of September 30, 2019**

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	4,169

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

In addition to city-wide targets, the DTES Plan includes social housing and secured market rental targets, as shown in Table 2. In order to qualify as “social housing” under the DTES Plan, at least one third of the units must be occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement, and must be rented at rates no higher than the shelter component of Income Assistance. Since the DTES Plan was approved, 814 new units of social housing have been achieved.

**Table 2: Downtown Eastside Housing Targets Progress Update– as of September 30th 2019**

	10-Year Target	30-Year Target	Achieved	Gap (10-Year)	Gap (30-Year)
Social Housing (inside DTES)	1,400	4,400	814	586	3,586

*\*DTES housing targets are measured from 2014 onwards*

### **Single Room Occupancy (SRO) Replacement Policy**

Longstanding Council policy is to replace all SROs (which include SRA designated buildings such as the existing Shaldon Hotel) with self-contained social housing units on a one-for-one basis. The 52-92 East Hastings St redevelopment will have multiple components; Family Housing, Supportive Housing for Single Adults, and Health Services spaces. The DTES Plan recognizes the importance of designing new social housing that meets the needs of the community by identifying specific affordability requirements in the definition of social housing. As a result, units for singles (i.e. studios and one-bedrooms) that rent at or below the equivalent of the shelter component of Income Assistance both inside and outside the Downtown Eastside are tracked towards the DTES Plan's SRO replacement target in order to monitor how the City is meeting the housing need for this very low income cohort. Since the DTES Plan was approved, a total of 1,023 have been approved, under construction or completed and have been designated for singles and rent at the shelter component of Income Assistance, and are therefore counted towards the Downtown Eastside SRO replacement targets. If approved and once completed, this project would increase the total number of SRO replacement units that have been approved, under construction and completed to 1076.

### **SRA By-law and Tenant Relocation**

The 51 rooms in the existing Shaldon Hotel are designated under the SRA By-law and, as such, the applicant must obtain an SRA conversion and demolition permit in order for the redevelopment to proceed. As part of the DTES Plan, the SRA By-law was amended in order to expedite SRA conversion and demolition permits for non-market projects by delegating Council authority for the approval of the permit to the General Manager of Arts, Culture and Community Services. Should the Development Permit Board approve the development permit in principle, staff will recommend that the General Manager of Arts, Culture and Community Services approve an SRA demolition permit to demolish the 51 SRA designated rooms at the Shaldon Hotel prior to issuance of the Development Permit.

The SRA By-law also includes specific provisions with respect to tenant protection and relocation. If an SRA designated building is demolished and replaced with self-contained social housing, all tenants must be given right of first refusal to rent a unit in the new building. BC Housing has committed to allowing all returning Shaldon Hotel tenants to come back to the new social housing at rents no greater than the shelter component of Income Assistance, unless they have relinquished their right to return through an agreement associated with their new housing. At the time of submission of the Tenant Relocation Plan, 42 rooms were tenanted. The average rent in the building for a single room was \$375, with many of the tenants receiving Income Assistance. The average length of tenancy was 4 years.

The current resident population at the Sheldon includes individuals with complex health, social, and economic barriers and many of the tenants require additional supports during the relocation process and may need support while in their temporary accommodation. A final Tenant Relocation Report will be required prior to issuance of an Occupancy Permit as sought in Recommended Condition A.1.1.

### **BUILDING REVIEW BRANCH**

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

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

Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.

## **NOTIFICATION**

A development permit information sign was installed and confirmed on the site September 23, 2019. Additionally, on September 18, 2019, 2,884 notification postcards were sent to neighbouring property owners advising them of the application, of the open house and offering additional information on the City's development applications website.

The postcard and the development application materials were posted online at [vancouver.ca/devapps](http://vancouver.ca/devapps). Further, the postcard was postered to approximately 50 SRO building in the area.

An open house was held Thursday, October 3, 2019, from 4 pm to 7 pm at the Chinese Cultural Centre at 50 E Pender Street. 29 people signed into the event and 12 comment sheets were received. All 12 comment sheets were in support of the application.

At the time of this report 3 responses to the notification had been received: 2 in support and 1 seeking further information.

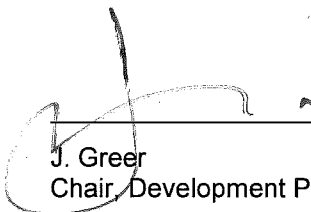
**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

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

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

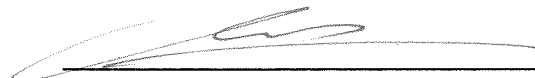
It also requires the Board to consider a By-law relaxation, per Section 1.3 of the Official Development Plan. The Staff Committee supports the relaxations proposed.

The Staff Committee supports the application with the conditions contained in this report.




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J. Greer  
Chair, Development Permit Staff Committee



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P. Chan  
Development Planner



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K. Hsieh  
FOR Project Coordinator

Project Facilitator: J. Borsa

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

### A.1 Standard Conditions

- A.1.1 provision of a final Tenant Relocation Plan to be submitted prior to issuance of occupancy permit which outlines the names of tenants; indicates the outcome of their search for alternative accommodation; summarizes the total monetary value given to each tenant (moving costs, rent, any other compensation);
- A.1.2 provision of a draft Operations Management Plan (OMP) outlining how the social and supportive rental units will be managed and operated, including information regarding how common areas (such as lobby, shared halls, loading, elevators and amenity spaces) between two residential and one commercial component will be managed and maintained, to the satisfaction of the General Manager of Arts, Culture and Community Services (or successor in function);

**Note to Applicant:** Contact information for the overall management of the building including both social and supportive units to be provided to all tenants within the building, and neighbouring property owners, residents and businesses. A final OMP will be required prior to the issuance of any Occupancy Permit. Arrangements to ensure such management, operation, maintenance and access to be included in such legal agreement(s) as the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability may require.

- A.1.3 design development to incorporate Crime Prevention Through Environmental Design (CPTED) Principles through the following:
- i. ensure “eyes on the street” is possible near accessible points to the underground carpark, elevator/entry lobbies, and fire exits;
  - ii. include lighting for pedestrians around the building to improve safety;
  - iii. provide 24/7 lighting and paint walls white in the carpark (including its entry);
  - iv. avoid deep alcoves and concealed spaces especially at the lane side; and
  - v. reduce opportunities for graffiti around the building with graffiti deterrent paint, planting, and/or put murals or artworks on blank walls;

**Note to Applicant:** Many of these CPTED focused conditions can be viewed in conjunction with Recommended Condition 1.3 for lane treatment improvements.

- A.1.4 compliance with Section 4.8.2 (Amenity) of the Downtown-Eastside/Oppenheimer Official Development Plan;

**Note to Applicant:** All floor areas identified as amenity on submitted plans has been excluded as such. The proposed total amenity floor areas excluded is over allowable maximum exclusion of 10,000 sq. ft. by 5,834 sq. ft. Some of the area areas currently labelled as amenity may be included to the overall Floor Space Ratio [FSR], as the proposed site total is under the maximum.

- A.1.5 compliance with Section 6.2.1.2 (Bicycle Space) of Section 6 of the Parking By-Law;

**Note to Applicant:** The required minimum Bicycle Class A requirement for Dwelling Uses is 195 spaces. No spaces are required for Social Service Center. However, the unidentified “leasable

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area may affect the number of spaces required for bicycle spaces as well as parking, loading, and passenger space requirements.

A.1.6 compliance with Section 7.24 (Passenger Space) of Section 7 of the Parking By-Law;

**Note to Applicant:** The required minimum Passenger Class A requirement is 4 spaces. The unidentified "leasable area may affect the number of spaces required for bicycle spaces as well as parking and loading requirements. See also Standard Condition A.1.7.

A.1.7 notation to identify and clarify the uses of all rooms and spaces;

**Note to Applicant:** Area labelled as "leasable" area must identify as a use permitted under the DEOD plan and factored into calculations for FSR, Parking, Loading and Bicycle Requirements. Any future uses will require a separate Development Permit.

A.1.8 provision of updated FSR compliance summary and fully dimensioned and color coded plans as follows:

- i. indicate uses of all rooms and floor levels, including underground parking levels;
- ii. calculate floor area of shared corridors as a percentage of each use;
- iii. illustrate all floor exclusions including underground floor area exclusions, decks, balconies, and rooftop amenity space;

**Note to Applicant:** Enclosed mechanical spaces, workshop and non-residential storage are included in floor area.

A.1.9 provision of two legal signed, sealed and stamped surveys upon lot consolidation;

A.1.10 consideration to contribute to the replacement of the existing lane-side mural;

A.1.11 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.1.12 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.1.13 written confirmation shall be submitted by the applicant that:

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

### Standard Landscape Conditions

A.1.14 provision of landscape plans of improved clarity and completeness, including:

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- i. clear legends and labels on each sheet as needed;

**Note to Applicant:** Indicate furnishings, materials and programming etc. on plan graphically complemented with labels, rather than referring back to sheet L0.04 for a complete legend of symbols. Alternatively, provide appropriate legend on each sheet.

- ii. quantities of all plant material to be provided; and

**Note to Applicant:** Currently, quantities of trees are indicated. Quantities of all other categories need to be indicated as well.

- iii. full-size colour-print hardcopies of the landscape plans to be provided;

**Note to Applicant:** Plans lose clarity when renderings are printed in black and white.

- A.1.15 provision of construction details to scale (1/2"=1') or product specifications for all railings, pergolas, seating and other landscape elements, confirming materials and allowable limits of height;

- A.1.16 provision on landscape drawings of landscape features intended to create bird friendly design;

**Note to Applicant:** Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

## A.2 Standard Engineering Conditions

- A.2.1 arrangements shall be made for the provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services is provided.

- i. installation and funding of custom crosswalk patterns on all four sides of the intersection of East Hastings Street and Columbia Street;

**Note to Applicant:** Collaborative design process to be determined with Engineering Services to meet paint standard specifications and also to determine a public consultation process.

- ii. 1.22m (4'-0") wide front boulevard with street trees where space permits along East Hastings Street and Columbia Street;
- iii. broom finish saw-cut concrete sidewalk or alternate approved treatment to City of Vancouver standards, from the front boulevard to the property line along East Hastings Street and to the edge of the Statutory Right of Way area along Columbia Street;

**Note to Applicant:** The proposed alternate sidewalk materials require design review and collaboration between Engineering, applicant and artist.

- iv. realignment of curb on Columbia Street to provide expanded public realm, and improved pedestrian safety near the intersection;
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**Note to Applicant:** The City will provide a geometric design for these street improvements.

- v. curb ramps on the south west corner of East Hastings and Columbia Streets;
- vi. a pedestrian lane crossing on Columbia Street; and

**Note to Applicant:** Adjustment to all existing infrastructure to accommodate the proposed street improvements.

- vii. provision of new or replacement duct bank adjacent to the development site that meets current City standards. Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communications infrastructure;

**Note to Applicant:** The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code (the latest edition) and the Master Municipal Construction Documents (the latest edition).

- A.2.2 provision of City building grades and design elevations to be shown on the site plan;

**Note to Applicant:** Design elevations are required on both sides of all new entrances.

- A.2.3 provision of improved access and design of bicycle parking and compliance with the Bicycle Parking Design Supplement, including:

- i. provision of automatic door openers on all doors providing outside access to bicycle storage rooms;
- ii. clarify how visitors will access the Class B bicycle parking;
- iii. provide oversized bicycle storage and lockers as per By-law;
- iv. provide updated plans clarifying if all units on L4 & L5 have in suite bicycle storage and clearly label all spaces; and
- v. provision of design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances;

**Note to Applicant:** Racks must be usable for all ages and abilities.

- A.2.4 provision of improved access and design access and design of loading spaces and parkade layout and compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:

- i. provision of a clear unloading area or raised rear dock, minimum 1.8m wide, with suitable access to facilitate goods loading and unloading;

**Note to Applicant:** There appears to be a 0.68m ledge at the loading corridor. As proposed this would not be accepted.

- ii. 3.8m (12'-6") of vertical clearance is required for access and maneuvering to Class B loading spaces;
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**Note to Applicant:** Drawing A.303 is showing 3.2m clearance at the Class B loading entrance.

- iii. provision of additional loading bay width (3.8m) for the second and subsequent loading spaces;
- iv. provision of Class A Loading and Class A Passenger loading;
- v. provision of 4m wide Class A Passenger loading zone;

**Note to Applicant:** Plans are currently showing 2.5m.

- vi. improved two way flow for vehicles on the ramp and in the parking areas:
    - a. improve two-way traffic flow at the bottom of the main ramp through provision of a corner cut;
    - b. provision of improved visibility throughout parkade via parabolic mirrors; and
    - c. provide a minimum of 6.6m (21'8") maneuvering aisles;
  - vii. modification of grades on the ramp and in parking areas:
    - a. provide updated section drawings or map ramp with elevations at all break points; and
    - b. dimension vertical clearances of main ramp taking into account all mechanical projections;
- A.2.5 provision of the following information is required for drawing submission to facilitate a complete Transportation Branch review:
- i. all types of parking and loading spaces individually numbered, and labelled on the drawings;
  - ii. dimension of column encroachments into parking stalls;
  - iii. show all columns in the parking layouts;
  - iv. dimensions for typical parking spaces;
  - v. dimensions of additional setbacks for parking spaces due to columns and walls;
  - vi. dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates;
  - vii. section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions;
  - viii. areas of minimum vertical clearances labelled on parking levels;
  - ix. design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings;
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- x. indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable; and
  - xi. the location of all poles and guy wires to be shown on the site plan;
- A.2.6 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 12, 16 and 17, Block 13, Plan 184; and Lots F and G, Plan LMP27049; all of District Lot 196 to create a single parcel;
- A.2.7 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the release of Easement & Indemnity Agreement/SRW/Equitable Charge BB3007342-4 (existing building encroachment onto street and lane) 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.

Prior to building occupancy, the applicant is to supply a written request to the City, a fresh title search and a copy of the documents along with executable discharge documents to affect the releases.

Arrangements should also be made to release Party Wall Agreement 16285F (between original lots 13 and 14 – current lots FNG).

- A.2.8 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, adjacent to Columbia Street, to achieve a 4.5m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, benches, bicycle parking and planting at grade and is to accommodate the underground parking structure within the SRW agreement;

**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 the existing property line to determine the final setback and SRW width is required.

- A.2.9 provision of an updated landscape and/or site plan to reflect the public realm changes sought in this Development Permit and include the following:
- i. a note stating, “This plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.”; and
  - ii. deletion of the painted asphalt treatment in the City lane;
- A.2.10 provision of generous and continuous weather protection on both frontages; and

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

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A.2.11 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 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 shall provide written confirmation from BC Hydro that all required electrical plant is provided for on-site.

The applicant shall submit a surveyed clearance drawing to BC Hydro showing all BC Hydro plant and dimensioned clearances from the plant to the development. The applicant shall provide written confirmation from BC Hydro that all required clearances from BC Hydro plant have been satisfied. Undergrounding of utility lines shall be required if safety clearances are not satisfied.

**Note to Applicant:** Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan. All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.). The review of third party utility service drawings will not be initiated until the Key Plan is defined. For questions on this requirement, please contact Utilities Management Branch at 604.829.9447 or at [umb@vancouver.ca](mailto:umb@vancouver.ca).

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## **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 December 11, 2019. 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 **July 31, 2020**, 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 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.4 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12<sup>th</sup> floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.5 The owner or representative is advised to contact Engineering to acquire the project’s permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e.
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consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

**B.2.6 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**

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### Building Review Branch Comments

The following comments are based on the preliminary drawings prepared by Urban Arts Architecture, dated September 4, 2019, by the applicant for the proposed development permit.

This is a preliminary review in order to identify issues which do not comply with the Vancouver Building Bylaw #10908 as amended (VBBL), and includes a review of Subsection 3.2.5, "Provisions for Fire Fighting."

*To develop a 11 storey mixed-use building containing 111 dwelling units (social housing), a healing centre, food centre, and a long house gathering space, all over 2 levels of underground parking having vehicular access from the lane.*

- 1) Exiting path of Stair 3A and 3B need to be verified to conform to VBBL requirements.

Further review is required at building permit application stage.

\* Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal