
288 EAST HASTINGS STREET (COMPLETE APPLICATION)
DE419659 - ZONE DEOD SUB-AREA 1 MAIN/HASTINGS

AMcL/JMB/LEB/JRB/LHM

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
C. Joseph, Engineering Services
D. Naundorf, Housing Policy & Projects
M. Roddis, Park Board

Also Present:

A. McLean, Urban Design & Development Planning
J. Bosnjak, Development Services
J. Borsa, Development Services
C. Mauboules, Housing Policy & Projects

APPLICANT:

Endall Elliot Associates
Attention: Malcolm Elliot
910B Richards Street
Vancouver, BC
V6B 3C1

PROPERTY OWNER:

292 East Hastings Holdings Ltd.
35 - 1088 Burrard Street
Vancouver, BC
V6Z 2R9

EXECUTIVE SUMMARY

- **Proposal:** To develop the site with a 12 storey mixed-use building with retail at grade and residential above all over two levels of underground parking with vehicular access from the lane. The residential portion of the building is comprised of 172 units in total, including 104 social housing units (60 %) and 68 secured market rental (40 %).

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations

Appendix D Applicant's Design Rationale

● **Issues:**

1. Frontage
2. Height

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

THAT the Board APPROVE Development Application No. DE419659 submitted, the plans and information forming a part thereof, thereby permitting the development of a 12 storey mixed use building with retail on the ground floor and 172 dwelling units (104 social housing and 68 secured market rental) above all over two 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 compliance with Section 4.6.1 Height, of the Downtown-Eastside/Oppenheimer Official Development Plan;

Note to Applicant: A reduction of 11.00 feet or compliance with Section 10.11 of the Zoning and Development bylaw is required to meet the height permitted in this zone. The height of the appurtenance at the northwest portion of the building, including the elevator, stair and mechanical room may need to be reduced in length, width and overall covered area to comply.

- 1.2 provision of a draft Operations Management Plan (OMP) outlining how the non-market units and market rental units will be managed and operated, including information of how common areas (such as lobby, shared halls, parking, elevators and amenity spaces) between the two residential components will be managed and maintained while securing access for all residents of the building to the urban agriculture rooftop amenity. Contact information for the overall management of the building including both market and non-market units to be provided to all tenants within the building, and neighbouring property owners, residents and businesses, to the satisfaction of the Chief Housing Officer;

Note to Applicant: 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 Chief Housing Officer may require.

- 1.3 arrangements to be made to the satisfaction of the Chief Housing Officer and the Director of Legal Services to secure 104 social housing units as rental for the longer of 60 years, or life of the building, whichever is greater and to secure rents levels;

Note to Applicant: This will require a housing agreement as per section 565.2 of the Vancouver Charter that will stipulate that at least one third (35 units) of the 104 social housing units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance; and that the social housing units are owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada. The target rents and affordability for the remaining two-thirds will be for one of these thirds (35 units) to be up to "Housing Income Limits" (HILs), and the remaining third (34) to be at affordable market rents. This agreement will also include covenants requiring all 104 units to be legally and beneficially owned by a single legal entity and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units (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).

- 1.4 arrangements to be made to the satisfaction of the Chief Housing Officer and the Director of Legal Services that all 68 market rental units be secured as rental for the longer of 60 years or life of the building, whichever is greater;

Note to Applicant: This will require a housing agreement as per section 565.2 of the Vancouver Charter that will also include covenants requiring all 68 secured market rental units to be legally and beneficially owned by a single legal entity and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units (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).

- 1.5 design development to improve the access to the second level outdoor amenity courtyard;

Note to Applicant: The south-facing courtyard provides good outdoor amenity, however the only access proposed is through the south stairwell. This condition can be achieved by adding a second means of accessing the courtyard, such as from the indoor amenity room below, or from the common corridor to the north.

- 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:**

	PERMITTED (MAXIMUM)	MINIMUM	PROPOSED
Site Area ¹	-	-	13,499 sq.ft.
Height ²	120.08 ft. <i>(Discretion by DPB)</i> 98 ft. <i>(Outright)</i>	36 ft. <i>(Outright)</i>	Top of Guard (South) 119.95 ft. Top of Parapet (Mid NW) 120.09 ft. Top of Guard (Mid NW) 121.59 ft. Top of Stairwell (South) 126.08 ft. Top of Mech/Storage 131.07 ft. Top of Elevator 133.47 ft.
Floor Area ³	94,493 sq. ft. <i>(Section 4.5.1(b))</i> 13,499 sq. ft. <i>(Outright)</i>	-	Commercial 6,004 sq.ft. Residential 89,146 sq.ft. Total 95,150 sq.ft.
FSR ³	7.00 - Section 4.5.1(b) 1.00 - <i>Outright</i>	-	Commercial 0.45 Residential 6.60 Total 7.05
Balconies	7,132 sq.ft.		3,538 sq.ft.
Amenity	10,000 sq.ft.		2,708 sq.ft.
Frontage ⁴	100.07 ft.		103.11 ft.
Parking ⁵	Residential 83 Spaces Disability Commercial 1 Space Residential 7 Spaces Total 8 Spaces		<u>Residential</u> Stalls Standard 20 Small Car 7 Disability 2 Total 29
Loading ⁶		Class A Class B Total 0 2	Total Class A Class B 1 1
Bicycle Parking ⁷		Class A Class B Total 162 12	Total Class A Class B 155 0
Use			- Retail Commercial - Residential - Micro Dwelling
Unit Type		-60% of Dwelling Units and greater than 40% GFA must be Social Housing Units: 103 Units/35,658 sq. ft. -40% or less of Dwelling Units and less than 60% GFA must be Secured Market Rental Housing Units: 69 Units/53,488 sq. ft.	Social Housing Units: MicroDwelling 104 (60%)/42,220 sq. ft. Secured Market Rental Housing Units: Studio 22 One Bed 24 Two Bed 22 Total 68 (40%)/46,926 sq. ft.

¹ **Note of Site Area:** The proposed site area is based on the properties being consolidated. Standard condition A.1.10 seeks confirmation of Site Area.

² **Note on Height:** The Downtown-Eastside/Oppenheimer Official Development Plan (DEOD ODP Sub-area 1 Main/Hastings) has a maximum height of 98.43 feet, however the Development Permit Board may permit an increase in height to a maximum of 120.08 feet in this location. The DTES Plan (7.5.1) provides consideration for additional height to 120 feet on corner sites through review of site specific context, heritage considerations, and urban design performance. The top of Mechanical/Storage is considered to be the overall height of the building. Condition 1.1 seeks compliance with Section 4.6.1 Height of the DEOD ODP. There is no encroachment into View Cone G1.2 - Olympic Village Shipyard Pier to North Shore Mountains.

³ **Note of Floor Area and FSR:** The Downtown-Eastside/Oppenheimer Official Development Plan (DEOD ODP) has a maximum FSR of 1.0, however the Development Permit Board may permit an increase in FSR to 7.0 FSR in this location, provided that at least 60% of the residential units comprising not less than 40% of the gross floor area above a floor space ratio of 1.0 are developed as social housing and the remaining 40% of the residential units comprising not more than 60% of the gross floor area above a floor space ratio of 1.0 are developed as secured market rental. The DTES Plan (7.5.2) provides opportunity for additional bonus density up to 7.0 FSR on corner sites on a case-by-case basis with consideration of site specific context, heritage considerations, and urban design performance. This project meets Section 4.5.1(b)(i). Standard Condition A.1.1 seeks compliance (a reduction of 657 sq. ft.) with Section 4.5.1(b) Density of the DEOD ODP.

⁴ **Note on Frontage:** See discussion in Applicable By-laws and Guidelines and Response to Applicable By-laws and Guidelines on pages 7 and 9.

⁵ **Note on Parking:** Standard Condition A.1.3 seeks compliance with Section 4.8.4 Disability Parking spaces of the Parking Bylaw.

⁶ **Note on Loading:** Standard Condition A.1.2 seeks compliance with Section 5 of the Parking bylaw or provision of alternate arrangements as per standard condition A.2.7.

⁷ **Note on Bicycle Parking:** Standard Condition A.1.5 seeks compliance with Section 6 of the Parking bylaw.

• **Legal Description**

Lot: 24, 25, 26 & 27
Block: 11
District Lot: 196
Plan: 184

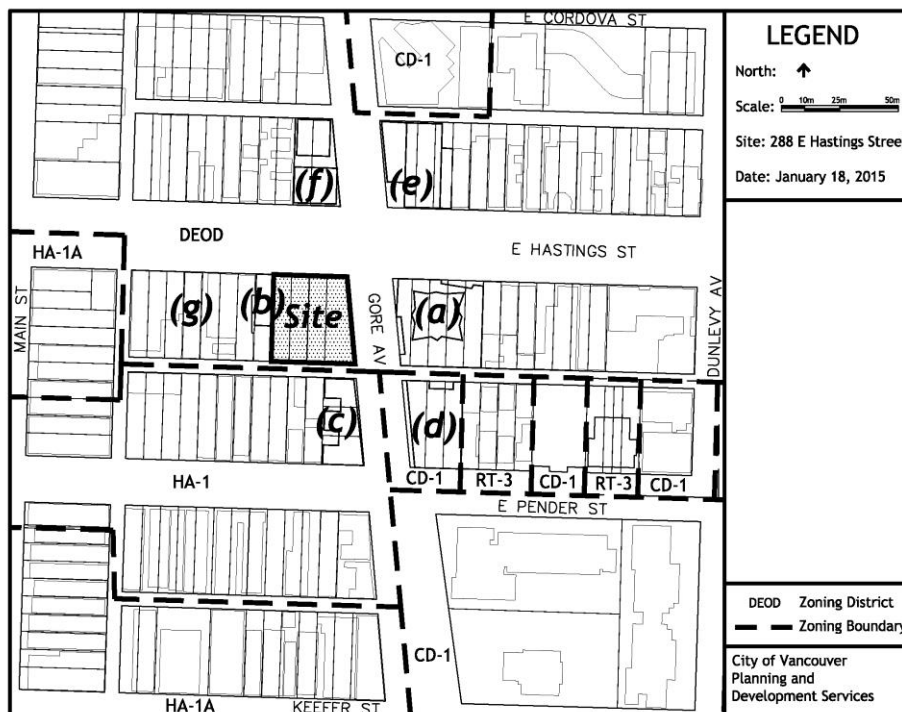
• **History of Application:**

15 09 11 Complete DE submitted
15 11 18 Urban Design Panel
15 12 16 Development Permit Staff Committee

• **Site:** The site is located at the southwest corner of Hastings Street at Gore Avenue in the Downtown Eastside Oppenheimer District (DEOD). Gore Street does not follow the orthogonal grid of the other streets, creating an irregular site shape. The site's topography slopes down 7.5 feet from northeast to southwest. The site is currently occupied by a one-storey commercial building.

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

- (a) First United Church - 320 E Hastings Street, three-storey church
- (b) 264 E Hastings Street, one-storey commercial building
- (c) East Hotel - 445 Gore Avenue, four-storey mixed-use building (Vancouver Heritage Register 'C')
- (d) 450 Gore Avenue, future six-storey residential building
- (e) Salvation Army Temple - 301 E Hastings Street, three-storey church (Vancouver Heritage Register 'C')
- (f) SUCCESS Orange Hall - 341 Gore Avenue, four-storey heritage residential building (Vancouver Heritage Register 'B')
- (g) F. Morgan Building, Rickshaw Theatre, and Hotel Savoy - 242-262 E Hastings Street, one to four-storey existing buildings



● **Background:** In January, 2011, Council directed the City Manager to strike a community committee to “enhance and accelerate a DTES Local Area Plan and to develop a clear strategy to implement the existing Council-approved DTES Housing Plan.” That community committee was established and worked closely with City staff to prepare the framework for the committee’s and community’s role in creating a plan for a desired future for the area. The planning process for the Downtown Eastside Local Area Plan happened in four general steps though 2012 and 2013. The DTES Plan, the associated Rezoning Policy, and Micro Dwelling Unit Policies and Guidelines were approved by Council in March 2014. Implementation of the Plan also resulted in revisions to the Downtown Eastside Oppenheimer Official Development Plan including updating the zoning’s bonus density mechanism to meet the goals of the Housing Plan by prioritizing the area for rental housing. Using innovative development models, the City will encourage mixed-income rental buildings (bonus density over a floor space ratio of 1 to provide 60 per cent social housing and 40 per cent secured market rental), to build and support sustainable social housing units and encourage market rental development rather than strata-ownership housing in the area.

This proposal is the first to be considered through the revised Downtown Eastside Plan.

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

1. Downtown-Eastside/Oppenheimer ODP (DEOD), Sub-area 1 Main/Hastings

This site is located in Sub-area 1 Main/Hastings of the Downtown-Eastside/Oppenheimer Official Development Plan. As such, it is regulated specifically by Section 4, as well as Sections 1 through 3 of the Downtown-Eastside/Oppenheimer Official Development Plan.

The development of the Main/Hastings sub-area should further establish its importance as a gateway to the Downtown and help clarify functions of the adjacent Historic Areas of Gastown, Chinatown, Oppenheimer and Strathcona residential neighbourhoods. Therefore, this area is intended to be a high-density, mixed commercial and residential area, also appropriate for a mix of office, retail, local social services and similar uses.

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

Section 3 “Sub-area Development Guidelines (General)” of the ODP describes the interpretation of the subsequent sub-area sections (e.g. Section 4 Sub-area 1 Main/Hastings). It states: “The Sub-Area Development Guidelines are all mandatory in the sense that any development permit application shall be measured against them. Flexibility and innovation are encouraged in the preparation of development proposals and a significant degree of discretion is hereby given to the Development Permit Board in the interpretation of policies.”

The proposed density is greater than 1.0 FSR and the height more than 30 m. Therefore, the decision to permit the requested density up to 7.0 FSR and height up to 36.6 m, rests with the Development Permit Board under Section 4.

Micro dwelling units may be permitted in the DEOD. The ODP defines micro dwelling units as a self-contained residential unit which is no less than 23.2 m² (250 sq. ft.) and no more than 29.7 m² (320 sq. ft.). These dwellings are further regulated by 11.27 of the Zoning and Development By-law, which notes that no more than one person shall occupy a micro dwelling.

2. Downtown Eastside / Oppenheimer Design Guidelines

The Downtown-Eastside/Oppenheimer Design Guidelines are intended to highlight opportunities and issues, and to illustrate practical suggestions for new developments. They are a written and illustrated summary of the intent of the policies and regulations in the ODP. They are organized into two categories: General Design Principles and Sub-area Design Opportunities. For this proposal, sections 1 and 2.1 (Main/Hastings) are considered. Note that the area Guidelines have not yet been updated to reflect the increase in height and density now considered in this Sub-area 1.

3. Housing and Homelessness Strategy 2012-2021

The Housing and Homelessness Strategy describes the City's overall direction for housing, including what is needed and how it will be achieved over the next ten years. It identifies the different kinds of housing necessary to meet the needs of Vancouver citizens, as well as ways to improve and better preserve the existing rental housing stock. The goals of the strategy are to end street homelessness and provide more affordable housing choices for all Vancouverites. This includes housing that is accessible, affordable and suitable for all income levels, seniors, families and residents challenged by disability.

4. Downtown Eastside (DTES) Plan (2014)

The DTES Plan sets a vision for the future of the DTES and aims to improve the lives of those who currently live in the area, including low and middle-income residents, the homeless, seniors, children and families. The goal of the Plan is to "enhance and accelerate a strategy to implement Council's 2005 DTES Housing Plan" thereby improving the delivery of affordable market and social housing options for all residents, and to support local serving commerce, social services and cultural activities where all feel welcome, valued and at home."

5. Micro Dwelling Policies and Guidelines (2014)

As part of the DTES Plan, Council also approved a relaxation for new self-contained studio units (with private bathrooms and kitchens) from 29.7 m² (320 sq. ft.) to 23.2 m² (250 sq. ft.). The units are intended for single occupancy and must be secured as rental. The guidelines aim to support the creation of new livable, affordable micro dwelling rental units in the Downtown Eastside. The aim is to provide flexibility to achieve the City's affordable housing objectives for replacement housing for low-income singles and affordable housing for moderate income renters in the Downtown Eastside. These policies and guidelines delineate a set of principles for livability, which include light and ventilation, privacy and amenity and outdoor space.

6. High-Density Housing for Families with Children Guidelines

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

• Response to Applicable By-laws and Guidelines:

1. Downtown-Eastside/Oppenheimer ODP (DEOD), Sub-area 1 Main/Hastings

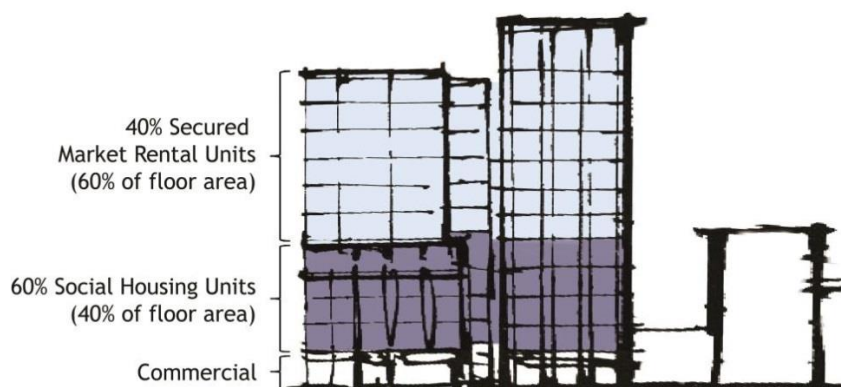
Height and Building Form:

In the DEOD, development applications over 1.0 FSR must provide at least 60 % of the residential units, comprising not less than 40 % of the gross floor area above the 1.0 FSR, as social housing and the remaining 40 % of the residential units, comprising not more than 60 % of the gross floor area, as secured market rental. "Social housing" in the DEOD means rental housing in which at least one third of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of

basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance (in this case that would mean 35 units would be rented at \$375/month). The target rents and affordability for the remaining two-thirds of the micro social housing units will be for one of these thirds to be up to “Housing Income Limits” or HILs (35 units up to \$912 for a bachelor unit based on 2015 HILs rents), and the remaining third (34 units) to be at affordable market rents as based on CMHC market rents for East Hastings which is currently \$846. The social housing units must be owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada and will be secured through legal agreements.

The applicant is providing 104 social housing units (60 %) in just over 40 % of the gross floor area (above 1.0 FSR) and 68 market rental units (40 %) in just below 60 % of the gross floor area (above 1.0 FSR), see figure 1. Market rental units also comprise a portion of the outright 1.0 FSR. Therefore, the application meets this requirement of the DEOD ODP.

Figure 1: 60/40 Unit Breakdown



Both density up to 7.0 FSR and height up to 36.6 m may be considered if the site is a corner site with a frontage of no greater than 30.5 m. This site has a frontage of 31.4 m and so exceeds the stated frontage by 0.9 m (2.9 ft.). It is suggested that the Development Permit Board use the discretion given to the Board in Section 3.0 of the ODP to interpret the policies. The frontage dimension was added to the ODP with the intent of limiting excessive frontages, and respecting the prevalent 25 feet dimension of most properties along Hastings Street in this Sub-area. This corner property is adjacent to Gore Street, which runs at a non-conforming alignment, angled to the typical grid, creating an atypical frontage dimension. Due to the small amount of divergence from the noted dimension, Staff recommend that the frontage meets the intent of the ODP.

The proposal generally complies with the height limitation. One area of the building at the northwest corner exceeds 36.6 m (120 ft.). The elevator, stair and roof-top mechanical are housed in this area. The vertical extension of the west portion of the façade works to visually articulate the building frontage. This height can be considered under Section 10 of the Zoning and Development By-law. See Recommended Condition 1.1.

2. Downtown-Eastside/Oppenheimer Design Guidelines

Built Form: The General Design Principles described in the guidelines direct a newly designed building to be mindful of the adjacent areas built form and of nearby buildings of heritage significance. Facades that are aligned with existing buildings on the street are encouraged, with the exceptions of upper level setbacks to assist with a contextual fit and ground level setbacks to improve the pedestrian realm.

In order to demonstrate the varied contextual streetscape the applicant has provided drawings and photographs of the adjacent buildings, and renderings illustrating the proposal in its context. Staff believe that the proposed contemporary composition respectfully contributes to the prevailing and anticipated future context, successfully accommodating significant built form while crafting the massing to reflect the cornice heights of adjacent heritage buildings. High-quality materials of various scales are proposed, connecting with the adjacent heritage character with the use of brick. Additional design development to refine the exterior expression is sought under Standard Condition A.1.6.

Figure 2: Hastings Street Perspective

proposed development
southwest view at east hastings street and gore avenue



Livability in a Mixed-use Area: A mix of uses define this neighbourhood, and this site is adjacent to Hastings Street which is a major arterial street. Retention of mixed-use is character is encouraged, including small and local-serving retail. Thoughtful design is required to maintain a highly livable environment. The proposal retains mixed-use, proposing commercial uses at grade and residential uses above. The dwelling uses have both indoor and outdoor amenity areas, located away from Hastings Street when possible. The outdoor spaces are landscaped and located to maximize access to sunlight and away from traffic noise—on the south side and on the roof. Recommended improvements to the accessibility of outdoor amenity area are noted in Recommended Condition 1.5.

Interface with the Public Realm: Pedestrian-oriented uses are encouraged at ground level with an emphasis on continuity of facade and narrow frontages for individual uses. New development should improve comfort and pleasure for pedestrians, including weather protection. The development permit submission proposes ground level commercial units with several points of access. Weather protection and new street trees will be provided along both the Hastings and Gore frontages. Vehicle access is located from the lane. Suggestions to further enhance the pedestrian interest at a detailed level are made in Standard Condition A.1.8.

The guidelines identify Gore Street as having a special role to play in the enhancement of the public realm in the area. The proposed building has a setback of 1.2 m (4 ft.) at the street level to provide an increased sidewalk width of 4.5 m (15 ft.). The building face follows the street alignment which respects the orientation of buildings in adjacent Chinatown but transitions the pedestrian experience to Hastings Street.

3. Housing and Homelessness Strategy 2012-2021

The 172 units (104 social housing and 68 secured market rental units) will help achieve the City-wide social housing target of 5,000 additional new social housing units (including 1,000 SRO replacement units) and 11,000 new market rental units.

As shown in the tables below, the addition of 68 secured market rental units would increase the stock to 5,291 units once completed. The addition of 104 social housing units would increase the number of social housing units to 1,787 once completed.

Table 1: Progress Toward the Secured Market Rental Housing Targets as set in the City’s Housing and Homelessness Strategy (2011)*

	TARGET	CURRENT PROJECTS				GAP
	2021	Completed	Under Construction	Approved	Total	Above or Below 2021 Target
Secured Market Rental Housing Units	5,000	1,239	1,933	2,051	5,223	223 above target

*Unit numbers in the above table exclude the units proposed at 288 E. Hastings, pending Council approval of this rezoning application.

Table 2: Progress towards Social & Supportive Unit Targets as set in the City’s Housing and Homelessness Strategy:

	TARGETS ¹		CURRENT PROJECTS	GAP
	Long Term (2021)	Short Term (2018)	Committed, Under Construction and Completed	(2018 Target)
Supportive Housing Units	2,900	2,700	1,844	856
All Other Non-Market Housing Units	5,000	3,500	1,683	1,817
Total Non-Market Housing Units	7,900	6,200	3,527	2,673

(1) Targets are established in the 2011 City of Vancouver Housing and Homeless Strategy.

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

In addition to city-wide targets, the DTES Plan also includes targets for social and secured market rental housing. As shown in Table 3 below, the addition of 104 social housing units would increase the number of social housing units to 768 once completed. The addition of 68 secured market rental units would increase the stock to 350 units once completed.

Table 3: Progress towards units in the City’s Downtown Eastside Plan (2015)¹

	TARGETS	CURRENT PROJECTS				GAP
	10-Year	Completed	Under Construction	Approved	Total	Above or Below 10-yr Target
Social Housing	1,400	422	233	9	664	736 Below Target
Secured Market Rental Housing Units²	1,650	19	118	145 ³	282	1,338 Below Target

¹ Unit numbers exclude the units in this proposal, pending Council’s approval of this application

² DTES Plan targets for secured market rental include 100% rental projects, new units achieved through mixed projects, such as the DEOD 40% rental inclusionary policy and conversion of SRO rooms to self-contained units.

³ Includes 41 East Hastings rental units (78) secured for 15 years as rental.

4. Downtown Eastside (DTES) Plan (2014)

288 East Hastings is located in the Downtown-Eastside Oppenheimer District, Sub-area 1 of the DTES Plan. The DEOD is a central neighbourhood of the DTES and is the heart of the low-income community. The intent of the zoning is to prioritize the area for affordable rental housing for low and moderate income and for the provision of 60 % social housing units and 40 % secured market rental units for any development over 1.0 FSR. In addition to housing, the plan identifies and encourages commercial activity through upgrading existing and developing new commercial uses which serves both local residents and the working population. This will be achieved by encouraging and supporting small local serving businesses (i.e. maximum frontages or floor areas for certain uses in some areas) and strategic public realm improvements to improve public realm safety, quality, and amenity, particularly for vulnerable populations.

The development application meets the 60 % social housing and 40 % secured market housing requirements which are secured by Recommended Conditions 1.3 and 1.4. In addition, the applicant is expected to demonstrate, to the satisfaction of the Chief Housing Officer and the Director of Legal Services that the legal title to the social housing units has been transferred and owned by a non-profit corporation, a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada and that at least one third (35 units) of the 104 social housing units at the shelter component of Income Assistance for low-income households who are eligible for Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement. The target rents and affordability for the remaining two-thirds will be for one of these thirds to be up to HILs, and the remaining third to be at affordable market rents.

5. Micro Dwelling Policies and Guidelines (2014)

The micro dwellings proposed in this building each have their own bathroom and kitchenette. The living/sleeping areas are at least 3 m square and have a large window with operable vents. Storage is provided in each unit as well as in a bulk storage area in the parkade. An indoor amenity room containing a kitchen and laundry facilities is available to the units. Common outdoor space is provided in lieu of private balconies. The south-facing roof deck is a satisfactory size for the number of units.

There is no “horizontal angle of daylight” regulation in the ODP, however meeting the standard is encouraged for all units. Two of the micro dwelling units per floor have a narrow aperture of outlook. The west wall of the units has been shaped to better enable a view to the south, and windows have been maximized in size. While the width of the view is limited, the length of the view is satisfactory.

The application supports the DTES Plan goal to replace SROs with self-contained social housing. The proposal meets the guidelines and are secured as rental as per Recommended Conditions 1.3 and 1.4.

6. High-Density Housing for Families with Children Guidelines

The guidelines consider units with two or more bedrooms to be suitable for families. There are 22 two bedroom units among the market rental units. These units have modestly sized private outdoor spaces, but access to a large landscaped roof deck. Informal children's play elements are proposed as part of roof deck. In-suite storage is provided in the units, as recommended by the guidelines.

• Conclusion:

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

With the support by the Board to use the discretion in the interpretation clause to permit a larger frontage, and the satisfaction of the design conditions delineated in this report, staff will consider this development to have met the full requirements of the zoning. Staff recommend approval of this application, with conditions.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on November 18, 2015, and provided the following comments:

EVALUATION: SUPPORT (7-1)

Introduction: Ann McLean, Development Planner, introduced the project as an application for a twelve-storey, mixed-use building with commercial at grade, residential above, with two floors of underground parking. The site is located at Hastings and Gore Streets, which is in the Downtown-Eastside/Oppenheimer (DEOD) area.

Following amendments to the ODP in 2014, the Development Permit Board can consider a height of up to 120 ft. height and 7.0 FSR on corner sites with maximum frontage of 100 ft. The subject site has a frontage of 103 ft., and the Development Permit Board will be asked to relax this requirement due to the irregular shape.

Adjacent sites are zoned DEOD heading east and west and across the street, and those areas, under future development will be limited to a maximum of 5.0 FSR and eight-storeys. Also adjacent is Chinatown to the south, with heights of four to seven-storeys. The entire block to the south is listed as heritage, and guidelines limit future development to this existing height.

In order to achieve the 7.0 FSR in this district, applicants are required to provide a mix of housing that is very specific:

- At least 60% of the units and no less than 40% of the floor area (above 1.0 FSR) are developed as social housing; and,
- The remaining 40% of the units and no more than 60% of the floor area are market rental.

The Policy in this area for the Downtown East Side (DTES) Local Area Plan encourages smaller units for social housing, which are intended to start replacing the Single-Room Occupancies (SROs) in the area.

The social housing for the proposal includes micro-dwelling units, which have their own guidelines to direct design. These include a living space of 10 x 10 ft., in-suite storage, bulk storage, outdoor space, a private bathroom and a kitchenette.

In considering the application the Development Permit Board must consider:

- The overall design of the building;
- Its effect on the site and surrounding buildings and streets, with an emphasis on preserving and strengthening the prevailing context; and,
- Mitigating the impact on the livability of adjacent residential areas and public areas such as parks.

There is no park in the immediate vicinity. However, the guidelines do consider Gore Street as a special public space opportunity due to its off-grid angle. This development will have an increased setback on Gore Street to allow for an increased sidewalk of 15 ft.

The Downtown-Eastside/Oppenheimer Design Guidelines apply, but were not updated with the ODP. The guidelines recommend that new buildings have a height compatible with buildings in the area. It needs to be considered that the ODP has been updated to include developments of up to twelve-storeys, and the guidelines have not yet been revised. The Guidelines also speak of compatibility of details and materials, as well as cornice lines and other elements that unify the streetscape.

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

1. Comments on the overall design of the proposed building and public realm with specific consideration of:
 - a. The design approach to preserving and strengthening the prevailing context;
 - b. The pedestrian experience on Gore Street;
 - c. The design of the Micro Dwelling units, specifically those with limited outlook;
 - d. The proposed amenity spaces - both indoor and outdoor
 - e. The material expression.

Applicant's Introductory Comments: The applicant team noted that the form and massing of the proposal has the 40/60 formula for market and non-market housing as a main driver. Thus is it a bit of a shoehorn exercise that focuses on the non-market units. A lot of plans were considered, and a lot of small units fought for frontage and daylight. The final form is in an L-shape to improve livability; only two units have reduced horizontal daylight angles and are oriented south.

The challenges with the courtyard-facing units are alleviated by using a serrated plan. In order to alleviate the perceived scale of the building three distinct building components have been used. These include the Hastings Street tower with its sawtooth pattern, the building on the corner which responds more to Gore Street and Chinatown, and the upper corner building which will be as neutral and light as possible.

Simple materials have been used which include red brick, plate concrete, metal spandrel and a window wall. Colour will be used to differentiate the various building parts and components.

The experience on the street currently is very meager. There are no trees and the concrete is pretty worn. Thus this will be the first development to bring landscaping to the area, including street trees of varying heights. Street furniture was explored, but the social element of the neighbourhood is not conducive to it; however, they could be brought in in the future. Street trees have also been introduced on Gore Street.

An attempt has been made to harmonize the two outdoor areas, with the upper area being the market component and the lower being the non-market component. There is a lot of green being spread throughout the site to make the area feel like a home.

A planting edge separates the ground floor units from the outdoor space. At the top there is an outdoor space hosting a play area with views of the north-shore. There is also space for seating areas, and 37 urban agriculture plots.

Panel's Consensus on Key Aspects Needing Improvement:

- The building is very busy with too many expressions; it could be more reflective or de-materialized, and less present overall
- The second floor needs differentiation from the residential units
- The Chinatown aspect needs to be expressed better on the streetscape through materials
- To address limited outlook, foliage could be used to off-set summer heat and create something more pleasant for people to look out at
- Design development to increase connectivity of the amenity spaces; the non-market units should connect to the non-market amenity space, as well as the market-units and upper amenity
- Push the non-market amenity space to the lane to allow for more light and air
- Design development on the micro-units to make them climatically comfortable year-round

Related Commentary: Overall the Panel supported the project, expressing that the rationale was great and that the design is well-resolved and strengthens the context. There is a logic to the building and an intelligence to the plan of it.

In terms of preserving and strengthening the prevailing context, it was suggested that incorporating a historic brick look would make it respond better to Chinatown. This context could also be integrated on Gore Street by using granite and stone thresholds at the door.

The Panel generally agreed that the design approach and materiality as it relates to the upper glass portion of the building required further development. It was suggested that this could be resolved through materiality; possibly to unify all of the pieces or differentiate. Either extend the brick and combine it all together, or create a very clean separate expression. The separate volume extenuates the context though.

The Panel has differing views on the cornice-line suggested. Some members thought that the cornice-line may be a bit too high for the corner and could be simplified, but that the way it made breaks in the building was good.

The Panel supported the layout and design of the Micro Dwellings.

Overlook concern was addressed through glazing, and using a sawtooth approach to the building. Panel members commented that this was an elegant solution.

The Gore Street pedestrian experience was felt to be very appropriate, with the wider sidewalks and the lively canopies. The awnings bring Hastings Street and Gore Street together in an intelligent way.

The Panel thought that the amenity spaces made sense, but access to the spaces were of concern. It was commented that the indoor amenity space for the non-market units seemed like a bunker; pushing it up against the lane would let more light and air into the space. Other suggestions included access to amenity the space being provided near the elevator bank, that the amenity be integrated with the lobby, provision of a courtyard space, and integration of the indoor amenity room with the outdoor space to improve its use.

In regards to the upper amenity it was suggested that agriculture should be open to non-market use, and that a covered outdoor space is needed. It was also commented that the project did not appear to have a lot of family-oriented space.

In terms of addressing sustainability it was commented that there was too much glass relative to the size of the units. This would result in too much heat loss in the winter and too much solar gain in the summer; thus the micro units will not be livable temperature-wise. It was also commented that the electric baseboard does not work with the windows as they will need to be on all the time.

Applicant's Response: The applicant thanked the Panel for their comments and noted that a lot of them were very helpful.

The treatment of the upper six-storeys is at a stage of design development where things need to be reduced as much as possible, and it was agreed that there is a feeling of it being overly busy along Gore Street. The glass portion is a bit of a left-over piece and could be more neutral or 'disappear', and will be looked at carefully.

Access issues to non-market outdoor spaces were acknowledged, and access, connection, and light to the indoor amenity will be considered.

With regards to sustainability, there are economic challenges to making it work, and a balance is aimed for on a performance level.

Adjournment

There being no further business the meeting adjourned at 8:00 p.m.

ENGINEERING SERVICES

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

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The proposal generally complies with CPTED requirements. Standard Conditions A.1.29 and A.1.30 recommend changes to improve the safety of the lane and reduce opportunities for nuisances such as graffiti and litter.

LANDSCAPE

The overall landscape concept is high quality and the comments of the urban design panel have been respected. There will be an upgraded public realm treatment to compliment the active retail uses adjacent East Hastings Street and Gore Avenue frontages. The street treatment includes generous sidewalk setbacks with new street trees and area specific sidewalk design, subject to General Manager of Engineering. On the upper levels, generous common amenity spaces on levels two and twelve are located to take advantage of southern sun exposure and proximity to interior amenity spaces. The second floor amenity area is programmed for passive use, including a trellis feature, site furniture and edge planting. The interior courtyard will offer sunlight and opportunities for garden overlook to adjacent residential units. The southern zone of the substantial twelfth floor amenity area is dedicated to urban agriculture activity. To the northern edge, a more passive, contemplative area is provided with summer shading provided by tree canopy overhead and layered planting for privacy.

The landscape comments request clarifications and standard refinements typical to this project complexity.

NOTIFICATION

A site sign was placed on site and installation verified on October 16, 2015. On October 19, 2015, 562 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the City's website. Forty-four emails were sent to organizations and individuals that have requested to be added to a mailing list to be notified of applications in the Downtown Eastside.

There have been 4 responses received, the comments are summarized below:

- *The market rental will negatively affect the surrounding neighbourhood's affordability.*
- *Project should be 100 % social housing.*
- *Developing the site will displace affordable retail for the community.*
- *Units at Housing Income Limits are unaffordable for the community.*

An 'Open House' was held on November 12, 2015, from 5:00 PM to 8:00 PM at the Chinese Cultural Centre, Auditorium, at 50 East Pender. 23 people signed in and 24 comment sheets were received, summarized below:

- *Not enough social housing units.*
- *Displacing shops that cater to the low-income residents of the DTES.*
- *BC Housing Income Limits are not affordable for the community.*
- *Social housing units should be same size as the market rental units.*
- *Need for 100 % welfare rate housing.*
- *Social housing units for families should be provided.*
- *Supportive of development.*
- *This neighbourhood needs more social housing and this development provides that.*
- *Housing Income Limits are great.*
- *The open green areas are great and the mix of business and housing may bring opportunity for Chinatown's revitalization.*
- *Variety of types of rent is great.*
- *Supportive of the social housing and Housing Income Limits.*
- *34 social housing units are great, but more needs to be done.*
- *Current local businesses should have access to the retail space.*
- *Sick of these big ugly condos leading to increased homelessness and rising rents.*
- *In favour of the project and the inclusion of child friendly areas.*
- *Likes the architecture, colour scheme, rooftop gardens and bicycle storage.*
- *Likes the fact the lobby is shared between market and non-market units.*
- *Beautiful building.*
- *The neighbourhood needs more affordable housing.*

Staff Response:

The distribution of non-market and market rental dwelling in this proposal complies with the DEOD policy for this Sub-area. There are no "condos" in the proposal; it is 100 % rental. The 60/40 proportion for non-market/market rental units was derived from the Downtown Eastside Plan and strives for a diversity of housing types in the area. The concentration of smaller units for the non-market portion of the proposal reflects a focus on singles housing in this area as identified by the Plan. Other Sub-Areas

in the DEOD do require 100 % social housing to achieve the maximum floor areas, and aims to address the need for this housing type.

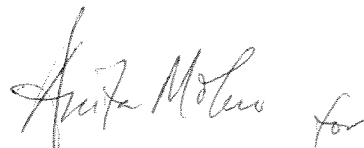
There are four businesses operating in the existing commercial building on the site. There are no requirements for commercial tenant relocation as exist for residential tenants. Opportunities for relocation within their market area exist on the 200 block of East Pender Street, which is one block immediate to the south of their site and currently there are 11 vacant storefronts available. Over the past decade, the City has been working with the Chinatown community to assist with revitalizing this important historic and cultural area. Although there are signs of new businesses opening on Chinatown, there are still a high number of vacant storefronts, in particular along Pender Street, a key historic street in Chinatown.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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

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

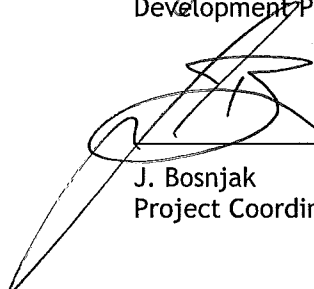
With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of the loading space. The Staff Committee does not support the relaxation proposed, as outlined in the proposed conditions of approval.



J. Greer
Chair, Development Permit Staff Committee



A. McLean
Development Planner



J. Bosnjak
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 compliance with Section 4.5.1(b) Density, of the Downtown-Eastside/Oppenheimer Official Development Plan;

Note to Applicant: A reduction of 657 sq. ft. is required to meet the maximum FSR allowed. Contact project coordinator, Joe Bosnjak, by email joe.bosnjak@vancouver.ca or 604.873.7755, for more information.

- A.1.2 compliance with Section 5 of the Parking By-law;

Note to Applicant: Two (2) Class B loading spaces are required or provision of alternate arrangements to the satisfaction of the General Manager of Engineering Services. See also Standard Condition A.2.7.

- A.1.3 compliance with Sections 4.8.1 and 4.8.4 Disability Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: A total of eight (8) disability spaces (7 Residential and 1 Commercial) are required.

- A.1.4 detailed floor and roof elevations for each floor and roof level in the building, as related to the existing grades on site;

Note to Applicant: Top of elevator shaft, stairwells, guard rails, parapets, etc. are all to be shown on elevation plans and roof plan. Transfer the numbers shown on roof plan to the elevation drawings.

- A.1.5 provision of bicycle parking in accordance Section 6 of the Parking By-law;

Note to Applicant: 162 Class A bicycle spaces and 12 Class B bicycle spaces are required for this proposal. See also Standard Condition A.2.5.

- A.1.6 design development to the building elevations to better integrate the expression of the window wall;

Note to Applicant: The architectural expression of the building in three distinct components is supported. The window wall at the east portion of the building above level 6 is intended to have a neutral expression, distinct from the other two. This condition can be achieved by simplifying the window wall and metal panel composition to better achieve the “neutral” intent.

- A.1.7 design development to the north facade to incorporate detailing that recognizes the established character of the significant facades in the streetscape;

Note to Applicant: This can be achieved by creating a two-storey expression at the ground level brick façade at the residential entrance along Hastings Street.

- A.1.8 design development to the commercial storefront to be more compatible with the adjacent areas’ contexts;
-

Note to Applicant: This can be achieved by ensuring a high level of detail interest at the street level. The upstand at the base of the glazing should be 12 to 24 inches in height. Consider small-scale materials at street-level entries, e.g. Brick, tile. A variety of storefront approaches could be supported along the street frontages.

A.1.9 provision of details of bicycle rooms, in accordance with Section 6 of the Parking By-law, which demonstrates the following:

- i. a minimum of 20 % of the bicycle spaces to be secured via lockers;
- ii. a maximum of 30 % of the bicycle spaces to be vertical spaces;
- iii. a provision of one electrical receptacle per two bicycle spaces for the charging of electric bicycles; and
- iv. notation (on the plans) that “construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law”;

A.1.10 provision of an updated Statistics Page A-000;

Note to Applicant: FSR, parking, bicycle, etc. numbers are to be updated. Contact project coordinator, Joe Bosnjak, by email joe.bosnjak@vancouver.ca or 604.873.7755, for more information.

A.1.11 renaming the ‘Retail - Commercial’ noted on first floor plans to an approved use in the DEOD - ODP;

A.1.12 vertical vent to provide exhaust from ground floor commercial units;

Note to Applicant: This exhaust should consider the provision of a potential future restaurant use. Exhausting to the streets is not acceptable.

A.1.13 provision of a signed and sealed land survey;

Note to Applicant: This will confirm the site area.

A.1.14 provision of an enlarged typical unit layout for all units;

Note to Applicant: Dimension and floor area calculations are to show from inside wall to inside wall and exclude any storage room from the overall floor area. Micro Units are to be no less than 250 sq. ft. and no greater than 320 sq. ft.

A.1.15 confirmation that trellis is open or covered on roof area(s);

Note to Applicant: If the area is covered, the area will be counted in floor area.

A.1.16 clarification on the number of operable window vents in each micro dwelling unit;

Note to Applicant: A minimum of two operable vents should be placed as far apart as possible, to facilitate good air flow.

A.1.17 provision of additional enlarged-scale sections of 1/2” = 1’-0” or better, illustrating:

- i. storefront;
 - ii. canopies;
-

- iii. typical projecting balconies; and
- iv. cornices;

and provision of notation on the elevation drawings to describe the material, finish, and colour of all exterior elements;

Note to Applicant: Enlarged-scale drawings should be fully dimensioned and notated. A drawing indicating the proposed colour of materials should be included in the final drawing set.

- A.1.18 provision of a conceptual lighting plan;

Note to Applicant: Careful attention to exterior lighting to achieve CPTED performance, with special attention to the lane interface, is required. Glare to residential units should be minimized.

- A.1.19 provision of a conceptual signage plan and notation on plans confirming that: “All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner assumes responsibility to achieve compliance with the Sign By-law and to obtain the required sign permits.”;

Note to Applicant: Ensure an appropriate signage scale, while achieving pedestrian comfort with weather protection, noting the specific requirements and opportunities of the Sign By-law. A separate signage permit will be required. The Sign By-law Coordinator should be contacted at 604.871.6714 for further information.

- A.1.20 identification on the architectural and landscape drawings of any built features intended to create a bird friendly design;

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

- A.1.21 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.1.22 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 and 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.1.23 provision of a landscape grading plan(s);
-

Note to Applicant: Plans must include spot elevations throughout the upper floor common areas, top and bottom of walls and planters.

- A.1.24 provision of a partial irrigation plan with notations to indicate hose bib and irrigation connection locations;

Note to Applicant: Permanent high efficiency irrigation to be provided for all planted areas and individual hose bibs for all patios sized at 100 square feet or greater.

- A.1.25 provision of large scale, detailed elevations/specifications for proposed vertical landscape structures;

Note to Applicant: Staff appreciate that conceptual diagrams are provided, but the final submission should include specific details for materials and brand choice, where possible. This includes, but is not limited to: playground equipment, planter surfaces, retaining wall treatment, outdoor furniture, urban agriculture (potting table/storage), compost bin, trellis, privacy fences, railings, gates and bike racks.

- A.1.26 clarifications to the urban agriculture program;

Note to Applicant: Provide plan details and written program for tool storage, site furniture, hose bibs, compost facilities and gardening work station space. Confirm that urban agriculture is available to all units in the building.

- A.1.27 provision of detailed elevations of all vertical landscape structures;

Note to Applicant: this includes, but not limited to green walls, trellis, arbor, patio gates/fences, privacy screens, play area, gate posts, benches. Dimensions and materials should be clearly labeled.

- A.1.28 new street trees to be provided adjacent to the development site to be confirmed prior to the issuance of the building permit;

Note to Applicant: Contact Eileen Curran, Streets Engineering, 604.871.6131, to confirm tree planting locations and Park Board, 604.257.8587, for tree species selection and planting requirements. Provide a notation on the plan, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion." See also Standard Condition A.2.9.

Crime Prevention Through Environmental Design (CPTED)

- A.1.29 design development to the elevations taking into consideration the principles of CPTED (Crime Prevention through Environmental Design) having particular regard for reducing opportunities for nuisances such as graffiti and litter accumulation;

Note to Applicant: Exposed concrete and brick walls on all elevations at the pedestrian levels, and above the neighbouring roof to the west, should be treated with a paint type anti-graffiti treatment.

- A.1.30 design development to the lane environment taking into consideration the principles of CPTED having particular regard for visual access, and reducing opportunities for nuisances such as litter accumulation;
-

Note to Applicant: While it is understood that exit doors may not swing over the property line, small alcoves should be minimized wherever possible. Visual access and safety in the lane can be increased by providing a window on the north wall of the ground floor commercial space adjacent to the lane.

A.2 Standard Engineering Conditions

A.2.1 consolidation of Lots 24-27 to create a single parcel is required;

A.2.2 remove all portions of building proposed on City property;

Note to Applicant: There appear to be cornices encroaching into both Hastings Street and the lane. Building cornices may be acceptable if they can be shown to be readily demountable and lightweight and subject to arrangements for standard encroachment agreements. An application to the City Surveyor is required. For general information, see the Encroachment Guide at

<http://vancouver.ca/commsvcs/developmentservices/subreq/pdf/bldgencroach.pdf>

The developer should be advised that building encroachments onto City street will cause problems when strata titling a property due to Section 244(1)(f) of the Strata Property Act. The City of Vancouver may not support the provision of easements for any parts of the building on City Street. Applicants are advised to seek independent legal advice on the matter.

A.2.3 a canopy application is required;

Note to Applicant: Canopies must be fully de-mountable and meet the requirements of the Building By-law;

A.2.4 correct building grade BG 47.47' in the lane (should be 45.47'). Design elevations are required at all entrances;

A.2.5 clarification if bicycle racks are proposed for public property, if so a separate application to the General Manager of Engineering Services is required;

Note to Applicant: Class B bicycle parking (bike racks) supplied on public property cannot be counted towards the on-site by-law requirement. See also Standard Condition A.1.5.

A.2.6 clarify garbage pick-up operations. Confirmation that a waste hauler can access and pick up from the location shown is required. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location;

Note to Applicant: The existing power pole in the lane appears to obstruct access to the garbage room.

A.2.7 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services. The following items are required to meet provisions of the Parking By-law and the Parking and Loading Design Supplement:

- i. provision of two Class B loading spaces or make arrangements to the satisfaction of General Manager of Engineering Services and the Director of Legal Services for shared loading;
 - ii. provision of design elevations on both sides of the parking ramp at all breakpoints, on both sides of the loading spaces at both the front and rear, and at all entrances;
-

- iii. provision of a detailed plan describing the operation of the traffic signal system, including notation of the location of loop detectors or other activation devices on the plans and the length of time the signal warning lights are activated;
- iv. modify access to the bicycle parking by providing automatic door openers on the doors providing access to the bicycle room(s); and
- v. provision of a means for cyclists to activate the signal warning light prior to entering the main parking ramp;

Note to Applicant: This device should be clearly labeled for ease of identification by cyclists. Please contact Rob Waite of the Neighbourhood Parking and Transportation Branch at, 604-873-7217, for more information or refer to the Parking and Loading Design Guidelines at the following link: (<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>). Engineering supports the proposed Class B loading relaxation as proposed provided a shared use agreement is included.

- A.2.8 provision of a pedestrian lane crossing on Gore Avenue;
- A.2.9 provision of street trees adjacent the site as space permits; and

Note to Applicant: A separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements is required. Please submit a copy of the landscape plan directly to Engineering for review. See also Standard Condition A.1.28.

- A.2.10 The General Manager of Engineering Services will require all utility services to be underground for this “conditional” development. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. It is presumed with your consultation so far with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met. In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

A.3 Standard Environmental Protection Branch Conditions:

- A.3.1 Provision of a site profile is required.
-

B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **July 31, 2016**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.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 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
 - B.2.5 **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.**
-