
179 MAIN STREET (COMPLETE APPLICATION)
DE416774 - ZONE DEOD - Sub-Area 1

SDB/JMB/MA/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
P. Storer, Engineering Services
M. Holm, Engineering Services
C. Mauboules, Housing Policy
B. Ma, Downtown Eastside Group

Also Present:

S. Black, Urban Design & Development Planning
J. Bosnjak, Development Services
M. Au, Development Services

APPLICANT:

Atelier Pacific Architecture
Brian Shigetomi
109 - 131 Water Street
Vancouver, British Columbia
V6B 4M3

PROPERTY OWNER:

FDG Property Management
206 -131 Water Street
Vancouver, British Columbia
V6B 4M3

EXECUTIVE SUMMARY

- **Proposal:** To develop a nine storey mixed-use building with one level of retail at grade and eight levels of residential above containing 56 dwelling units (9 social housing units on the second floor and 47 market dwelling units on the 3rd to 9th floors) all over one level of underground parking, having vehicular access from the lane.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Context Map

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F Letter of Intent - Community Builders Group

● **Issues:**

1. Elevator access for social housing suites
2. Common outdoor space for residents
3. Separation of social housing and market dwelling entries
4. Parking requirements

● **Urban Design Panel: SUPPORT**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE416774 submitted, the plans and information forming a part thereof, thereby permitting the development of a nine storey mixed-use building with one level of retail at grade and eight levels of residential units above containing 56 dwelling units (9 social housing units on the second floor and 47 market dwelling units on the 3rd to 9th floors) all over one level 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 provision of a draft Operational Management Plan (OMP), in consultation with neighbouring property owners, residents and businesses, to the satisfaction of the Managing Director of Social Development;

Note to Applicant: The OMP should address the management of the social housing units. A finalized OMP will be required for release of the Occupancy Permit.

- 1.2 arrangements to be made to the satisfaction of the Managing Director of Social Development and the Director of Legal Services to secure all social housing units as rental for 60 years or the life of the building, whichever is longer and to secure the rent levels;

Note to Applicant: This will require a housing agreement as per section 565.2 of the Vancouver Charter that will stipulate that the tenant contribution towards rent, for all of the social housing units will be no more than the shelter component of Income Assistance (currently \$375). The applicant is expected to demonstrate, to the satisfaction of the Managing Director of Social Development and the Director of Legal Services, that the legal title to the social housing units has been transferred to a registered non-profit operator at an agreed upon per unit price which allows the non-profit operator to rent the units at or below the shelter component of Income Assistance. This agreement will also include covenants requiring all nine 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 or strata lot in perpetuity, or for the life of the building).

- 1.3 provision of elevator access to social housing units;

Note to Applicant: Staff recommend that an elevator be provided to allow convenient and equal access for all residents and visitors, including those with mobility challenges. This can be accomplished through the provision of an elevator door at level two. See also Condition 1.6.

- 1.4 arrangements made to the satisfaction of the Managing Director of Social Development and the Director of Legal Services to secure all units less than 398 sq. ft. as secured market rental for 60 years or the life of the building, whichever is longer;

Note to Applicant: Staff are supportive of smaller units if secured market rental in this application, subject to a Housing Agreement pursuant to section 565.2 of the Vancouver Charter and on such other terms and conditions as the Managing Director of Social Development and the Director of Legal Services may require. Alternatively, each

dwelling unit must be made larger than 398 sq.ft. calculated to the inside face of walls and excluding bulk storage rooms.

- 1.5 provision of common access outdoor space at the top roof level for residents;

Note to Applicant: Intent is to provide a sunny, secure and generous green space within the site where all residents can socialize and enjoy nature.

- 1.6 design development to provide a common entry from Main Street for all residents;

Note to Applicant: Intent is to offer all residents with an opportunity to meet and converse with their neighbours, and to avoid social isolation of a small group. Staff would encourage a more social design. Shared access could also reduce the amount of circulation space required.

- 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)	REQUIRED	PROPOSED
Site Size ¹			75.01 ft. x 120.02 ft.
Site Area ¹			9,003 sq. ft.
Floor Area ²	Residential 27,009 sq.ft. Total 45,015 sq.ft.		Commercial 3,118 sq.ft. Residential 30,379 sq.ft. Total 33,497 sq.ft.
FSR ²	Residential 3.0 FSR Total 5.0 FSR		Commercial 0.35 FSR Residential 3.37 FSR Total 3.72 FSR
Balconies ³	Open+Enclosed 2,161 sq.ft. Enclosed 1,081 sq.ft.		Open 1,698 sq.ft. Enclosed 978 sq.ft. Total 2,676 sq.ft.
Height	98.43 ft.	36.00 ft.	Top of Parapet Wall 88.5 ft. Top of Elevator (North) 94.24 ft. Top of Stairwell (South) 96.97 ft.
Parking ⁴	Small Car: 8 Spaces (25% max.)	Commercial 3 Residential 15 Social Housing 2 Total 20 Disability Spaces 3	Commercial 0 Residential 9 Standard 4 Small Car 1 Disability 14 Total 14 (*15 with Disability Bonus)
Bicycle Parking		Class A Class B Retail 1 0 Residential 70 6 Total 71 6	Class A Class B Retail 0 0 Residential 70 6 Total 70 6
Loading		1 Class B	1 Class B
Unit Type			Studio Units 320 sq. ft. to 339 sq. ft. 9 340 sq. ft. to 399 sq. ft. 36 400 sq. ft. to 419 sq. ft. 6 420 sq. ft. to 480 sq. ft. 5 Total 56

¹ **Note on Site Size and Site Area:** The proposed site size and site area is based on the properties being consolidated. See Standard Condition A.2.1.

² **Note on Floor Space Ratio (FSR):** The Downtown-Eastside/Oppenhimer Official Development Plan (DEOD ODP) has a maximum FSR of 1.0, however the Development Permit Board may permit an increase in FSR to 5.0 FSR in this location, provided that at least 20% of the floor area permitted above a floor space of 1.0, or at least 20% of the additional residential units, is developed for social housing as well the residential floor area shall not be greater than 3.0 FSR. This project meets the DEOD ODP 20% social housing requirements; see further discussion under Response to Applicable Bylaws and Guidelines on page 8. Standard Condition A.1.10 seeks compliance (a reduction of 3,370 sq. ft.) with Section 4.5.1(b) - Density of the DEOD ODP.

³ **Note on Balconies:** The proposed Open Balconies and Enclosed Balconies do not comply with the maximum permitted in the DEOD ODP. Standard Condition A.1.11 seeks compliance (a reduction of 515 sq. ft.) to comply with Section 4.5.3 - of the DEOD ODP.

- ⁴ **Note on Parking:** The proposed parking for this site is deficient. For residential uses in Sub-area 1 of the DEOD, the Parking Bylaw gives the Development Permit Board the ability to set a residential parking standard up to 1 space per 93 m² of residential floor area. Given the small unit sizes and the proximity to downtown and good transit access, staff are recommending that the application be assessed using a standard of 1 space per 6 units of social housing (consistent with many other social housing applications), and 1 space per 140 m² for multiple residential, which is the downtown residential parking standard. With bonusing for providing required disability spaces (see Standard Conditions A.1.12, A1.13), staff believe that this can be met with the introduction of a carshare vehicle and space on site. Required parking calculation was based on the maximum residential FSR of 3.0 (27,009 sq. ft.).
- ⁵ **Note on Unit Type:** Staff are supportive of a relaxation in unit sizes, subject to provision of an agreement to secure the proposed rental units as noted in Condition 1.4.

• **Legal Description**

Lot: 5/6/7
Block: 3
District Lot: 196
Plan: 184

• **History of Application:**

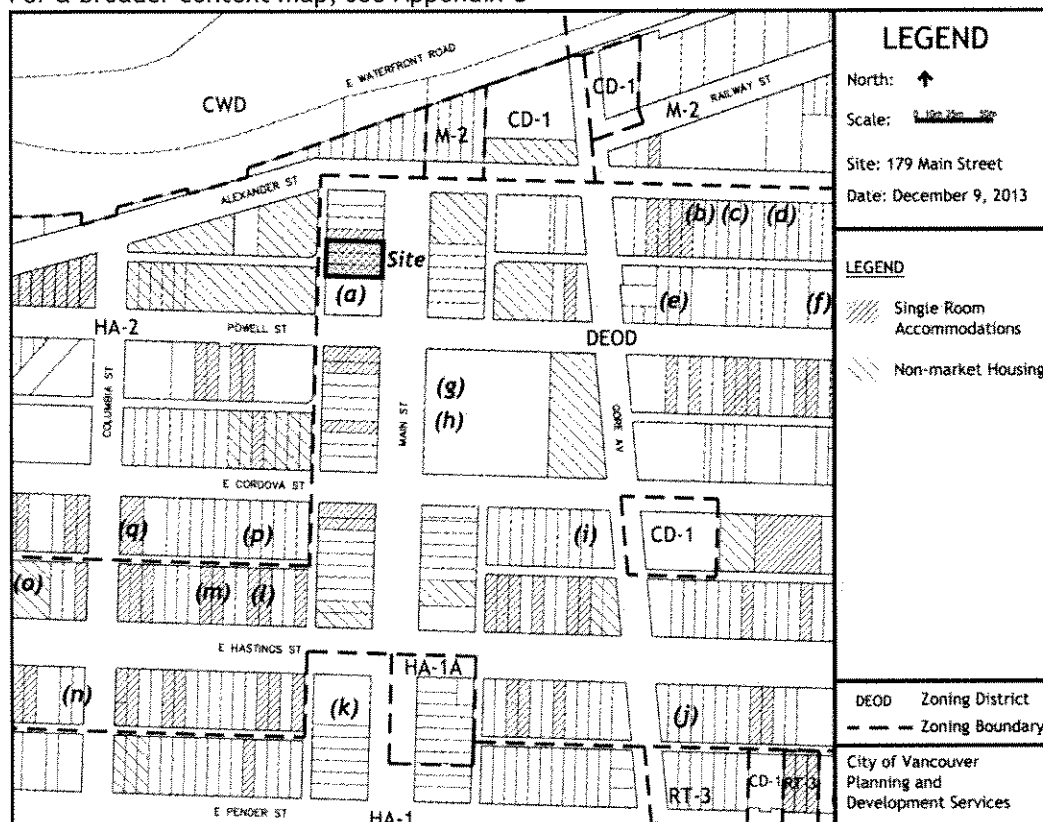
13 04 24 Complete DE submitted
14 01 15 Urban Design Panel
14 01 29 Development Permit Staff Committee

• **Site:** This site is located on a mid-block on the west side of Main Street between Alexander and Powell Street in the Downtown Eastside Oppenheimer District (DEOD). The site slopes down by 1.02 m (3.4 ft.) from the southeast to the northwest. A conifer tree with a canopy of about 6 m (19.7 ft.) is located toward the rear of the site.

• **Context:** There are 3 existing 2-storey office buildings on the site. To the north of the site, is an existing 3 storey Single Room Occupancy (SRO) building and the south side of the site is Fire Hall No. 2. Active rail uses are located nearby, further to the north. Significant adjacent development and community services includes:

- | | |
|--|--------------------------------------|
| (a) Vancouver Fire Hall No. 2 | (j) 1st United Church |
| (b) Evelyn Saller Centre | (k) Carnegie Community Centre |
| (c) WISH Social Service Centre | (l) Balmoral Hotel |
| (d) Lookout Downtown | (m) Insite |
| (e) Umbrella Women's Shelter | (n) Pigeon Park Savings |
| (f) Vancouver Intensive Supervision Unit | (o) Lux Transitional Housing |
| (g) Mental Patients' Association | (p) Harbour Light Emergency Shelter |
| (h) Provincial Court of British Columbia | (q) Downtown Eastside Women's Centre |
| (i) Firehall Arts Centre | |

For a broader context map, see Appendix C



• **Background:** A development application was submitted on April 24th, 2013. Redesigned drawings were submitted November 15th, 2013 addressing Design Guidelines for light wells and to include one level of underground parking. A public open house was held on January 13th, 2013. The proposal was reviewed and supported by the Urban Design Panel on January 15th, 2014. This application is being considered concurrently with the draft Downtown Eastside Local Area Plan.

Local Area Planning Process

In 2011, Council directed the City Manager to strike a community committee to “enhance and accelerate a DTES Local Area Planning (LAP) process, and to develop a strategy to implement Council’s 2005 DTES Housing Plan.” The primary purpose of the LAP process is to ensure that the future of the DTES improves the lives of those who currently live in the area, particularly low-income people and those who are most vulnerable. In March 2012, Council approved the planning framework for the LAP process that outlined a broad community engagement strategy to discuss issues including the pace of change of development in the neighbourhood, ways to mitigate displacement of low-income residents in light of revitalisation efforts, and how to capture opportunities for improving the quality of life of residents in the DTES as the neighbourhood changes. Some of the key areas of focus for the DTES Local Area Plan include: housing and homelessness, local economy, land use and built form, social issues and urban health. Council also approved interim development management guidelines, and an interim rezoning policy at the March 2012 meeting. These policies manage the pace of development and provide staff, the Local Area Planning Process (LAPP) Committee and other stakeholders the mechanisms needed to consider opportunities and risks for development in the community. More specifically, the policies will allow time to assess what might be required to achieve the long-term housing objectives and implementation of the DTES Housing Plan.

The DTES Local Area Plan is scheduled to be presented to Council in the spring of 2014. The DEOD has been identified as a ‘community heart’, and the emerging directions for the area include policies that may require 60% social housing units and 40% market rental housing units for any development seeking density above 1.0 FSR.

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

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

The current By-law allows for a variety of uses with retail or similar uses encouraged on the ground floor, and a maximum FSR of 1.0, except that the Development Permit Board may permit an increase to 5.0 FSR provided at least 20% of the additional residential units over 1.0 FSR is developed for social housing, and with a maximum residential density of 3.0 FSR. The maximum height permitted is 30 metres (approximately 98 feet).

The ODP encourages new development to incorporate spaces for social and recreational amenities for the enjoyment of residents.

The DEOD ODP sets out as the following goals for housing:

- Retain existing and provide new affordable housing for the population of the Downtown Eastside Oppenheimer area.
- Upgrade the quality of the existing housing stock to City standards.
- Increase the proportion of self-contained dwelling units, through rehabilitation and new construction.

2. Downtown-Eastside/Oppenheimer Design Guidelines

The DEOD Design Guidelines establish goals for the area, seeking to preserve and respect the area’s intimate scale and its established low to medium rise (3 to 6 storey) character of development; maintain façade continuity; provide pedestrian interest for façades at street level; respect significant architectural details; and maintain a mixture of uses.

Built form objectives include the preservation of a low to medium rise character of development, and reinforcement of the façade and continuity of existing street-fronting development. Noise reduction is especially important for residential uses, especially on streets carrying heavy or noisy traffic loads. The guidelines note that the Downtown Eastside/Oppenheimer area is generally deficient in private and semi-private open space, and encourage the provision of useable private and semi-private open space, especially in residential development. As general principles, the guidelines also recommend that all open spaces should be located to maximize available sunlight and minimize exposure to noise, and to provide free opportunity to experience nature and seasonal change. Finally, the guidelines recommend that wherever significant pedestrian movement occurs, new development should provide trees and landscaping to improve pedestrian interest.

In 1992, the Guidelines for Sub-Area 1 noted the potential for the foot of Main Street to become a major access to a redeveloped waterfront, and recommended that development not cast excessive shadow north of Alexander Street.

As the adjacent building to the north is a rooming house, the site is also subject to the Guidelines for New Development Adjacent to Hotels and Rooming Houses (with Windows or Lightwells Near Interior Property Lines).

3. Downtown-Eastside: Interim Development Management Guidelines (2012)

The Interim Development Management Guidelines provide staff, the LAPP Committee and other stakeholders the mechanisms to manage Active Storefront grant applications, and Heritage Façade grant applications within the DTES, and to provide sufficient time for the LAPP to review this policy area and program.

4. Housing and Homelessness Strategy 2012-2021

The Housing and Homelessness Strategy describes the City's overall direction for housing, including what we need and how we will achieve it over the next ten years. It identifies the different kinds of housing necessary to meet the needs of our citizens, as well as ways to improve and better preserve the housing we currently have. 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.

5. Downtown Eastside Housing Plan (2005)

The area's historic role has been to provide a home to low- and moderate-income people, especially singles and newcomers to Vancouver. One goal of the Downtown Eastside Housing Plan is to maintain roughly 10,000 units of low-income housing in the DTES and to increase its quality over time. Single Room Occupancy (SRO's) hotels are to be replaced with new self-contained social housing for singles and support services will be provided in a portion of the units to give stability to residents. The role of the DEOD, as discussed in the Housing Plan, is that it shall continue to be a predominantly low-income area, emphasizing social housing. The Plan further recommends that the DEOD zoning be reviewed to ensure that the area can maintain this role into the future. Due to the large number of heritage buildings in other DTES sub-areas and limited number of available development sites, the Housing Plan states that the DEOD will need to accommodate more than the one-for-one SRO replacement to make up for other sub-areas not being able to achieve this goal. The Plan also notes that if market development becomes attractive in the DEOD, despite the 20% social housing requirement, it is unlikely that achieving one-for-one SRO replacement will be possible.

• Response to Applicable By-laws and Guidelines:

1. Downtown-Eastside/Oppenheimer Official Development Plan (DEOD ODP), Sub-area (Main/Hastings) (1982)

The application meets the regulations of the Official Development Plan, except for residential FSR and other regulations noted in the technical analysis. The application will increase the number of self-

contained dwelling units in the Downtown-Eastside, including a number of social housing units proposed on the 2nd floor. The application also proposed a number of departures from the Zoning & Development By-law, which are noted in the Technical Analysis.

The proposed Social Housing units have an interior floor area that is less than required in Section 10.21.2 (a) of the Zoning & Development By-law. Staff feel that a relaxation is supportable if the amenity of the building is improved for the residents of small units through such features as an elevator and common access outdoor space (see Conditions 1.3, 1.5 and 1.6, and Standard Conditions A.1.8, A.1.9.). A secured rental agreement is also recommended for any unit of less than 398 sq. ft. (see Condition 1.4).

2. Downtown-Eastside/Oppenheimer Design Guidelines

The proposed development, at nine stories, would be within zoning but significantly higher than other developments on the block, which reach a maximum of six stories. However, there is not a consistent pattern of façades, cornice lines, or building heights to which new development must respond in this case. The application includes a setback on the left side of the façade that reflects the lower scale of the City fire hall to the south. Staff accept that a new building up to nine stories can be accommodated on the site.

The application generally responds to the goals of private and semi-private open spaces by providing a small deck or balcony for most units, although the social housing units facing Main Street have only Juliette balconies designed primarily for light and air access, and a number of units have compromised access to natural light due to their position low in the building, below an overhang, or behind a stair tower. Similarly, while some of the upper floor units have enclosed balconies facing Main Street for acoustic reasons, other upper floor units and the social housing units do not. The proposed amount of balcony is in excess of the ODP. Rooftops at the second level are shown with extensive non-accessible green roofs, which limits their utility as open space. Active use of these areas could also pose privacy conflicts for the adjacent units.

Staff note that the rooftop offers excellent sunlight exposure and a quieter environment, and recommend that this level be developed as common access outdoor space (see Condition 1.5). The amount of rooftop garden that may be excluded from FSR is not limited by the ODP. This larger space, if appropriately landscaped, also offers an opportunity to experience nature and seasonal change in a way not feasible on individual balconies. Finally, given the removal of the significant conifer proposed to accommodate parking, staff recommend provision of an additional street tree (see Standard Condition 1.22).

In terms of access to the social housing units, staff and the Urban Design Panel have both noted the omission of elevator access to the 2nd floor. This can be accomplished most easily by adding a door to the elevator that currently passes by the 2nd floor and providing a common entry lobby at grade (see Conditions 1.3 and 1.6). Additional design development is recommended to improve access to natural light, improve the scale of the stair and elevator towers, and other refinements in the building design (see Standard Conditions A.1.1 to A.1.7).

The potential for the foot of Main Street to provide open space and access to the waterfront that was noted for Sub-Area 1 when the guidelines were written has since been addressed through the creation of the 3.3 ha CRAB Park, an overpass over the rail line, and Wendy Poole Park on Alexander Street. Shadows from this application at the equinox do not reach Alexander Street.

The proposed form of development responds to the Guidelines for New Development Adjacent to Hotels and Rooming Houses by providing at least 21 ft. of setback on all levels at or above the existing residential windows to the north.

3. Downtown-Eastside: Interim Development Management Guidelines

The proposed development is not constrained by the Downtown-Eastside Interim Development Management Guidelines.

4. Housing and Homelessness Strategy 2012-2021

The social housing units will help achieve the City-wide social housing target of 5,000 additional new social housing units (including 1,000 SRO replacement units).

5. Downtown Eastside Housing Plan (2005)

This development application meets the DEOD 20% social housing policy. Specifically, the project supports the DTES Housing Plan's goal to create new social housing (owned and operated by a government or non-profit partner) and to improve the quality of the low-income housing stock through the provision of new, permanent, self-contained social housing units by providing nine social housing units (See Housing Policy and Central Area Planning, pg.12 of this report).

The housing obligation is secured under Recommended Condition 1.2. In addition, the applicant is expected to demonstrate, to the satisfaction of the Managing Director of Social Development and the Director of Legal Services, that the legal title to the social housing units has been transferred to a registered non-profit operator at an agreed upon per unit price which allows the non-profit operator to rent the units at or below the shelter component of Income Assistance. Staff acknowledge that the proposed development signals increased market interest in the DEOD, which if unmanaged, may compromise the ability for the DEOD to achieve its role as described in the DTES Housing Plan. Therefore, while the project meets the intent of this current policy, the policy is under review through DTES LAP currently underway which is anticipated to be reported to Council in the spring 2014.

• Conclusion:

Staff believe that the proposed development application demonstrates general approvability under the prevailing applicable by-laws, policies and guidelines, subject to the Standard Conditions noted.

The proposed form of development, and anticipated quality and character, could make a positive contribution to Main Street, subject to the design development noted in the Recommended Conditions.

Through review and public consultation, staff note that there is significant community interest in this application, in particular as the City is actively engaged in a local area planning process for this area that seeks to "enhance and accelerate" a Local Area Plan and to develop a strategy to implement the Council-approved DTES Housing Plan. Staff recommend APPROVAL of this application (subject to conditions noted in this report), appreciating that the DTES Local Area Plan is scheduled for Council consideration in the spring 2014.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on January 15, 2014, and provided the following comments:

EVALUATION: SUPPORT (7-0)

- **Introduction:** Sailen Black, Development Planner, introduced the proposal for a mixed-use building for nine social housing units and 47 residential units to be located adjacent to the fire hall two blocks west of Oppenheimer Park. He also noted the existing built context on the other sides of the site. He referred to the zoning, which permits heights up to 98 feet, and noted applicable sections of the design guidelines including built form and open space. He briefly described the main exterior

features in the application. Mr. Black noted that the guidelines suggest that for new buildings next to rooming house where there are light wells, setbacks should be provided.

Entry to the nine social housing is proposed on the right of the front façade, which leads to stairs up to the 2nd floor. The units facing Main Street have Juliette balconies. The entry to the market dwelling units on levels three to nine are on the left of the front façade, leading to stairs and an elevator. These units have either open or enclosed balconies facing Main Street. Extensive or non-accessible green roofs are planned on levels two and the top of the building. The service functions and parkade entrance are on the lane.

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

- Does the Panel support the form of development at a density of 4.0 FSR and 88 feet of height?
- Taking into consideration current zoning and guidelines, does the Panel support:
 - a) The fit of scale in general (including height, density and floor area) within the local context.
 - b) The proposed approach to private and semi-private open spaces to serve the different residential uses within the site.
 - c) The proposed exterior composition and palette of materials.

Mr. Black took questions from the Panel.

- **Applicant's Introductory Comments:** Brian Shigetomi, Architect, further described the proposal noting that it was an interesting site to work with considering the fire hall. He said they wanted to create some retail continuity on the lower level and tried to bring some of the local character into the architecture. He described the architecture noting the light wells in the adjacent building and that they wanted to add some greenery for their overlook. He mentioned that they have provided a continuous rain cover along the Main Street frontage and on the second floor there are Juliette balconies for the social housing units. Mr. Shigetomi said they are looking at sustainable elements on the roof as the owner is looking at reducing energy costs. He added that they are hoping for a car share program for the single surface parking space. He mentioned that the majority of the units are under 400 square feet and are intended to be affordable.

Mary Chan-Yip, Landscape Architect, described the landscaping plans and mentioned that they treated the various areas of the roof and the second and top level. She explained that the plant materials were chosen to offer variety and colour throughout the seasons. There is currently one street tree on Main Street.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to add an elevator for access to the social housing units.
- **Related Commentary:** The Panel supported the project.

The Panel thought it was a nicely done project and supported the form and density as well as the scale, height and floor area. They recognized that the design was a good solution for a complex site and liked the way it recognized the fire hall at the corner. As well they thought it was a good fit for the neighbourhood. The Panel supported the applicant's choice of colours and materials.

The Panel agreed that not having an elevator to the social housing units was unacceptable.

The Panel supported the landscaping plans and thought it was well done but simple. Some members asked whether the rooftop could be made accessible. One Panel member suggested

adding planting under the solar panels. A couple of Panel members suggested adding more street trees. Some Panel members recommended improving daylight access for the south units behind the stair tower.

Regarding sustainability, it was noted that the heating system was not defined and it was suggested the applicant look into a hydronic hot water heating system. They supported the use of solar to heat the domestic hot water and treatments to the different facades. One Panel member suggested adding some natural light in the stairwells. Another Panel member recommended making the bicycle rooms more appealing.

- **Applicant's Response:** Mr. Shigetomi said they would revisit the issue of the elevator. He added that originally they had included one but had some issues on the ground floor and as well there was the issue of the cost of putting one in.

ENGINEERING SERVICES

The parking requirement for residential uses in Sub-Area 1 of the DEOD is set out in section 4.1.4 of the Parking Bylaw and states that where parking is provided, "office commercial, live-work, and residential uses shall require not more than one parking space for each 93 square metres of gross floor area of such uses".

Staff interpret this as giving the Director of Planning and Development Permit Board the ability to set a parking standard up to 1 space per 93 m² of floor area. As the site proposes small units, is very close to the downtown core, and has good transit access, staff recommend that the Downtown standard (1 space per 140 m²) be applied for the market residential and that 1 space per 6 units of singles social housing be provided, consistent with recent City practice. By applying this standard, it appears that the applicant will be able to provide the required parking by providing the required disability spaces (which each count as two parking spaces) and a carshare vehicle and space (which can be substituted for 5 required parking spaces under the Parking Bylaw). Other alternative solutions to meet this requirement may also be considered.

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)

Recommendations to improve CPTED performance are contained in the prior-to conditions noted in Appendix A attached to this report. (See Standard Condition A1.24)

HOUSING POLICY AND CENTRAL AREA PLANNING

The 2005 DTES Housing Plan sets out a vision for housing in the neighbourhood which includes: maintaining

- 10,000 units of low-income housing, but increasing its quality over time;
- one-for-one replacement of SROs with self-contained social housing for singles;
- the integration of market housing (rental, owner-occupied and live-work) with an emphasis on moderate-income affordability for new units;
- the development of new market housing to proceed at similar pace as new low-income social housing; and developing affordable housing throughout City.

The DEOD ODP includes a 20% social housing requirement for any development over 1.0 FSR. The 20% inclusionary zoning policy has historically limited market development and resulted in projects that have included 100% social and/or supportive housing. The DTES Housing Plan acknowledges that as mixed-use projects become viable (i.e. can achieve the 20% social housing requirement), the targets for replacing SROs in the sub-area may be compromised. This concern has been raised by the community and is acknowledged by city staff. Options to address issues related to the pace of change in the neighbourhood and the ability to replace SROs will be addressed through the Local Area Plan, currently underway and expected to be brought to Council in the spring 2014.

This application meets the 20% social housing provision as required by the DEOD ODP. A Housing Agreement will secure all of the social housing units as rental units in perpetuity or for the life of the building and will restrict rents so that the tenant contribution is no more than the shelter component of income assistance (currently \$375). (See Condition 1.2) The applicant has identified Community Builders as the non-profit housing operator. The organization has a history in the neighbourhood and is an experienced operator. A draft Operations Management Plan (OMP) will be required as a condition of the Development Permit, with completion to occur prior to the issuance of the Occupancy Permit. The OMP outlines the operating parameters for the social housing units and includes protocols to manage operational issues. The Operations Management Plan also requires a written annual status report, including annual rent rolls to be submitted to the City. (See Condition 1.1)

It is important to note that the Downtown Eastside Housing Plan recognized the historic diversity of the neighbourhood and established policies to support the integration of market housing while striving to ensure market development does not displace the low-income community, but rather complements it by creating a mixed-income community that can support the provision of goods, services and employment opportunities for local residents of all incomes. While this project includes the provision of the required 20% social housing, staff and the urban design panel recommendations seek to improve the integration of the social housing with the market tenants. The current application includes one elevator that stops on floors three through nine, but does not stop on the second floor where the social housing units are located (social housing tenants are expected to use a separate entrance and stairs to their floor). Staff are strongly opposed to this design and as a condition of development, require that elevator access be provided to the social housing tenants accessing the second floor (see Condition 1.3).

Staff also recommend that amenity space (see Condition 1.5) be provided for the social housing unit tenants given the units average roughly 320 square feet. While recognizing the importance of replacing SROs with improved, self-contained social housing, the Housing Plan also recommended that tenants living in these smaller units (320 square feet) have access to amenity space to improve livability and longer term housing stability. A common lobby with shared elevator access and the addition of shared amenity space would facilitate interaction and build a sense of sense of community among all residents (see Condition 1.6).

PROCESSING CENTRE - BUILDING

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 Processing Centre-Building staff.

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

NOTIFICATION

On December 13th, 2013, 752 notification postcards were sent to the neighbouring property owners advising them of the application, and offering additional information on the City's website. 80 emails were sent to organizations and individuals that have requested to be added to a mailing list to be notified of the applications in the Downtown Eastside. In addition approximately 288 postcards and 7 posters were distributed by the EMBERS society as part of the pilot project to better notify residents in Single Room Accommodation hotels during the LAPP process. The LAPP Committee was notified of the development application, but did not respond as a group.

There have been 8 responses received, the comments are summarized below:

- *The development will remove a large tree in the neighborhood, it's retention would add strength to the current design concept, relocate the proposed generator to retain the tree.*
- *Black tower not preferred, cover with greenery.*
- *The building is too tall for its surrounding context, reduce by 1-2 storeys.*
- *The large tower adjacent to the fire hall creates a blank south facade from Powell Street. The south facade should be revised from the metal panels proposed, to be more open and varied in design and less "back of the building".*
- *Reconsideration of the turquoise/blue wall for the hallways, doors, and wall to the East of this wall to partial mirror, bringing light into the space between the buildings.*
- *Rotate the black stairway tower to allow more light into the space between the adjacent buildings at 119 Main Street.*
- *The overall covering of the building looks cheap, given the nature of the historic neighbourhood, could real or faux brick be used in lieu of red panels.*
- The Carnegie Community Action Project urges the City to deny the proposal:
 - *DTES residents do not need more market housing.*
 - *The proposed market housing will increase property values and gentrification pressures in the DEOD, which is supposed to be, according to the city's 2005 Housing Plan, the place where new social housing is built to replace SROs. This will make it more expensive to get land for social housing in the DEOD.*
 - *The new local area plan is supposed to be passed soon, this application should be postponed to see if it fits with the requirements of the new plan.*
- From CN Rail:
 - *The site is in close proximity to two rail yards and should incorporate adequate noise mitigation.*
 - *Include conditions to advise future occupants of the railway's presence to forestall potential noise complaints.*
- *In favor of building, and looks forward to continued investment and improvement along that section of Main Street as well as Cordova & Hastings.*

An 'Open House' was held on January 13th, 2014 from 5pm to 8pm at the Jim Green Residence at 415 Alexander Street. 13 people signed in and 3 comment sheets were received and summarized below.

- *Noise impact during construction time affecting neighbours.*
- *Concern from adjacent owner of shoring work.*

- *Front façade of building should be set back further from the northern property line, similar to treatment on the south property line.*
- *Reduction of height and FSR by 3 storeys.*
- *Concern with removal of large tree in rear yard.*
- *Families units (double deck floors) above the 9 social housing component should be provided to enable families to live here and have access to all the amenities in the neighbourhood.*
- *Unfortunate that 123 façade is not preserved with original storefront, cornices and brackets. Perhaps metal cornice and elements from this building could be preserved and used decoratively in the entry. No mechanism in place to protect these properties.*
- *More effort should be made to mitigate noise from fire hall as it is a busy station and more enclosed balconies should be used in addition to acoustic glazing.*

Staff Response:

Social Housing: The DTES is undergoing change and staff acknowledge that the pressure of market development has been increasing. This project meets the current 20% social housing requirement but the policy itself is still under review as part of the DTES Local Area Plan to determine whether it can meet the objectives of the DTES Housing Plan over the long term. The completion of the LAP process, and Council consideration of the DTES Local Area Plan, is scheduled for the spring 2014.

Construction Impacts: Construction on the site would be subject to the Vancouver Noise Control By-law #6555 which limits construction on private property between 7:30 am and 8 pm on any weekday that is not a holiday and between 10 am to 8 pm on any Saturday that is not a holiday.

Acoustic Report: Considering the site's proximity to railway uses north of the site, staff are requiring the submission of an acoustical consultant's report to assess noise impacts and to recommended mitigation measures that are to be incorporated into the development's design. See Standard Conditions A.1.2 to A.1.4 and B.2.5.

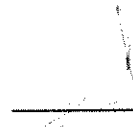
DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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.

The Staff Committee recommends approval providing the development advocates commonality for all residents of social housing and market dwelling units including the entry, elevator access and outdoor spaces.

The Staff Committee has considered this application and supports the proposal with the conditions contained in this report.



J. Greer
Chair, Development Permit Staff Committee

 FOR

S. Black, Architect AIBC
Development Planner



J. Boshjak
Project Coordinator

Project Facilitator: M. Au

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 consideration to providing enclosed balconies nearest to the fire hall;

Note to Applicant: Intent is to reduce acoustic effects to residents. The applicant may wish to relocate some of the enclosed balconies.

A.1.2 notation on the floor plans or elevations of the acoustic features that will be used to reduce exterior noise for residents;

A.1.3 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.1.4 written confirmation shall be submitted by the applicant that:

- the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
- adequate and effective acoustic separation will be provided between existing sources of noise such as the fire hall, Main Street, and railway operations and residential portions of the building; and
- 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;

A.1.5 provision of more robust exterior finish at grade;

Note to Applicant: The proposed porcelain tile may pose a long-term maintenance cost to the owner if chipped, cracked or broken. Consideration should be given to materials with an integral finish such as quarried stone or architectural concrete in locations close to grade.

A.1.6 design development to reduce the visual scale of the proposed stair and mechanical towers;

Note to Applicant: This can be accomplished by reorienting the long dimension of the stair, shifting its position into the building, lightening the colour and finish of the exterior, reducing its height as seen from nearby, and by relieving the façades with windows.

A.1.7 provision of a lighting design that enhances pedestrian comfort and safety while avoiding glare to the occupants of nearby buildings;

Note to Applicant: Provide lighting details through cut sheets or other drawings. Lamps should be full cutoff fixtures.

A.1.8 consideration to provide translucent glazing at the lower levels of the north hallways;

Note to Applicant: Intent is to reduce direct overlook to occupants of the neighbouring building.

A.1.9 consideration of solar panels to provide space heating in addition to the proposed solar hot water facility;

Note to Applicant: The rooftop enjoys excellent solar access based on its proposed height. In addition, the building is proposed to be retained by the owner, who may enjoy benefits over time that would not occur in a development intended for sale.

Standard Technical Conditions

- A.1.10 compliance with Section 4.5.1(b) - Density, of the Downtown-Eastside/Oppenheimer Official Development Plan;

Note to Applicant: A reduction of 3,370 sq.ft. is required to meet the maximum residential FSR allowed. Please contact the Project Coordinator for more information.

- A.1.11 compliance with Section 4.5.3(a)(i) - Balcony exclusion, of the Downtown-Eastside/Oppenheimer Official Development Plan;

Note to Applicant: A reduction of 515 sq. ft. is required to meet the maximum Open & Enclosed Balcony exclusion. Please contact the Project Coordinator for more information.

- A.1.12 provision of parking spaces, as per Parking By-Law, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Based on the approvable density this would be 20 spaces, including 3 spaces designated for commercial parking.

- A1.13 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 three disability spaces are required.

- A.1.14 provision of bicycle parking in accordance with the Parking By-law;

Note to Applicant: One Class A bicycle space is required for the Commercial portion as noted in Section 6.2.5.1 of the Parking By-law;

- A.1.15 provision of details of bicycle rooms, in accordance with Section 6 of the Parking By-law, which demonstrates the following:

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

- A.1.16 provision of complete and fully-dimensioned floor plans;

Note to Applicant: Dimensions are to be noted to the exterior portion of walls.

- A.1.17 revisions to the statistics on Page A-0.1;

Note to Applicant: Clarifications are required to match the proposed floor areas. Please contact the Project Coordinator for more information.

- A.1.18 provision to rename the 'CRU' noted on first floor (Page A-2.1) plans to an approved use in the DEOD ODP;

Note to Applicant: Parking calculation was based on these units being Retail Stores. If another use is proposed, the required parking numbers may change.

- A.1.19 deletion of all references to the proposed signage, or 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: The Sign By-law Coordinator should be contacted at 604.871.6714 for further information.

- A.1.20 details of balcony enclosures;

(**Note to Applicant:** To qualify for an exclusion from floor space ratio [FSR] calculations, an enclosed balcony must be a distinct space separated from the remainder of the dwelling unit by walls, glass, and glazed doors [hinged or sliding], have an impervious floor surface, a flush threshold at the bottom of the door [for disabled access], large, openable windows for ventilation, and distinct exterior architectural expression. In addition, each dwelling unit should have no more than one enclosed balcony, and all balconies, both open and enclosed, should be clearly identified on the floor plans. Notation should also be made on the plans stating: "All enclosed balconies shall be designed and constructed in accordance with the Council-approved Balcony Enclosure Guidelines." Limitations on the amount of exclusions and enclosures permitted are described within the regulations of the respective District Schedule or Official Development Plan that apply to the specific site. For further details and specifications on enclosure requirements, refer to the Council-approved Balcony Enclosure Guidelines.)

- 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;

Standard Landscape Conditions

- A1.22 provision of at least one additional street tree, in coordination with Engineering and Park Board;

Note to Applicant: The following note should be added to the plan:

Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Eileen Curran at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street tree to be confirmed prior to issuance of the building permit. Call Cabot Lyford at Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

- A1.23 provision of alternative tree protection for the existing street tree and deletion of tree barriers detail sheet L1;

Note to Applicant: Standard barriers cannot be installed in concrete sidewalk strips. Suggest metal hoarding panels be used, with a notation on the plan.

Crime Prevention Through Environmental Design (CPTED)

A1.24 design development to reflect CPTED principles;

Note to Applicant: Consultation with an experienced residential operator in the area should be undertaken to identify local risks or costs of operation. This consultation and the specific measures or strategies employed should be summarized in the response to these conditions and noted on the drawings.

Provide a lighting strategy that enhances personal security while minimizing glare. Alcoves should be minimized or removed to avoid recessed areas and unintended use. Lighting in alcoves should be designed to anticipate local CPTED risks.

Bicycle room divisions as required to secure separate compartments under the Parking By-law should be designed to maximize visual openness and connections with other spaces on the parkade level. This can be accomplished with partitions incorporating rigid panels of expanded metal mesh or similarly secure, transparent materials.

A.2 Standard Engineering Conditions

A.2.1 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 5, 6 & 7, Block 3, DL 196, Plan 184 to create a single parcel;

A.2.2 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the release of Indemnity Agreement GB29798 (existing building encroachment onto adjacent Lot B);

A.2.3 provision of a canopy application, canopies must be fully demountable and meet the requirements of the Building By-law;

A.2.4 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The following items are required to meet the Parking and Loading Design Supplement:

- Provide a standard loading throat to accommodate manoeuvring into the loading space for northbound trucks in the lane. The plans show gates that swing outward - either an overhead or roll-up gate should be provided to facilitate maneuvering.
- Confirm the provision of a minimum 3.5m (11'-6") overhead unobstructed vertical clearance for access into the loading space.
- Provision of a minimum of 8'-10" parking stall width for all standard parking spaces which have only a 20 foot wide manoeuvring aisle.

Please contact Rob Waite of the Neighbourhood Parking and Transportation Branch at 604.873.7217 for more information.

A2.5 provision of design elevations at all entrances, both sides of the loading bay and parking ramp at all break points with the notation of the length of ramp at the specified slope;

- A2.6 provision of additional garbage and recycling storage to meet City of Vancouver Garbage and Recycling Storage Facility Design Supplement;

Note to Applicant: Please refer to the Design Supplement at:
http://vancouver.ca/files/cov/Garbage_and_Recycling_Storage_Facility_Supplement.pdf

- A2.7 written confirmation that all utilities will be underground, within private property and a pad mounted transformer within private property is required. 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 are not limited to, switchgear, pad mounted transformers to be located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. BC Hydro is to be contacted in the initial stages of the development design to determine their electrical service requirements. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant is required to show details of how the site will be provided with all services being underground.

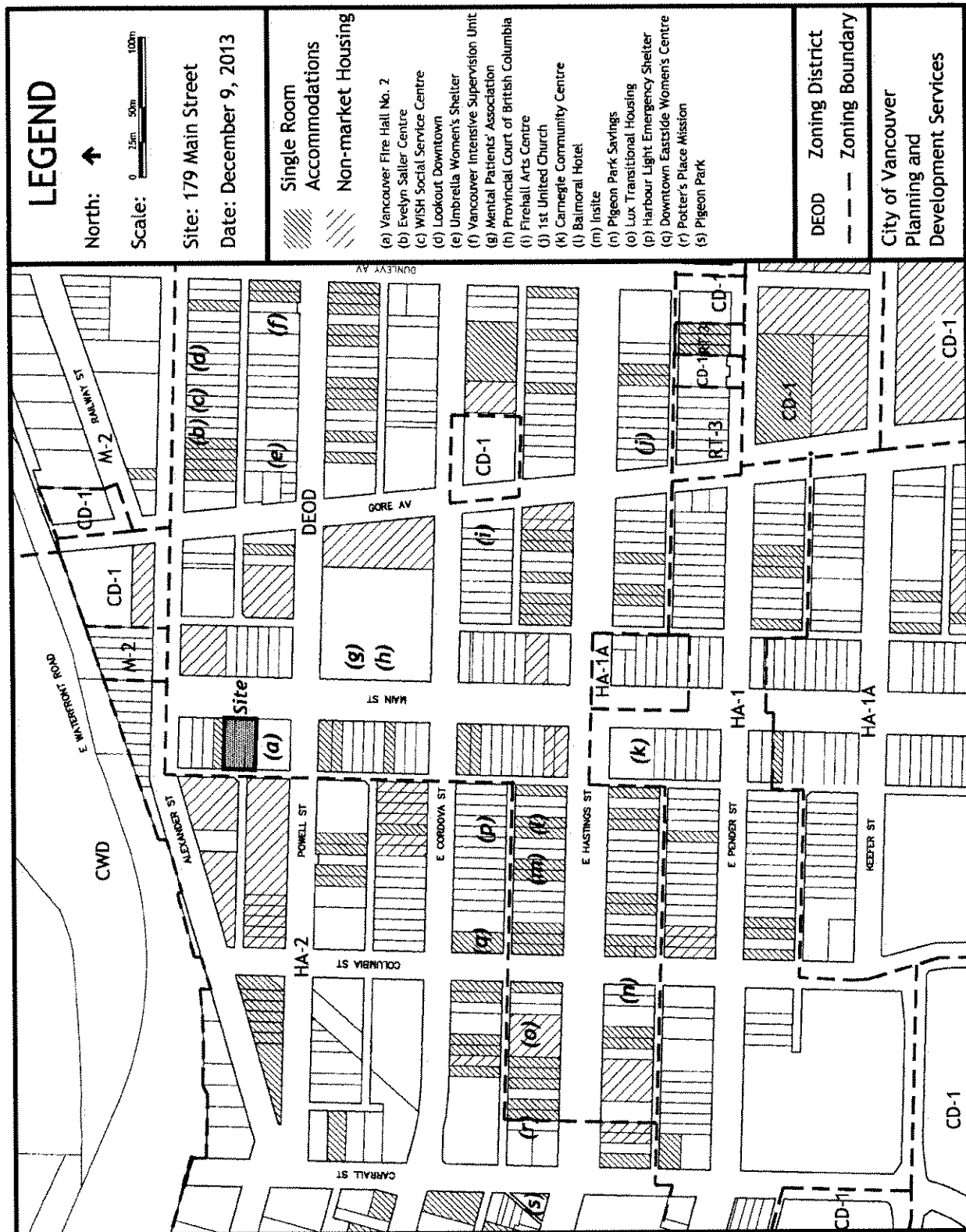
B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated January 24, 2014. 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 **August 24th, 2014**, 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.1.6 **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.**

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 Buildings owners are responsible for ensuring that all prospective purchasers are informed in writing, including any agreements, disclosure statements and brochures, of the potential for significant noise and vibration, during the day as well as at night, resulting from the adjacent CNR tracks.



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COMMUNITY SERVICES
DEVELOPMENT SERVICES



PROJECT DEVELOPMENT PERMIT DRAWING LIST

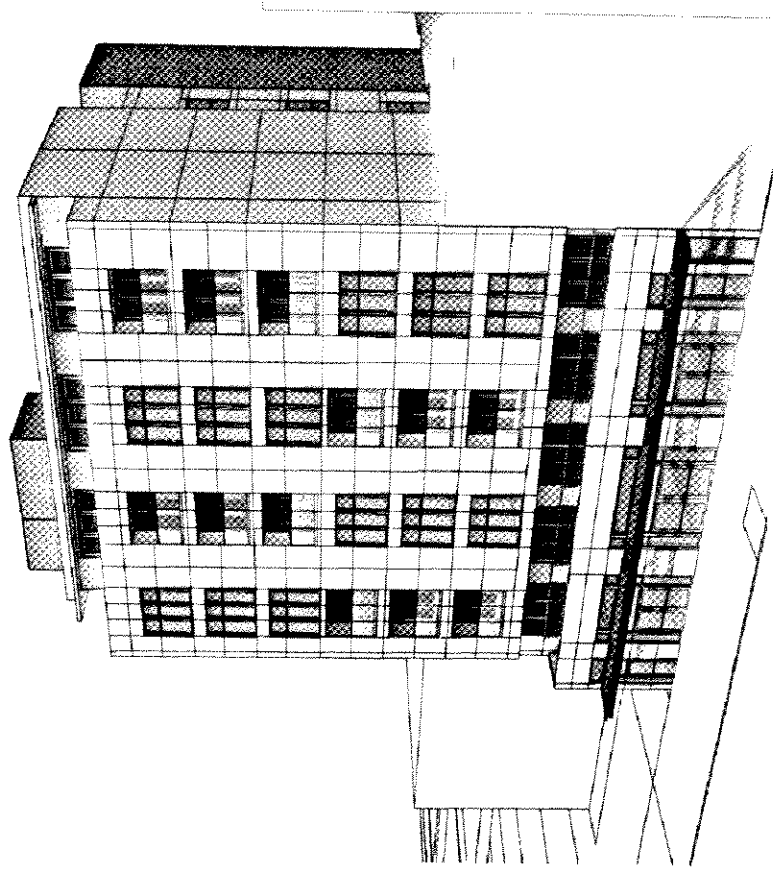
PROJECT TEAM

- OWNER**
F&G PROPERTY MANAGEMENT LTD.
135 WATER STREET
VANCOUVER, BC
V6A 1A5
T: 604 695 3960

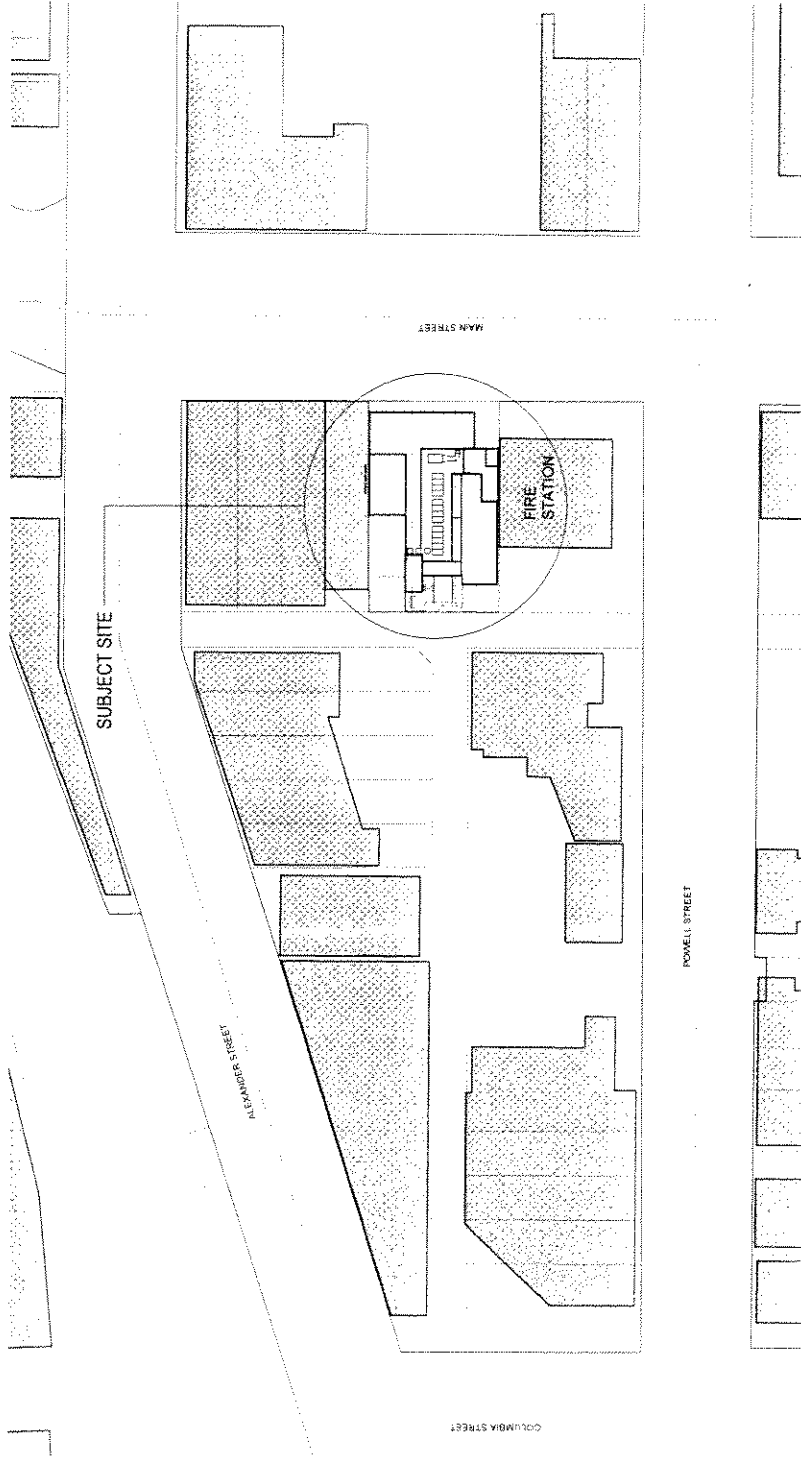
ARCHITECT
ATELIER PACIFIC ARCHITECTURE INC.
SUITE 109 - 131 WATER STREET
VANCOUVER, BC
V6A 1A5
T: 604 692 4800
F: 604 692 3865
E: info@atelierpacific.com

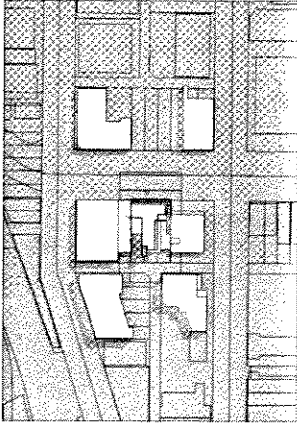
LANDSCAPE ARCHITECT
F&G LANDSCAPE ARCHITECTS
1000 WEST GREEN STREET
VANCOUVER, BC
V6C 4G9

LAND SURVEYOR
MELANNEY ASSOCIATES LAND SURVEYING LTD.
13760 80 AVENUE
SURREY, BC
V4N 1V6
T: 604 596 6700
- AG.0 COVER SHEET
AG.1 PROJECT DATA - DEVELOPMENT SUMMARY
AG.2 SHADING STUDY
AG.3 STREETSCAPE ELEVATION
AG.4 SITE PLAN
AG.5 SURVEY PLAN
AG.6 LEVEL TERRACE
AG.7 GROUND FLOOR LEVEL
AG.8 LEVEL 1 TO 4 FLOOR PLANS
AG.9 LEVEL 5 FLOOR PLAN
AG.10 ROOF PLAN
AG.11 EAST ELEVATION (MAIN STREET ELEVATION)
AG.12 WEST ELEVATION (FACING ORC LANE)
AG.13 NORTH ELEVATION (FACING EXISTING RESIDENTIAL BUILDING)
AG.14 SOUTH ELEVATION (FACING THE WALL)
AG.15 LONGITUDINAL SECTION
AG.16 CROSS SECTION
AG.17 COLOURED ELEVATIONS
1.1 GROUND FLOOR LANDSCAPE PLAN
1.2 LEVEL 2, 3 + ROOF LANDSCAPE PLAN

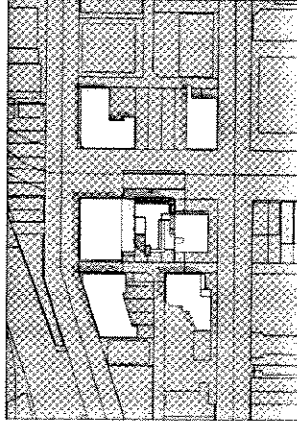


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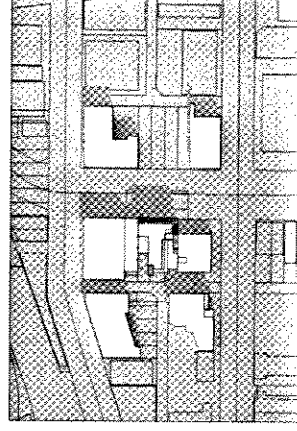




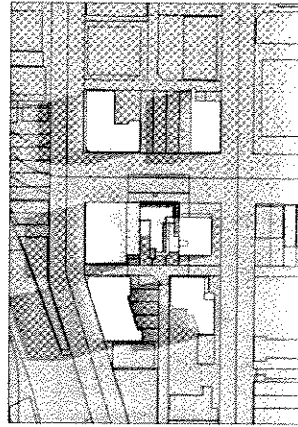
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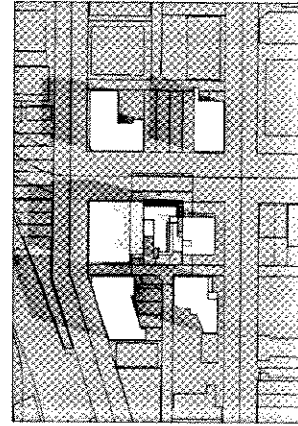
JUNE 21 - 12:00



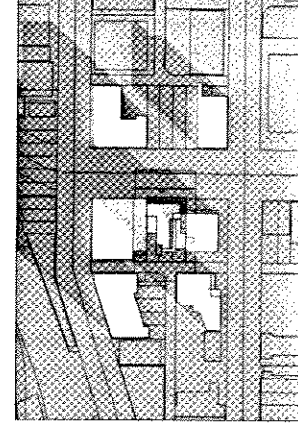
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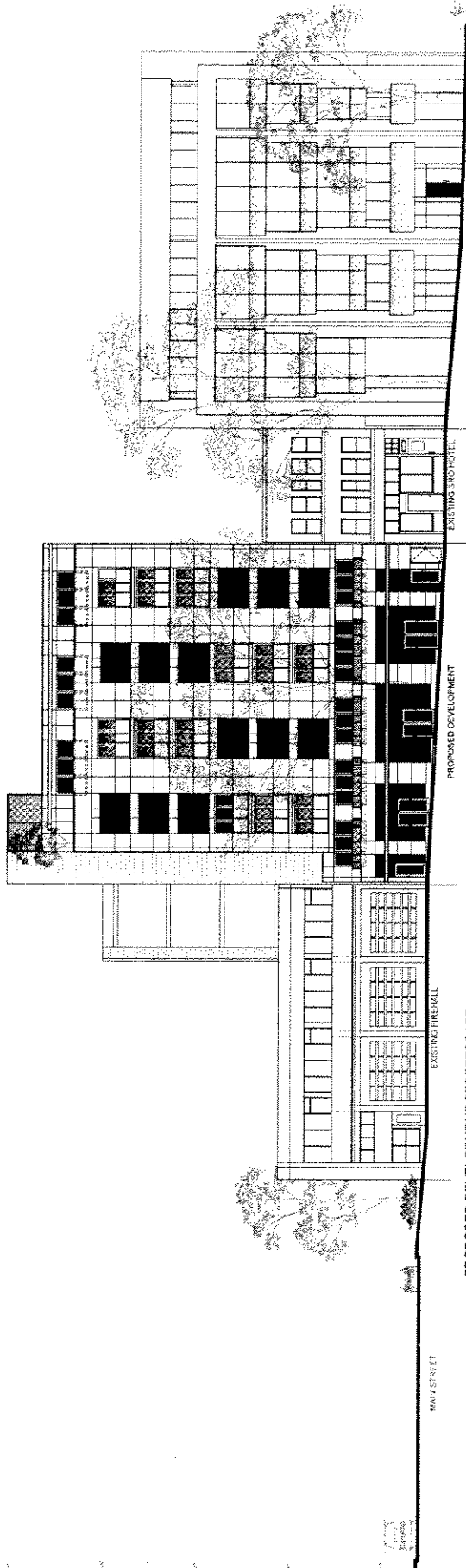
DECEMBER 21 - 10:00



DECEMBER 21 - 12:00



DECEMBER 21 - 14:00



EXISTING SIX STORY BUILDING

FEETSCAPE



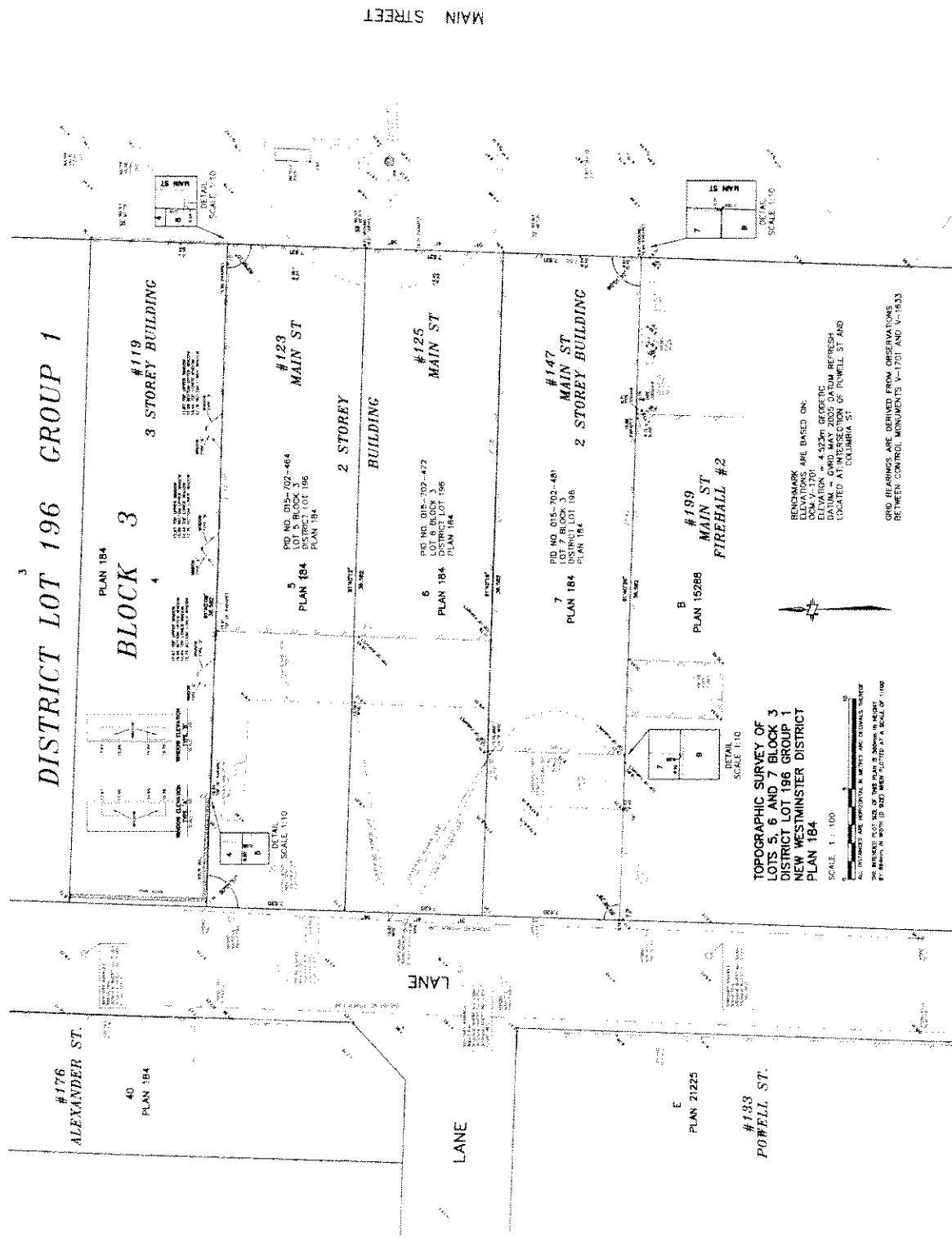
STREETSCAPE ANALYSIS

THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE BLOCK BETWEEN ALDENBURY STREET AND POWELL STREET WITH BUILDINGS FRONTING ONTO MAIN STREET. THERE ARE NO DESIGNATED HISTORIC BUILDINGS WITHIN THE BLOCK. THE GENERAL MASSING AND ARTICULATION OF THE EXISTING BUILDINGS ARE SIMILAR, RANGING FROM 2-6 STOREYS IN HEIGHT AND DIRECTLY FRONTING MAIN STREET. IN ADDITION, ALL BUILDINGS WITHIN THE BLOCK HAVE LITTLE TO NO SETBACK OFF OF THE EAST FRONTAGE, WITH THE BUILDINGS' ROOFS AND CORNICES OFTEN OFFICING COMPONENT ON THE GROUND FLOOR, DISTRICT IN APPEARANCE FROM THE LEVEYS AND AREAS.

THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE BLOCK BETWEEN ALEXANDER STREET AND POWELL STREET WITH BUILDINGS FRONTING ONTO MAIN STREET. THERE ARE NO DESIGNATED HERITAGE BUILDINGS WITHIN THE BLOCK. THE GENERAL MASSING AND ARTICULATION OF THE EXISTING BUILDINGS ARE SIMILAR, RANGING FROM 2-6 STOREYS IN HEIGHT AND DIRECTLY FRONTING MAIN STREET. IN ADDITION, ALL BUILDINGS WITHIN THE BLOCK HAVE LITTLE TO NO SETBACK OFF OF THE EAST PROPERTY LINE AND HAVE A COMMERCIAL/RETAIL OR OFFICE COMPONENT ON THE GROUND FLOOR. DISTRICT IN APPEARANCE FROM THE LEVEL(S) ABOVE.

AN EXISTING FIRE HALL AT THE CORNER OF MAIN AND POWELL IS RELATIVELY UNIQUE IN CHARACTER FROM THE OTHER BUILDINGS AND HAS A FRONTAGE THAT IS SET BACK FROM MAIN STREET WITH ROOM FOR CARS TO PARK IN FRONT OF THE BUILDING. THE FOUR CENTER BUILDINGS WITHIN THE BLOCK ARE AGED OFFICE BUILDINGS WITH ONE 510 BUILDING WHICH WILL REMAIN UNTOUCHED. THESE BUILDINGS ARE ALL TWO TO THREE STORIES IN HEIGHT WITH A NARROW FRONTAGE (APPROXIMATELY 25FT EACH), WHILE THE END BUILDING ON THE CORNER OF MAIN AND ALEXANDER STREET HAS A LARGE FRONTAGE (APPROXIMATELY 100 FT) AND 6 OR 8 STORIES IN HEIGHT.

THE NEW DEVELOPMENT WILL SPAN THREE OF THE SMALLER PORTS LOCATING THREE OF THE EXISTING ACROSS TWO STOREY OFFICE BUILDINGS. THE PROPOSED 8 STOREY MIXED USE EXISTING BUILDING WILL BE THE CURRENT DEVELOPMENT PROVIDING GROUND FLOOR RETAIL TO THE ADJACENT EXISTING BUILDING. THE NEW DEVELOPMENT IS SET BACK FROM THE EXISTING RENTAL HOUSING UNITS ABOVE. THE 5TH FLOOR OF THE DEVELOPMENT IS SET BACK FROM THE PROPERTY LINE TO REDUCE THE APPEARANCE OF THE BUILDING TO A STOREY WHICH ADDS IN COMPLEMENTING THE EXISTING 6 STOREY BUILDING AT THE NORTH END OF THE BLOCK WHICH ALSO HAS A WIDE FRONT FACE OF APPROXIMATELY 82M IN COMPARISON TO THE FRONTAGE OF THE



(continued)

GRID HEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS V-1701 AND V-1633

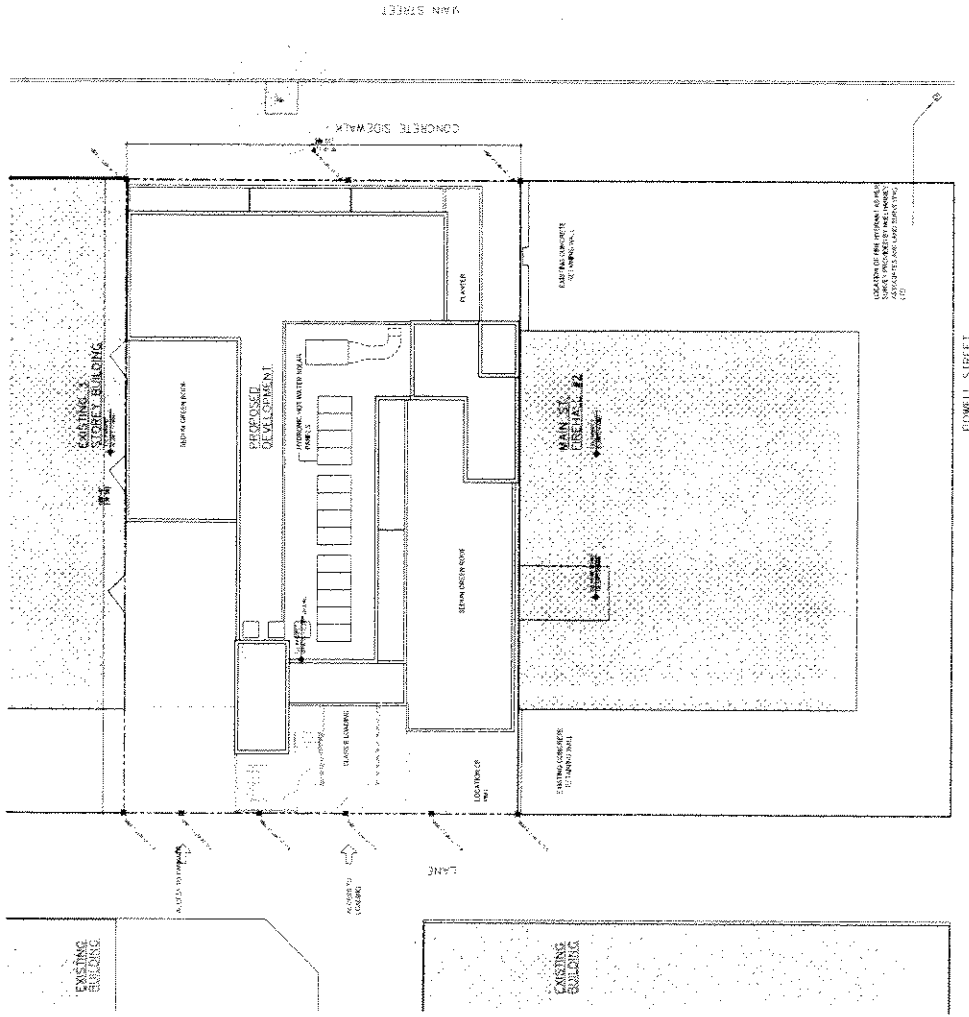
BENCHMARK
ELEVATIONS ARE BASED ON:
OCM Y-1701
ELEVATION = 4.523m GEODETIC
DATUM = GRID MAY 2005 DATUM REFRESH
LOCATED AT INTERSECTION OF POWELL ST AND
COLUMBIA ST

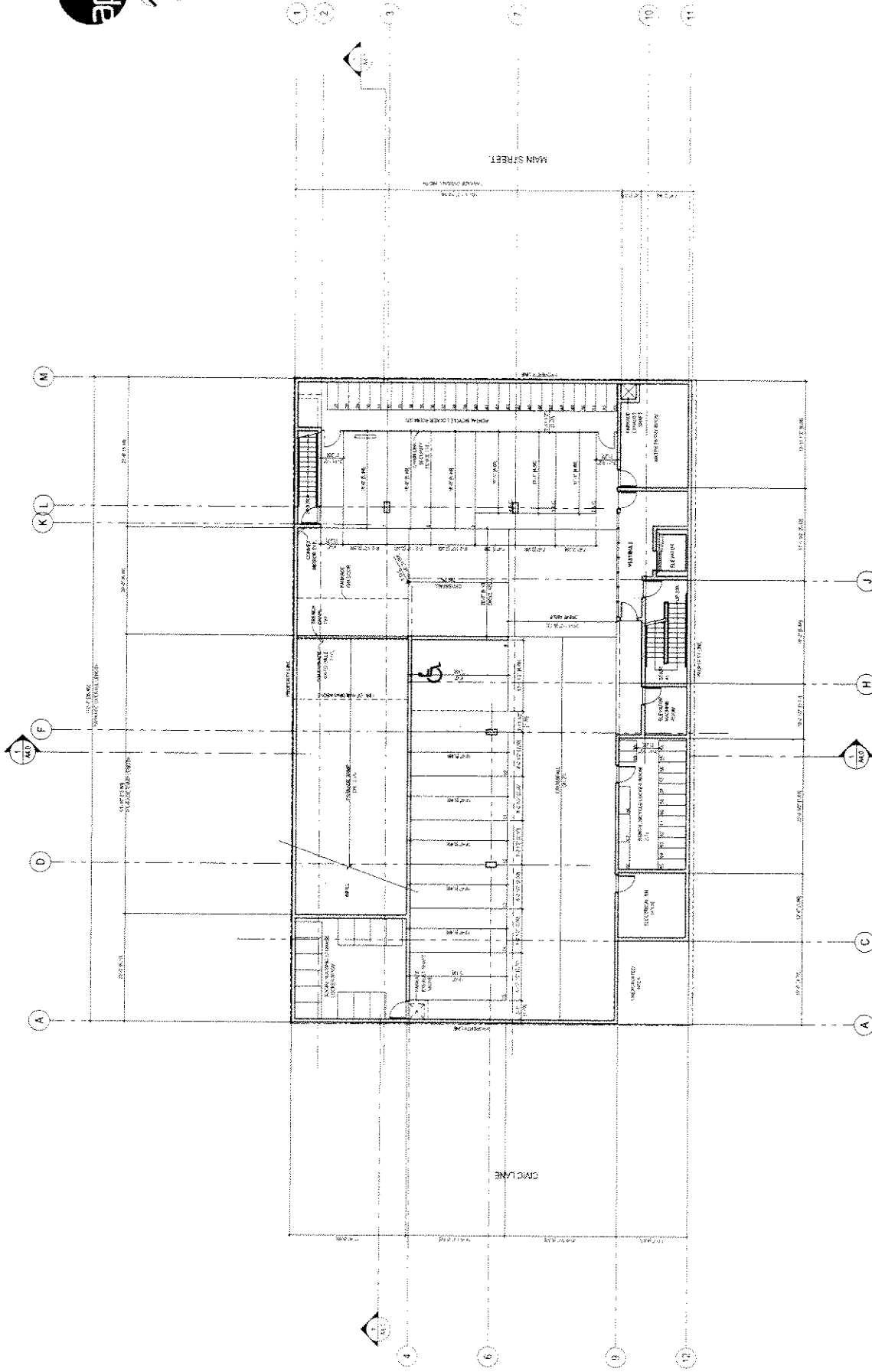
TOPOGRAPHIC SURVEY OF
LOTS 5, 6 AND 7 BLOCK 3
DISTRICT LOT 196 GROUP 1
NEW WESTMINSTER DISTRICT
PLAN 184

SCALE. 1 : 100

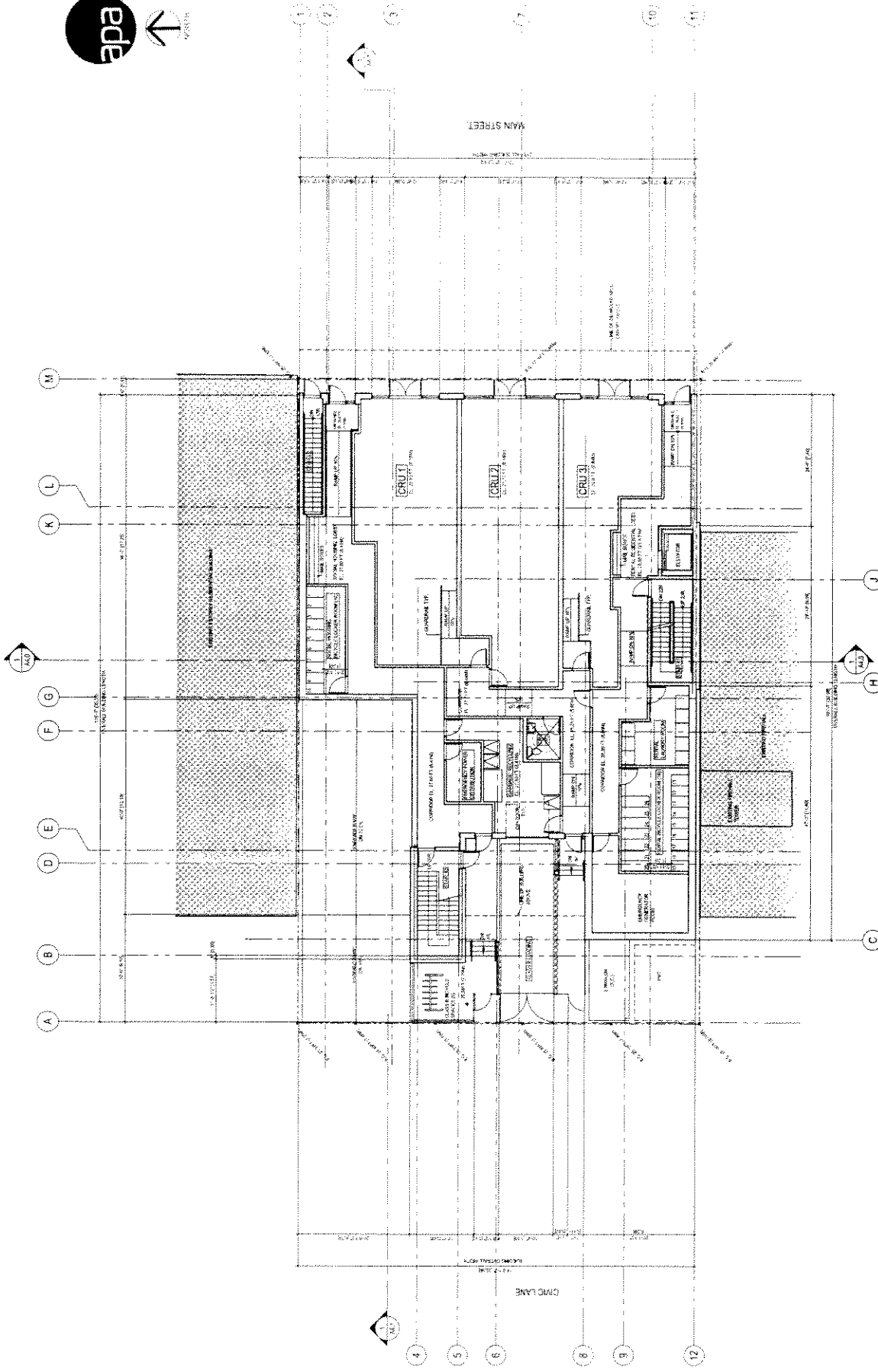


ALL DISTANCES ARE HORIZONTAL IN METRES AND DECAHOURS THEREOF

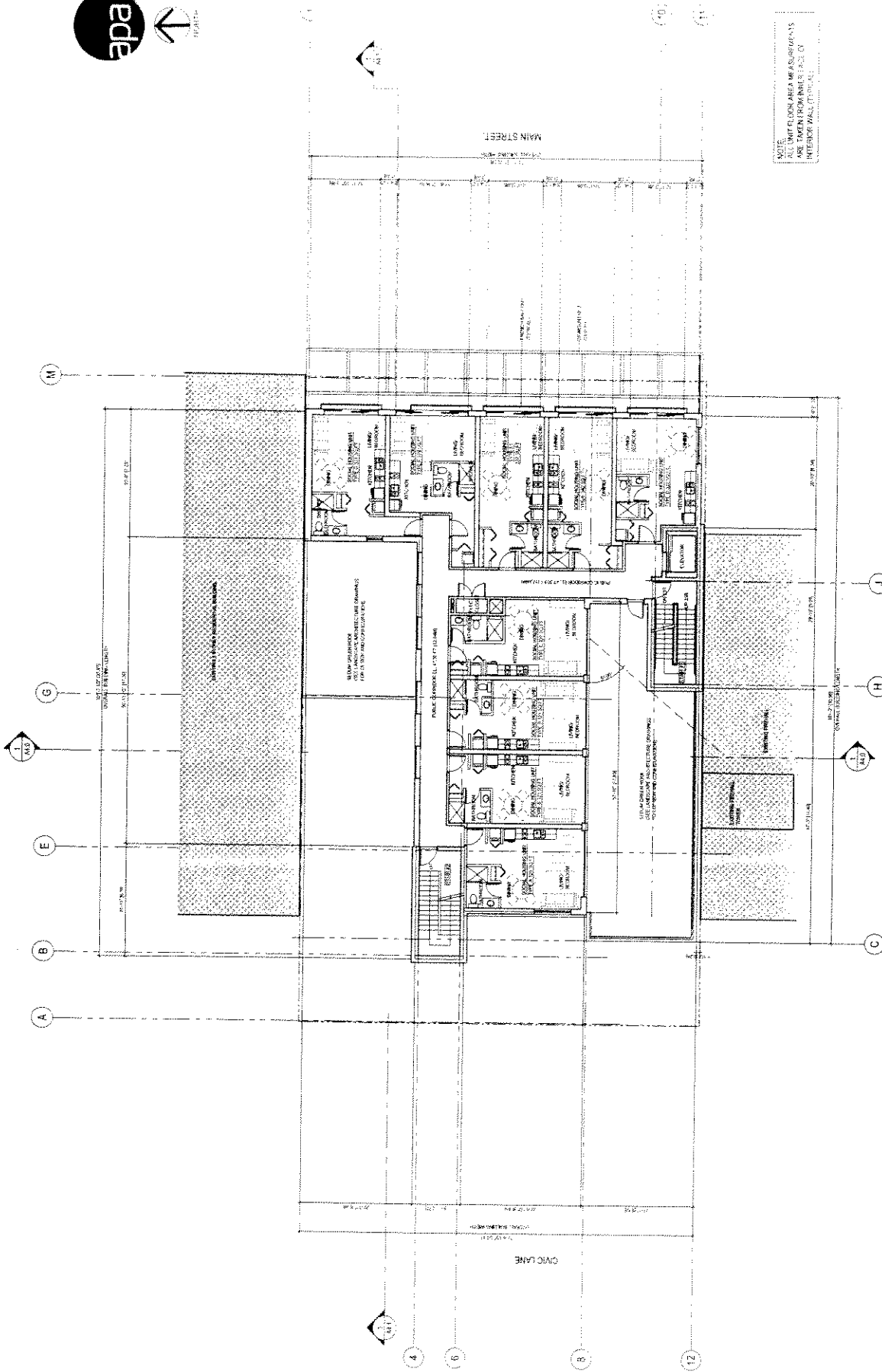




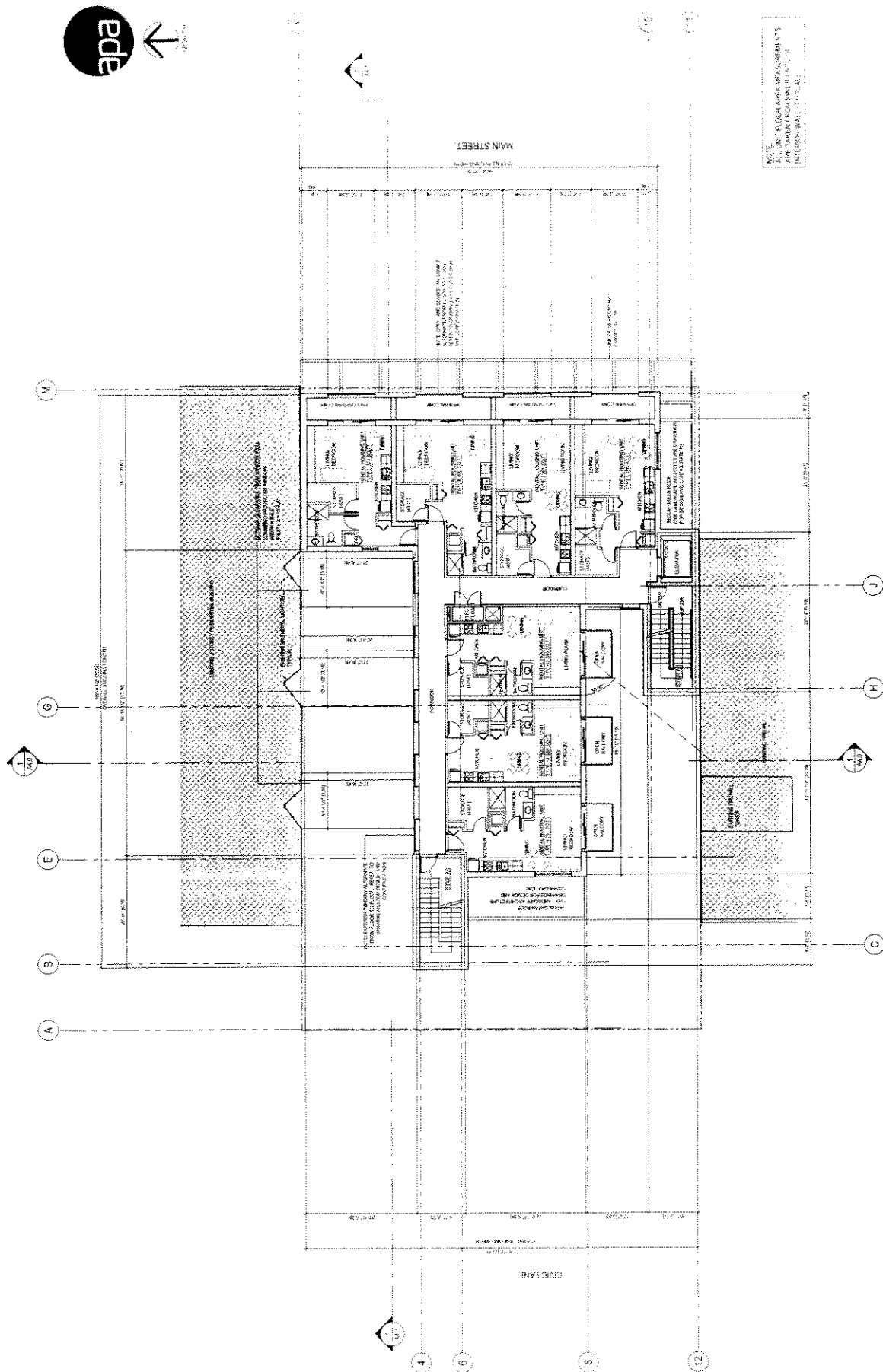
Appendix D, page 8 of 22



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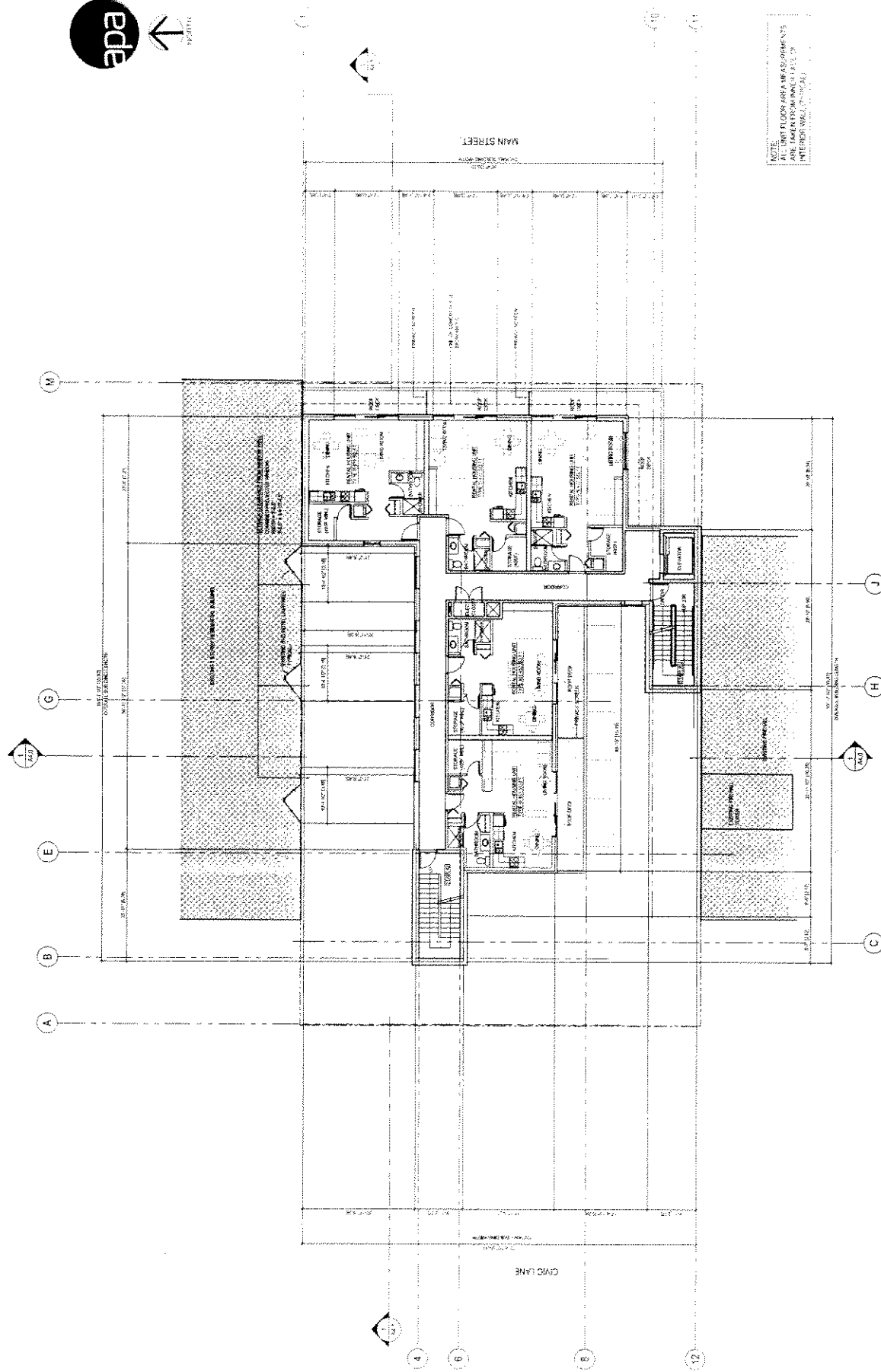


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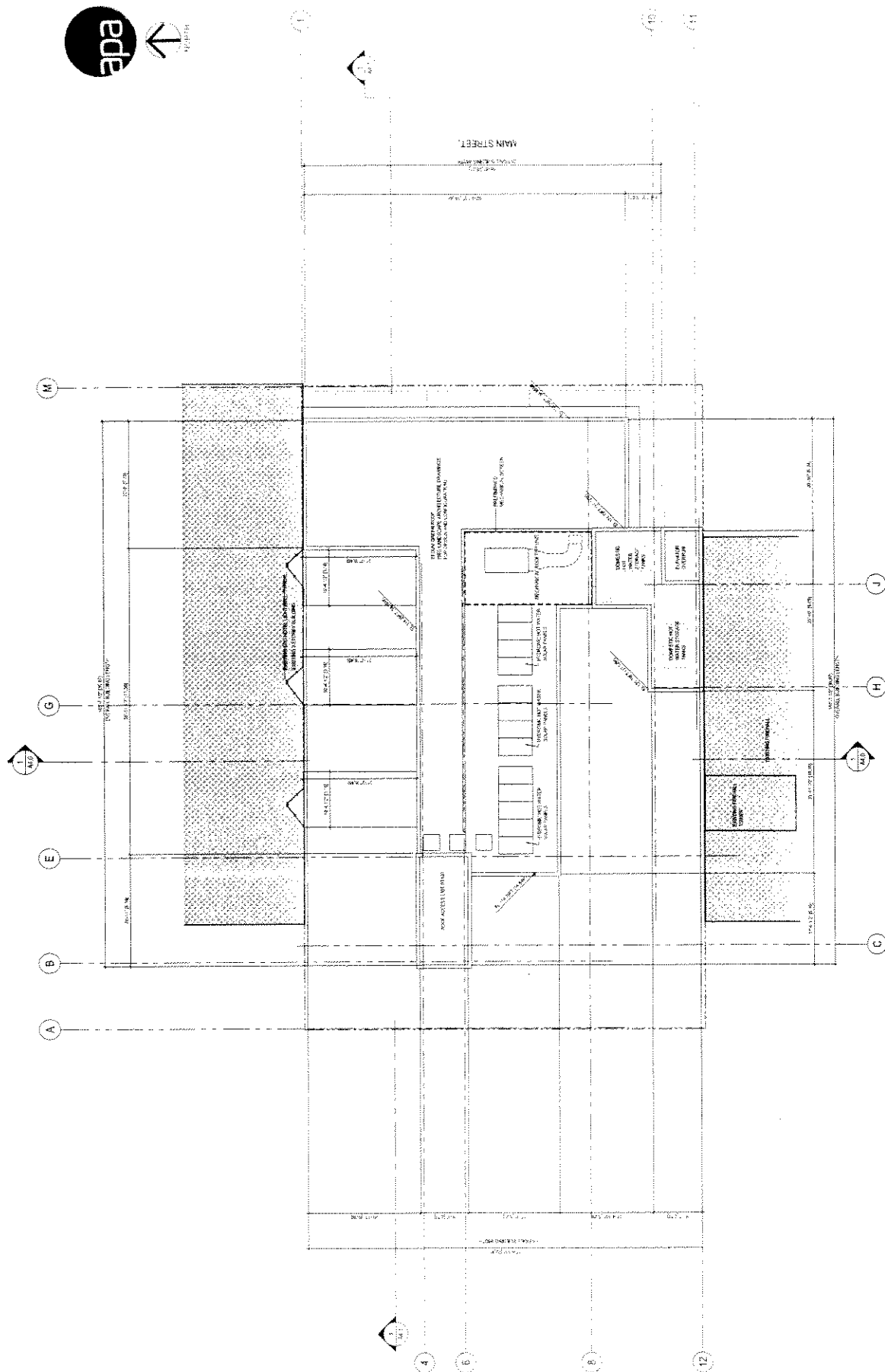


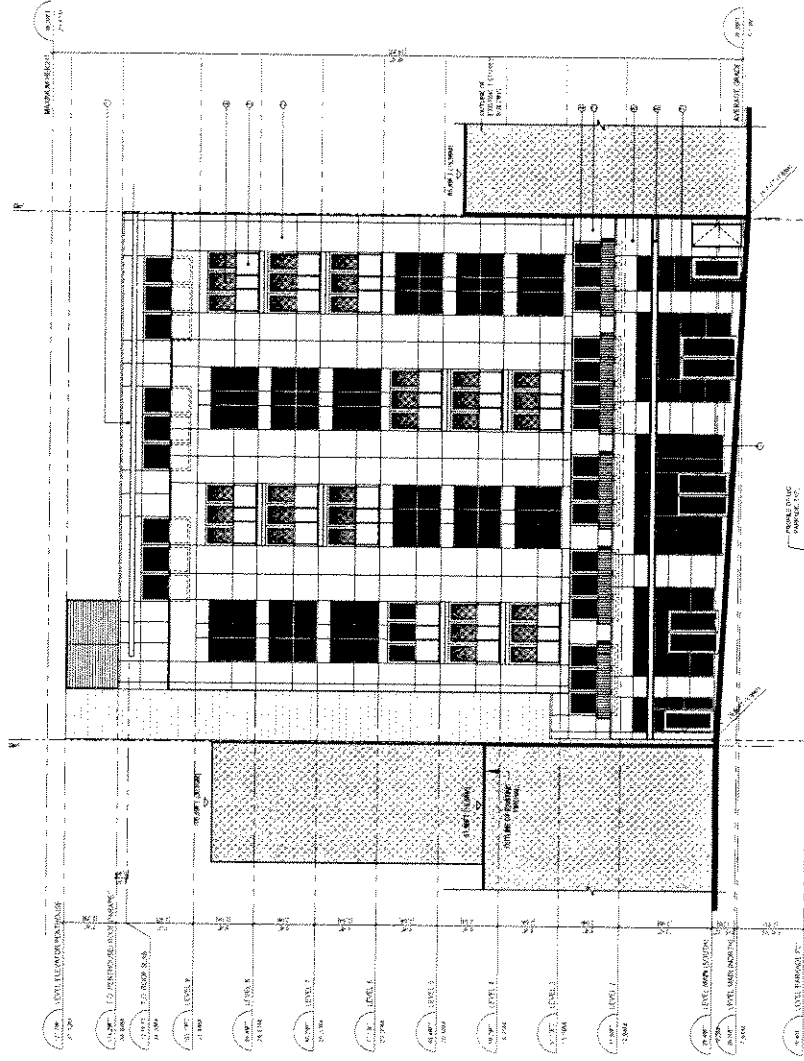
NOTE

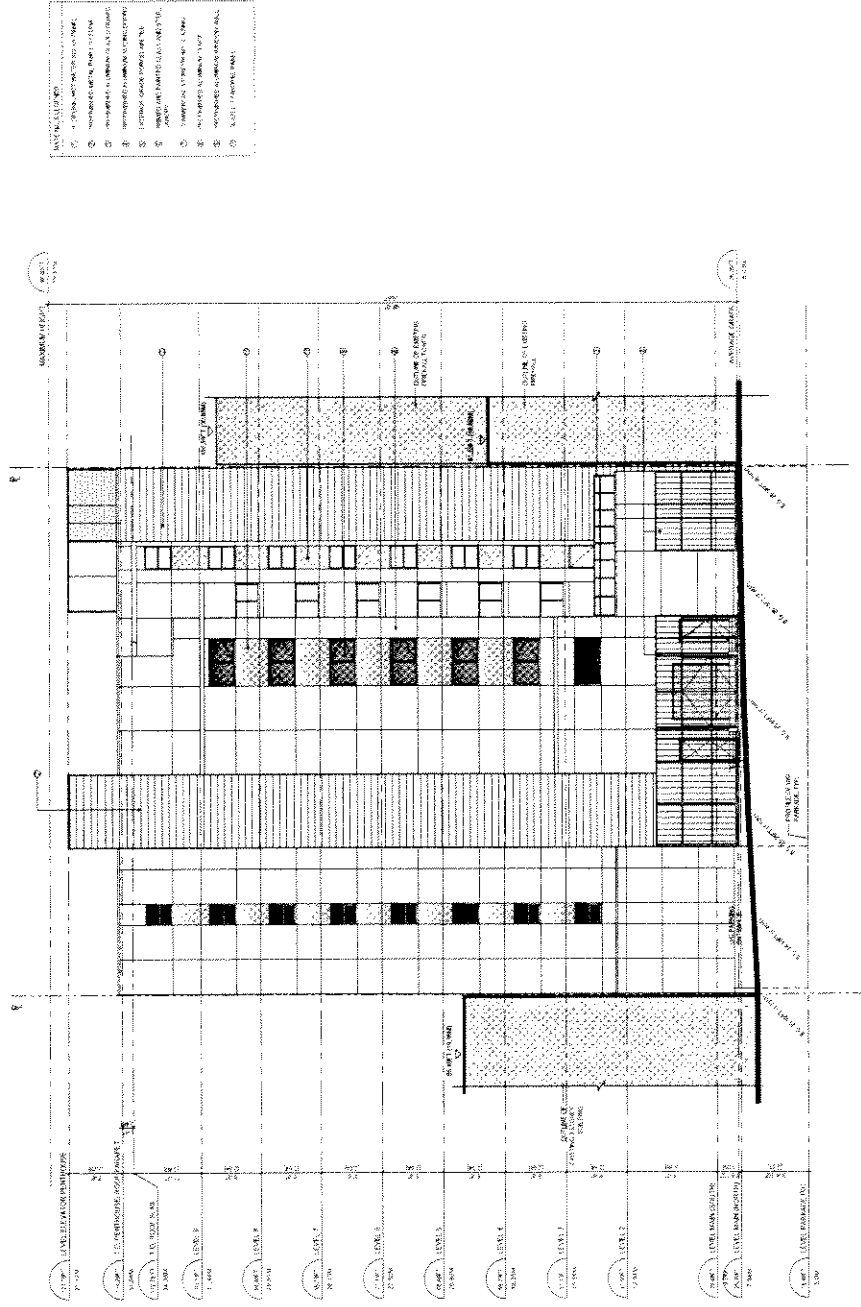
ALL UNIT FLOOR AREAS OFF ASHLAND ST'S
ARE TAKEN FROM NORTH SIDE.
INTEREST AREA - 7-10-61.



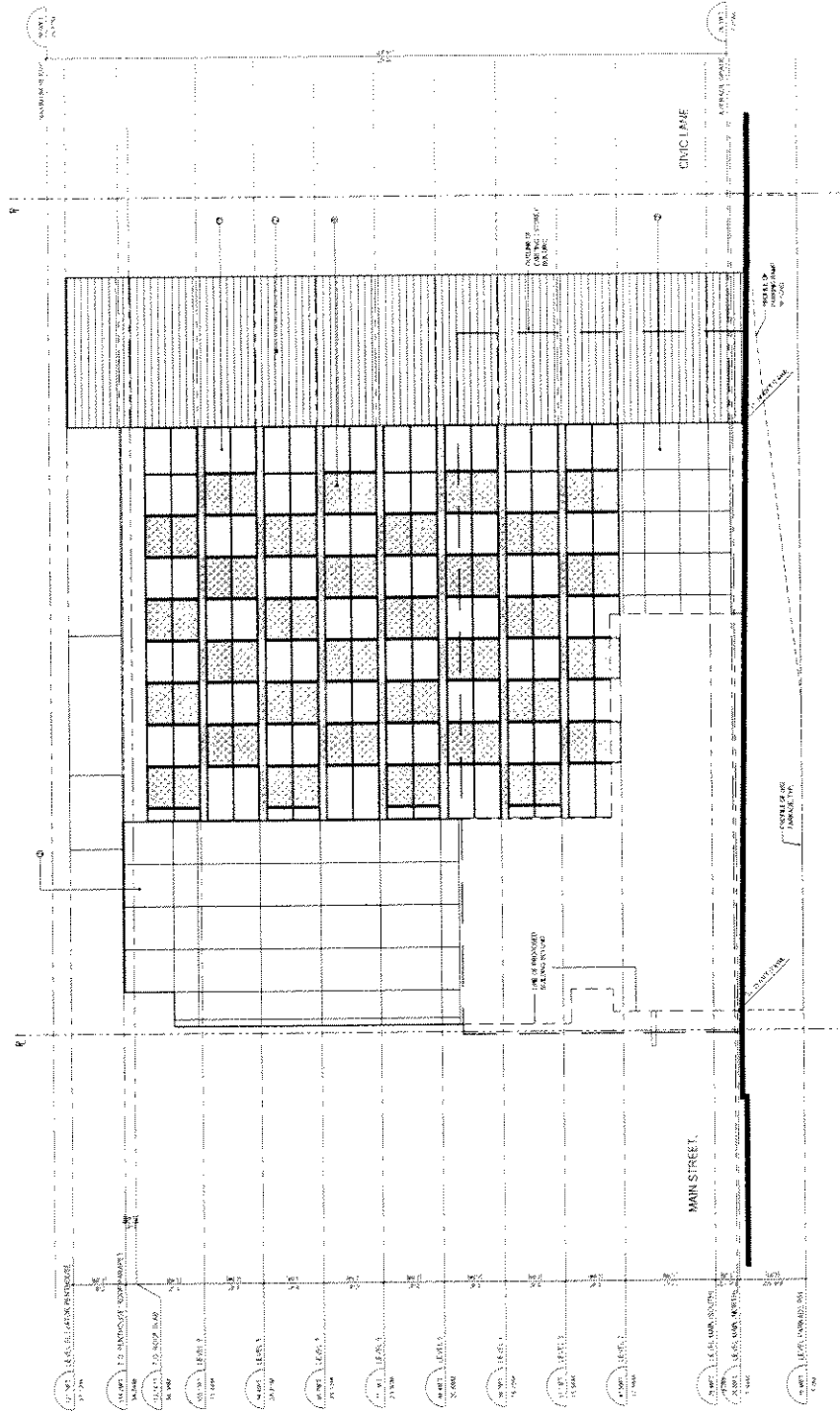
Appendix D ; page 12 of 22

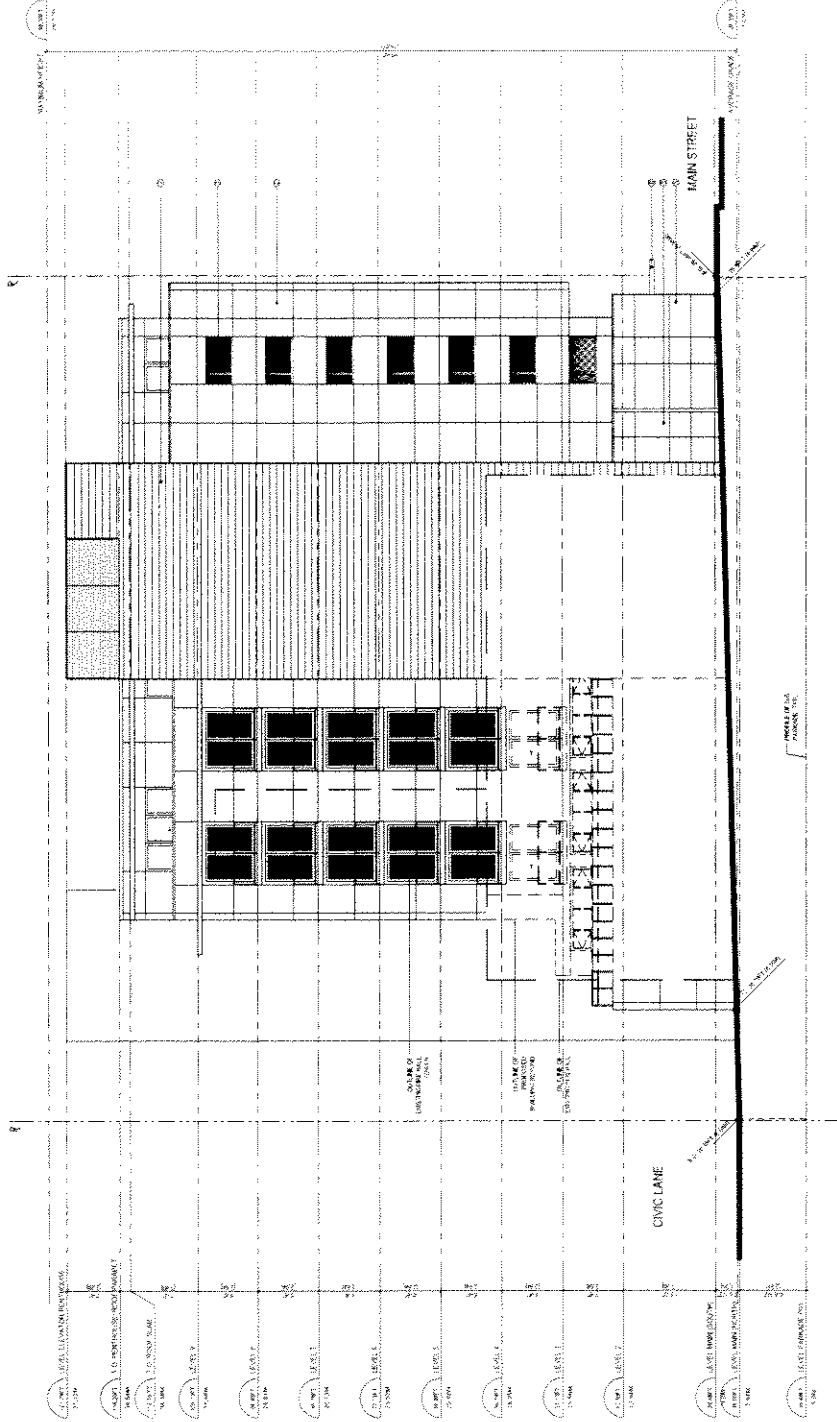




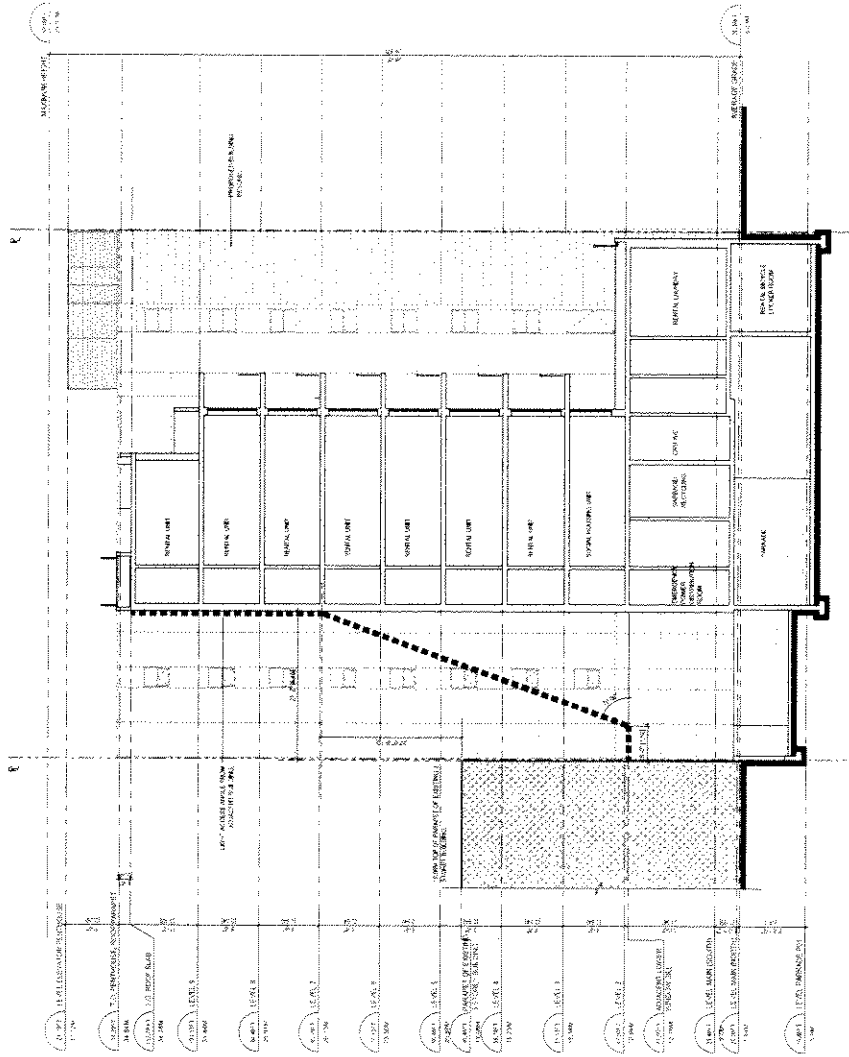


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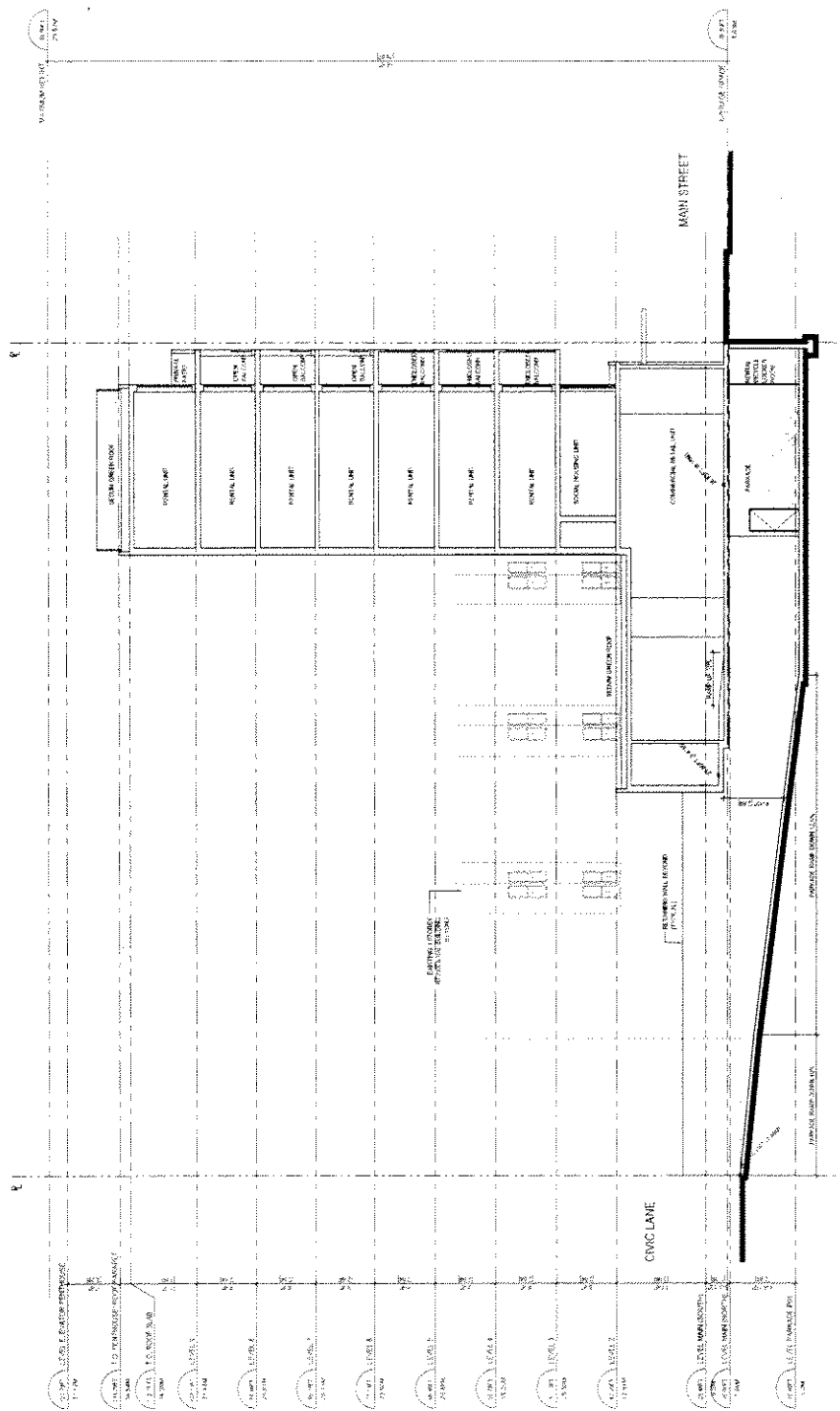


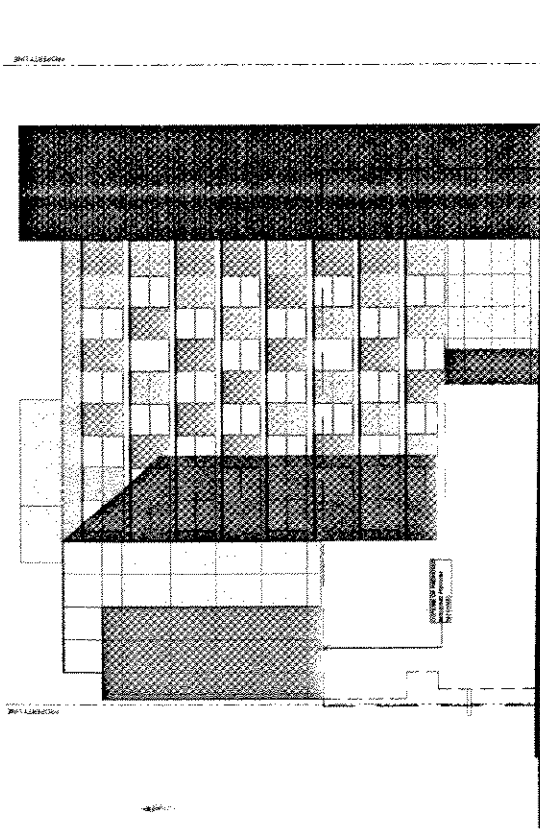


Appendix D: page 17 of 22

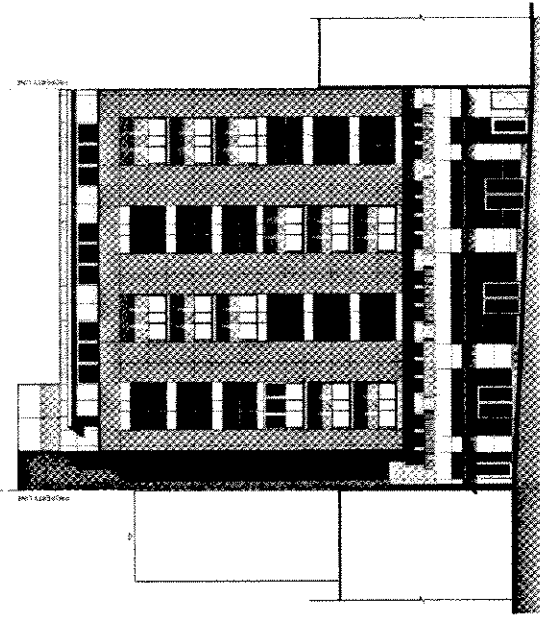


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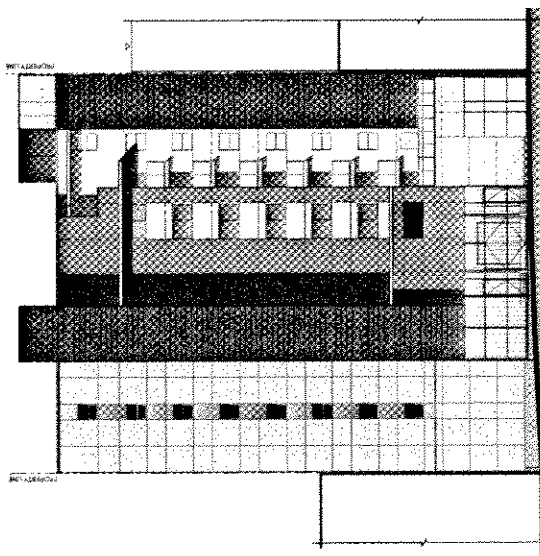




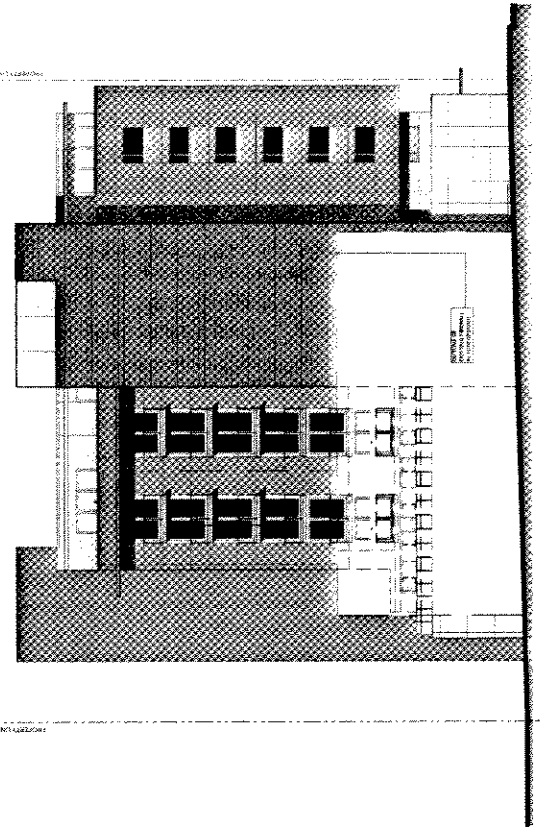
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(2) COLOURED ELEVATION (EAST)

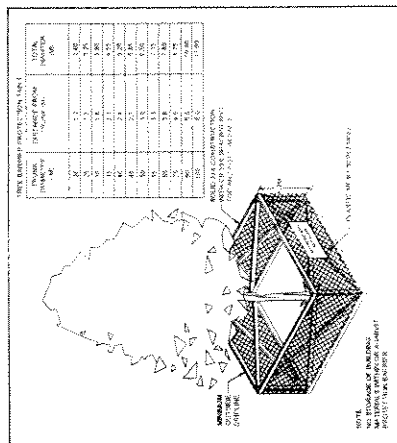


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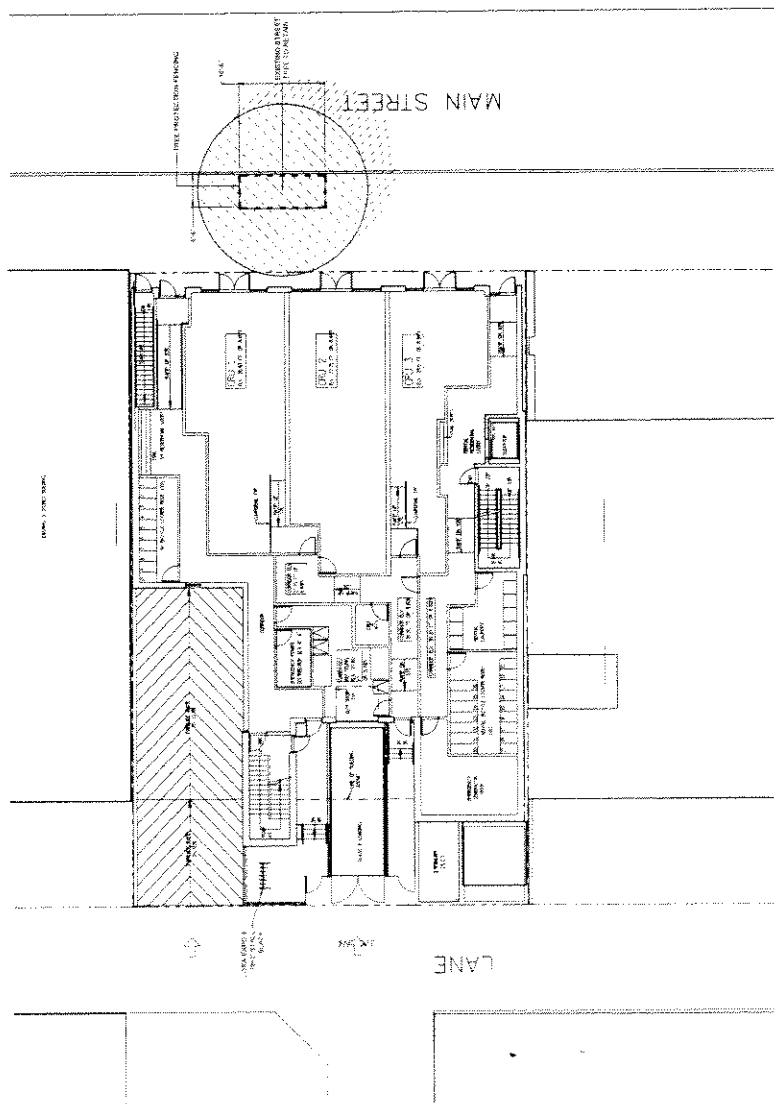


(4) COLOURED ELEVATION (SOUTH)

Appendix D : page 20 of 22



1 TREE PROTECTION BARRIER



PROJECT

APARTMENT BUILDING
123 & 147 MAIN STREET
VANCOUVER

PREPARED BY

GROUND FLOOR
LANDSCAPE PLAN

DATE: 12/10/11
SCALE: 1/4" = 1'-0"
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 12/10/11
PROJECT NO: 11-001

L1

11/11/11

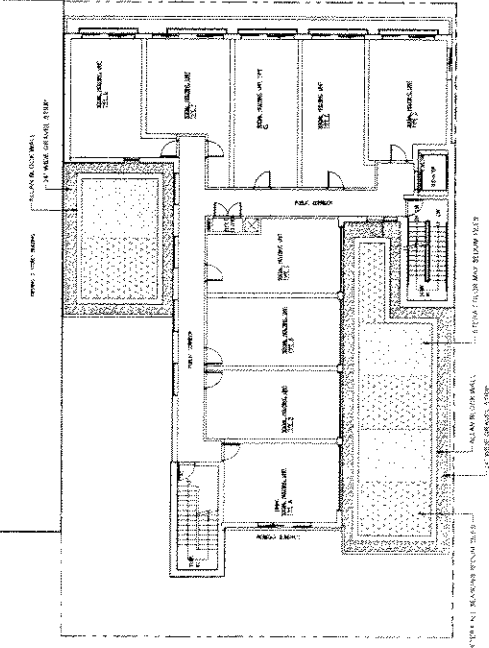
Appendix D, page 21 of 22



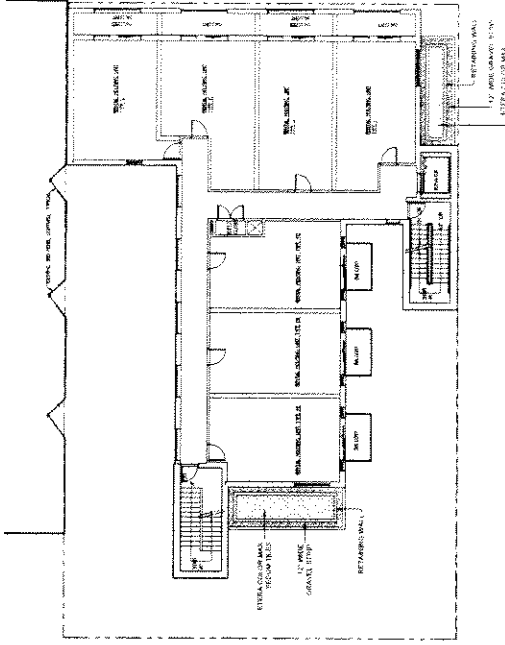
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pmg
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ARCHITECTS
1040 - 1770 - 4700 THE GARDEN DRIVE
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TEL: 604.275.1111 FAX: 604.275.1112

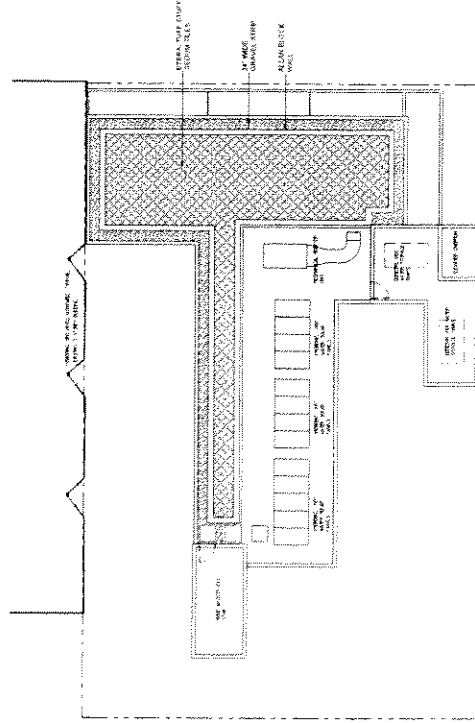
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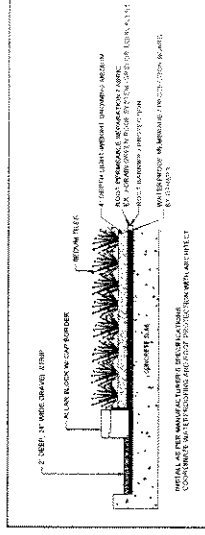
LEVEL 2



LEVEL 3



ROOF LEVEL



RETAINING WALL - 12\"/>
RETAINING WALL - 12\"/>
RETAINING WALL - 12\"/>
RETAINING WALL - 12\"/>

PROJECT:
APARTMENT BUILDING
123 & 147 MAIN STREET
VANCOUVER

CONTRACT NO. 102

LEVEL 2, 3 & ROOF
LANDSCAPE PLAN

DATE: 11.14.11
SCALE: 1/8\"/>

DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 11.14.11

L2

OF 2

11.14.11

11.14.11

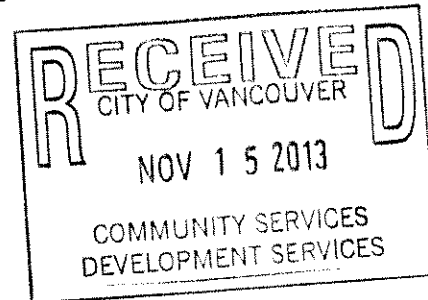
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November 12, 2013



atelier pacific architecture inc.

DE4 16774



Development Services, Processing Centre – Building
Community Services Group
City of Vancouver
453 West 12th Avenue
Vancouver, B.C.

RE: Design Rationale / Response for 121/125/147 Main Street, Vancouver, B.C.
DE: 416774

Response to comments received from the City of Vancouver

In response to the City's comments regarding the application submitted on April 16, 2013, moderate revisions have been made to the previous proposal to accommodate the new requirements set forth by The City. Specifically, we address the following two main items:

- **Item #1** - the required setback to an existing non-conforming SRO to the North of the development with lightwells at the interior property line;
- **Item #2** - the request by The City to provide parking for residents within the new development.

Response to Item #1

To the North of the development is an existing 3-storey S.R.O. with lightwells at the interior property line. In following the City of Vancouver's 'Guidelines for new development adjacent to hotels and rooming houses (with windows or lightwells near interior property lines)', the proposed development has been modified to accommodate the guidelines without changing the original visual appearance of the building along Main Street. To satisfy the requirements within the Guidelines, units to the back of the building have been realigned in a North to South configuration to provide the required setback from the existing SRO to the North, allowing sufficient daylighting to reach the existing lightwells. The reorientation of the back units has allowed the front of the development to remain unchanged while providing south sun to the units as well as the balconies which now face a south rather than a west orientation as in the previous design.

Response to Item #2

The decision to not include provisions for parking in the original submission was based on Section 4.1.4(b) of the DEOD Official Development Plan where it states that 'the provision of parking facilities may not be required with developments...' The Developer originally anticipated that the market housing renters would be transit/bicycle users and thus would not own vehicles. As the City has requested that parking be made available within this development, the new proposal provides one level of underground parking with a total of 15 (count) parking stalls. The calculation for parking in Section 4.1.4(b) where parking is required is based on one stall for each 93 square meters of gross floor area which would bring the required number of parking stalls to 39. A variance in the form of a relaxation in the amount of required parking stalls is requested for reasons noted below.

As stated in the Downtown-Eastside/Oppenheimer Design Guidelines, 'Most of the Downtown Eastside carries primarily local pedestrian traffic. Many of the area's residents do not own cars...' In following the Design Guidelines the development is conceived to provide additional housing options to residents, to revitalize the downtown eastside area and to provide protection from the elements for pedestrians and to encourage pedestrian traffic.

The addition of 39 parking stalls to the development will significantly increase the cost of the development, encourage vehicular traffic, and increase traffic within the area as well as possibly providing parking stalls to residents who will not need them. By reducing rather than omitting the parking, stalls are still available to those who may want it. Reducing the number of stalls required will therefore encourage pedestrian / bicycle and transit use which is readily available near the development. This approach is consistent with the philosophy outlined within the DEOD design guidelines.

Introduction

The proposed 9 storey mixed-use commercial, market rental and social housing development is located at 121-147 Main Street within the Main/Hastings sub-area of the Downtown Eastside Oppenheimer (DEOD) district. The proposed development will replace three existing aged 2-storey office buildings and will serve to activate the streetscape with a small scale ground level retail component while providing market rental and non-market housing options above.

The development conforms to all of the requirements of the DEOD Official Development Plan without any variances requested. The building design and programming address the main concerns highlighted within the DEOD Design Guidelines as well as sustainability and CPTED strategies as summarized below:

1. To Expand Rental Housing Options and Create Additional Social Housing Units

The development will improve the housing options within the DEOD area by offering a mix of Social Housing units and Market rental units.

The compact rental units are oriented towards an affordable housing market. The Market rental component of the development will occupy the 3rd to 9th levels of the building and will consist of 47 units, varying in size from 410 sq. ft. to 540 sq. ft.

The Social Housing component of the development will occupy the entire second level of the building and will consist of 9 units (20% of total units within the development). These units vary in size from 330 sq. ft. to 350 sq. ft. The Social Housing units will be owned and operated by The Community Builders Group - a non-profit organization based in Vancouver, B.C.

The Community Builders Group is a humanitarian organization operating in Vancouver's Downtown Eastside (DTES) and was registered as a Charity by the Canadian Revenue Agency in 1987 and incorporated under the Society Act of British Columbia in 1999. The Community Builders Group's mission is to support communities of extreme poverty in their quest to find natural pathways to wellness and self-sufficiency.

2. To Enhance the Neighbourhood-Scaled Mixed Use Character of the Area

The proposed development contributes to the mixed-use dynamic of the DEOD area by bringing together compatible uses - small scale retail storefronts that will serve the local neighbourhood, compact market rental housing and social housing (rented at BC Housing shelter rates).

3. To Preserve Façade Continuity of the Streetscape

This development closely follows the DEOD Design Guidelines to create a building that will integrate seamlessly into its corresponding streetscape. To maintain the cohesion of the street elevation, the street 'face' of the development is built to align with of the existing façade of the northerly buildings along Main Street. The 9th level of the building is also set back to more closely match the visual height of the existing 6 storey building at the North end of the block. Loading and all other forms of service vehicle access are confined and screened to the civic lane which enables a strong continuous retail component at the street.

Exterior glazing within the residential portion of the development is arranged in a modular pattern which complements the look of the 'punched' window patterns of the buildings along the existing streetscape. Stone / porcelain panels on the ground level impart solidity and permanence to the retail component while contrasting with the generous expanses of commercial glazing. A continuous steel and glass canopy above the retail component establishes retail nature of the base of the building and provides continuous weather protection while providing natural light thus promoting a welcoming and safe experience for pedestrians.

Prefinished metal panels are used throughout the building upper façade in various colours and texture to reflect a more traditional aesthetic with the use of modern materials. The selections of earthy shades and tones evoke the colours of stone and brick while a patterned metal panel application in an offset staggered application provides an added visual interest to the project's exterior design.

The design of the development reinforces the mixed-use nature of the building by visually differentiating the programmed spaces on the façade – such as alternating open and enclosed balconies. The retail base is protected by a continuous glass and steel canopy, with a recessed, glazed Social Housing component in the level above. The Market Rental component of the building has been designed to visually 'float' above the façade of the social housing level as a distinct suspended building element.

4. To Improve Living Environment

The design of the development focuses on the quality of life: units will allow Residents to take advantage of natural air and light while encouraging biking and walking as primary means of transportation with the provision of adequate interior and exterior biking stalls.

Rental units are designed with extensive glazing with open and closed balconies to ensure that occupants have access to natural air and sunlight. Social housing units on the second level use sliding glazed doors with French balconies.

Units facing Main Street are set back from the busy street with alternating enclosed balconies which will aid in attenuating the traffic and noise pollution.

5. Sustainable Strategies

The building design encourages energy efficiency and sustainable design strategies with a focus on occupant and resident comfort, passive and natural systems, natural daylighting and access to fresh air.

The design of the development encourages passive sustainable strategies by ensuring that all units have large expanses of glazing and access to balconies in order to take advantage of natural lighting and to limit the need for artificial lighting. All balconies are provided with overhangs to reduce heat loads by using shade to control heat gain.

A more proactive sustainable design approach proposed within the development is the installation of hydronic solar hotwater panels to augment the required domestic hotwater heated through natural gas.

The development incorporates sustainable landscape designs such as the use of Sedum green roofs, permeable paver elements and low water consumption planting; for enhanced on-site storm water management. The sedum roofs will also help stabilize the temperature of the building, reducing heating requirements during the winter.

The design of the lighting elements will be planned to minimize off-site glare to reduce light pollution. Energy efficient lighting systems (such as LED fixtures), controls and appliances will also be specified for the project.

Low water consuming plumbing fixtures will also be incorporated into the project. The project will also be constructed utilizing construction materials that are low VOC, or containing recycled components, wherever possible.

The development encourages pedestrian traffic with the provision of a continuous glass canopy above the active retail spaces along Main Street for the purpose of providing protection from unfavorable weather conditions while allowing sunlight to pass through. Ample bicycle parking spaces are provided on the site in both outdoor locations as well as within secure storage areas inside the building to encourage walking and biking as primary means of transportation. The absence of a parkade discourages vehicular traffic and promotes a greener community.

5. CPTED (Crime Prevention Through Environmental Design) Strategies

To ensure the safety and comfort of occupants within the building, CPTED principles are incorporated within the design of the development wherever possible.

The retail frontage along Main Street is kept in close proximity to the property line, to avoid any hidden alcoves/niches. Retail storefronts and downlighting will ensure the streetscape is adequately lit for visual surveillance by residents and passersby.

Entrances to the residential lobbies are clearly defined and highly visible from the outside through large windows and glazed doors. Use of an electronic key-fob card /enterphone system ensures a controlled access to the building.

Internally, public circulation will be sufficiently lit for safety. Glazing elements will be strategically placed at stairwell doors and sidelights to allow visual surveillance and to prevent the creation of 'hidden spaces.' A high level of visibility in public and semi-public areas within the development is encouraged to provide residents with a feeling of security.

Internal service corridors will be painted a light 'tonal' grey, rather than white, to avoid encouraging 'tagging' of walls.

Conclusion

The design of the proposed mixed use retail, market rental and social housing development adheres to the requirements of the DEOD Design Guidelines and meets the objectives of the DEOD Official Development Plan with no variances requested. The proposal does not remove any existing SROs' or affordable housing units but instead aims to increase affordable housing stock in the neighbourhood.

The development serves as an adequate response to the population growth in the DTES by providing diversity in housing types in the form of both Social Housing and Market Rental units. Moreover, the project encourages a smaller scale/frontage neighbourhood oriented retail uses at grade, creating a continuous and diverse commercial streetscape.

Sustainable and CPTED principles are incorporated into the development where applicable by taking into consideration factors which can lead to a stronger sustainable community in areas such as quality of life, health, safety, equality, liveability and inclusion.

In general, the development seeks to respect the DEOD requirements and is designed with the immediate and future needs of both the Downtown Eastside Oppenheimer District and its existing/new residents and businesses in mind.

atelier pacific architecture inc.

DE4 16774

Letter of Intent

Prepared For: FDG Property Management Ltd.

Date: April 16, 2013

Project Title: Low Income Housing Units at 121, 125 and 147 Main Street

Proposed Project Construction Completion Date: October 2015

Location: 121, 125 and 147 Main Street, Vancouver, BC

About Community Builders Group (CBG):

CBG Structure

CBG is a humanitarian organization operating in Vancouver's Downtown Eastside (DTES), Haiti, Burundi, DR Congo, Kenya, Tanzania and Uganda. CBG was registered as a Charity by the Canadian Revenue Agency in 1987 and incorporated under the Society Act of British Columbia in 1999.

CBG's mission is to support communities of extreme poverty in their quest to find natural pathways to wellness and self-sufficiency. CBG values respect for all persons, sustainability, open learning and emergence. CBG has a vision to double its efforts in Vancouver, Haiti and sub-Saharan Africa in the next two years, keeping its distinctive decentralized structure.

CBG utilizes a bottom-up development approach and applies a sociological modeling of emergence in its activities. Emergence is the phenomenon which explains the self-organization of groups through random interactions, feedback loops and pattern recognition. This means CBG establishes social environments which allow participants to use heuristic methods (discovery through trial and error) to achieve their goals.

The administrative office of CBG is located at Canada Place in Vancouver, overlooking Burrard Inlet and the DTES. The office serves CBG operations with bottom-up administration. Professionals and office staff (volunteer and paid) perform accounting and administrative services.

CBG's annual income for 2011 was \$1.8 million. Earned income from Whole Life Housing efforts accounted for 78% of revenue. An additional 14% was donated by private individuals, while 8% came from Canada's Homelessness Partnering Strategies.

A volunteer board of directors reviews financial and operational matters and makes decisions about future programs. CBG is the beneficiary of pro bono services offered by a network of entrepreneurs, professionals and experienced volunteers. Capital funds for self-sustaining efforts are provided by benevolent investors.



CBG Programs

CBG operates six Whole Life Housing centres in Vancouver. Beneficiaries of the housing centres are 600 persons per year who receive housing placements, peer support, medical services, addiction counseling, meals, advanced pest control, housekeeping and employment training. CBG also supports 10 at-risk parents and children in Vancouver with housing and independent living services. CBG employs 40 full and part-time persons in Vancouver.

In Macdonald (Haiti), Bukavu (DR Congo), Dar es Salaam (Tanzania) and Sumbawanga (Tanzania), Community Builders International Development supports four indigenous, community-based organizations. These organizations coordinate CBG's Sustainable Villages Initiatives for 200,000 persons living in areas of extreme poverty. In Burundi, DR Congo, Kenya, Tanzania and Uganda, 10 community leaders operate the CBG-sponsored Pay it Forward plan. In total, Community Builders International Development supports 20 personnel through its local partners in Africa and Haiti.

CBG connects participants globally through e-reports featuring links to www.communitybuilders.ca and social networking sites (YouTube, Facebook, Plaxo, Twitter, Flickr and LinkedIn). Staff and volunteers in Canada, Haiti and sub-Saharan Africa communicate regularly through phone instant messaging services.

Proposed Low Income Housing Plan:

CBG understands that FDG Property Management Ltd. is proposing to develop property in the Downtown Eastside (DTES) in order to build and rent self-contained housing on 121, 125 and 147 Main Street in Vancouver. CBG is also aware that City of Vancouver low income housing strategies for the DTES desire a 20% low income component for all new market housing developments in order to maintain and increase housing stock for low income persons in the community.

According to information supplied by FDG Property Management Ltd. in March 2013, the proposed housing development project will be completed in October, 2015. At that time, nine units will be available to CBG for purchase and operation as low income housing for qualified beneficiaries.

Based on the plans reviewed by CBG, the units will be approximately between 329 square feet to 349 square feet and located on the second floor level. The units shall be accessed by a ground level lobby and stairwell. CBG understands the units will be equipped with kitchen, living room/sleeping area, bathroom and laundry facilities. Further, the units will have energy saving features and will be sold to CBG unfurnished. No vehicle parking facilities will be provided.

Beneficiaries

CBG is a low income housing provider. Low income tenants who are marginalized and who have disabilities are given priority in CBG housing placements. CBG clientele eligible for low income housing in the proposed units include: low income persons with independent living skills residing in the four supportive housing centres operated by CBG (Jubilee, Dodson, Powell and Vogue Rooms); low income persons supported by CBG in high income housing in Vancouver; persons applying to CBG for low income housing at large in the DTES community.

It is the understanding of CBG that the City of Vancouver desires units to be rented for \$375 per month.

Operational Management

CBG proposes to manage the units with its current full-time staff which include: a General Manager for Supportive and Low income Housing; six Tenant Support Coordinators; a Maintenance Supervisor; and, a

Staff Accountant. Other part-time operational and administrative staff will be assigned duties to the program as required.

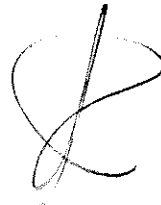
CBG proposes to select tenants from a waiting list, based on low-income housing need and ability to live independently. Once accepted, tenants will enter into rental agreements under the guidelines of the Residential Tenancy Branch and will also agree to be in ongoing cooperation with CBG and the building's strata council.

Sustainability

CBG has operated in Vancouver's core since 2002 and has a long-term commitment to low income and supportive housing. CBG functions as permanent operating partner of The Dodson Foundation and Anhart Holdings (Jubilee Rooms). CBG has built administrative and operational capacity to accommodate 500 units of both supportive and low income housing in Vancouver's core. CBG employees and directors make long term commitments and personnel turn-over is low.

Contingency

In the unlikely event of CBG not being able to carry out its objectives, CBG proposes to sell the properties to a responsible and effective low income housing provider.



GORDON WIEBE

Chair, Community Builder Group