

CITY OF VANCOUVER  
PLANNING & DEVELOPMENT SERVICES

DEVELOPMENT PERMIT STAFF COMMITTEE MEETING  
October 19, 2018

FOR THE DEVELOPMENT PERMIT BOARD  
December 10, 2018

325 - 333 Carrall Street (COMPLETE APPLICATION)  
DP-2018-00379- HA-2

DW/ZJ/SV/JF/AF

**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

M. So (Chair), Development Services  
C. Joseph, Engineering Services  
D. Naundorf, Housing Policy and Projects

**Also Present:**

D. Wiley, Urban Design & Development Planning  
S. Vishwakarma, Development Services  
A. Finlayson, Urban Design & Development Planning  
J. Freeman, Development Services

**APPLICANT:**

Human Studio Architecture and Urban Design Ltd.  
204 - 1551 Johnston Street  
Vancouver, BC  
V6J 3R9

**PROPERTY OWNER:**

0719440 BC LTD  
788 Richards St  
Vancouver, BC V6B 3A4

**EXECUTIVE SUMMARY**

● **Proposal:** To retain and restore the two-storey façade of the existing municipally designated Heritage building and develop a 7-storey, mixed-use building containing Retail use at ground level and a total of 38 market rental dwelling units above, consisting of 15 Micro Dwelling units and one Live-work unit over one level of underground storage.

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

● **Issues:**

1. Increase in height to accommodate a ceiling height of commercial level and micro dwellings;
2. Reduce height of massing above McConnell Block from 4 to 3 storeys;
3. Consolidate units and revise layouts to improve livability;

● **Urban Design Panel: SUPPORT with Recommendations**

**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DP-2018-00379 submitted, the plans and information forming a part thereof, thereby permitting the retention of the two-storey façade of the existing municipally designated Heritage building, and development of a 7-storey mixed use building, containing commercial uses at ground level and a total of 38 market rental dwelling units above, 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:**

**Urban Design & Development Planning Centre conditions:**

- 1.1 arrangements to be made to enter into a legal agreement (Section 219 Covenant) on terms and conditions satisfactory to the Director of Legal Services, Director of Planning and the Chief Building Official to be registered on title to the adjacent lot at 1 West Hastings [PID: 030-124-603, Lot 1 of Lot 17, Block 3, Old Granville Townsite Plan EPP70154], restricting the maximum building height to that of the existing Heritage building;

**Note to Applicant:** For further information on this Condition, call:  
Danielle Wiley @ 604.871.6689 (Development Planner) or  
Matthew Lam @ 604.871.6051 (Building Review Branch)

- 1.2 design development to the addition above the McConnell Block, to give greater prominence to the heritage building, and be more compatible with the Gastown historic character, as follows:

- i. reduce the height of the addition from 4-storeys to 3-storeys, by deleting the amenity room "pavilion"; and
- ii. consideration to simplify the massing of the addition to have a quieter architectural expression.

**Note to Applicant:** Deleting the 4<sup>th</sup> storey of the addition will improve the proportion of the addition to the heritage building, and bring the development into closer compliance with the HA-2 Guidelines, which recommend a maximum 1-storey addition for heritage buildings. The full rooftop of the addition should be developed as a larger common outdoor amenity space. It is strongly recommended to relocate the indoor amenity space into the 7-storey portion of the building (i.e. on 333 Carrall St) (see Recommended Condition 1.5). This may result in the loss of one unit.

A simplified design of the addition may be achieved by bringing the off-set/angled massing on Levels 4 and 5 into alignment the street and/or lane elevations, to create a simple, unified volume. This volume would be cantilevered over the glazed volume on Level 3 (as is currently proposed), to read distinctly from the McConnell block.

- 1.3 design development to improve livability, as follows:

- i. convert "live-work area" at the rear of Unit F into a common amenity area (ie. fitness room or similar non-habitable use), accessed from the common corridor;
- ii. on Levels 4 and 5, reconfigure Units N, M and L to comprise two units with improved access to light and ventilation;

- iii. increase the size of the common terrace, by decreasing the private patio for Unit K (to approximately 100 sf.);
- iv. consider creating an amenity room in the “infill” building at 333 Carrall St, to be contiguous to the common rooftop terrace; and
- v. consider developing the common amenity room off the lobby as a multi-purpose room with a kitchenette and washroom.

**Note to Applicant:** The remainder of Unit F should be converted to a standard studio unit. A washroom should not be provided in the common bulk storage area. In converting Units M, N and L into two units, a minimum of 3 windows should be provided for the micro unit (or studio) facing the courtyard/ light well. The second unit may be a one-bedroom unit, with a bedroom window facing the courtyard/ light well.

If a co-located amenity room cannot be achieved, the roof terrace should be provided with, at minimum, and outdoor cooking and dining facility and an adjacent common washroom.

- 1.4 design development to improve the building elevations, to be more compatible with the Gastown historic character, as follows:
- i. on the 7-storey volume (333 Carrall St):
    - a. add a shopfront cornice, to better respond to historic Gastown vernacular;
    - b. refine the design of the storefront window and baseplate, to create a finer-grained scale more compatible with historic Gastown vernacular;
    - c. provide a minimum 6 ft. deep weather canopy;
  - ii. on the volume above the McConnell Block:
    - a. set back glass guardrails (approximately 2 ft.) on the west elevation on Level 4, and on the west and north elevations on Level 5;
    - b. consideration to revise the proportion and rhythm of the windows, to be more complementary to the McConnell Block;
    - c. provide detailed design for the glass guardrails (currently shown as continuous glass with no mounting attachments, frame, or top rail); and
    - d. further design development and detailing of the windows (currently shown without frame, lites, or operable panels).

**Note to Applicant:** Refer to Section 4.5.1.3 of the HA-2 Guidelines for recommendations on detailed design development of the storefront. Further conditions may follow from staff’s review of the information provided.

- 1.5 design development to reduce height and simplify the massing of the 7<sup>th</sup> storey rooftop, and improve the sustainability of the development, as follows:
- i. minimize and consolidate the massing of the elevator over-run, screened mechanical area, and roof access, including replacing the full-height stair with a hatch; and
  - ii. provide a passive (non-habitable) green roof.

**Note to Applicant:** In addition to contributing to sustainability goals, the provision a green roof may allow the mechanical penthouse to be excluded from height calculations. Refer to Standard Conditions A.1.2 and A.1.10.

- 1.6 design development of the architectural detailing and materials, as follows:
- i. provide further information on materials:
    - a. Indicate that masonry is “true dimension” (min. 2-1/4”);
    - b. Indicate profile of metal cladding; and
  - ii. provide dimensions and materials on all large-scale detail drawings.
- 1.1 make arrangements to the satisfaction of the General Manager of Arts, Culture, and Community Services and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all residential units as market rental housing units for the longer of 60 years and life of the building, subject to the following additional conditions:
- i. A no separate-sales covenant.
  - ii. A no stratification covenant.
  - iii. That none of such units will be rented for less than one month at a time.
  - iv. Such other terms and conditions as the General Manager of Arts Culture and Community Services and the Director of Legal Services may in their sole discretion require.
- Note to Applicant:** This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.
- 1.2 arrangements to be made to the satisfaction of the Director of Legal Services and the General Manager of Arts, Culture and Community Services to enter into a Housing Agreement for 60 years or the life of the building, whichever is greater, in order to comply with the provisions of the Micro Dwelling Policies and Guidelines (<https://guidelines.vancouver.ca/D015.pdf>). Micro Dwelling Units will each be rented at a rate less than the average market rents for studio apartments in the East Hastings zone (as may be renamed from time to time) as stated annually in the Canada Mortgage and Housing Corporation’s Annual Rental Market Survey or an equivalent publication (as may be approved by the General Manager of Arts, Culture and Community Services).
- 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:

HA-2	325 CARRALL STREET					DP-2018-00379						
	PERMITTED/ REQUIRED					PROPOSED						
Site Size <sup>1</sup>	n/a					Irregular (60 ft. wide, irregular depths)						
Site Area <sup>1</sup>	n/a								4,231.00	ft <sup>2</sup>		
Use <sup>2</sup>	Retail Store/ Dwelling/ Micro-Dwelling / Live-work					Retail Store/ Dwelling/ Micro-Dwelling / Live-work						
Floor Area <sup>3</sup>	n/a					Total Retail Area		1,767.00			ft <sup>2</sup>	
						Total Residential Area		22,260.00			ft <sup>2</sup>	
						<b>TOTAL FLOOR AREA</b>		<b>24,027.00</b>			ft <sup>2</sup>	
Exclusions <sup>3</sup>	n/a					Amenity - Level 1 & 6		1,234.00			ft <sup>2</sup>	
						Bulk storage above grade		0.00			ft <sup>2</sup>	
Height <sup>4</sup>	<b>Max. Top of Parapet</b>		<b>75.13</b>			ft	<b>Top of Parapet</b>		81.33			ft
	Max. Top of Elev/Stair		75.13			ft	Top of Elev/Stair Access		88.35			ft
	Number of Storeys		n/a				Number of Storeys		7			
HAD <sup>5</sup>	50 Deg or Sum of 70 Deg at 24.0 m					12 units non-compliant						
Parking <sup>6</sup>	Min. Residential		13				Parking		0			
	Min. Disability		2				Disability		0			
	<b>Total Residential</b>		<b>15</b>				<b>Total Residential</b>		<b>0</b>			
	Min. Retail		1				Standard		0			
	Min. Disability		0				Disability		0			
<b>Total Non-Residential</b>		<b>1</b>				<b>Total Non-Residential</b>		<b>0</b>				
<b>TOTAL</b>		<b>16</b>				<b>TOTAL</b>		<b>0</b>				
Bicycle	<b>Class</b>	<b>B</b>	<b>A</b>			<b>Tot. A</b>	<b>Class</b>	<b>B</b>	<b>A</b>			<b>Tot. A</b>
			Min. Hor.	Max. Vert.	Min. Locker				Hor.	Vert.	Lock.	
	Dwel.	6	15	9	6	30	Res	6	24	0	7	31
	Retail	0	0	0	0	0	Retail	0	0	0	0	0
	L-Work	0	1	0	0	1	L-Work	0	0	0	0	0
<b>Min.</b>	<b>6</b>	<b>16</b>	<b>9</b>	<b>6</b>	<b>31</b>	<b>Total</b>	<b>6</b>	<b>24</b>	<b>0</b>	<b>7</b>	<b>31</b>	
Loading <sup>7</sup>	<b>Class</b>	<b>A</b>	<b>B</b>		<b>C</b>		<b>Class</b>	<b>A</b>	<b>B</b>		<b>C</b>	
	Retail	0	1		0		Retail	0	0		0	
	<b>Min.</b>	<b>0</b>	<b>1</b>		<b>0</b>		<b>Total</b>	<b>0</b>	<b>0</b>		<b>0</b>	
Unit Mix	n/a					Dwelling		22				
						Micro Dwellings		15				
						Live-work		1				
						<b>Total Residential Units</b>		<b>38</b>				

**Notes:**

<sup>1</sup> **Note on Site Area:** The development is proposed over three existing parcels (Lots A, B, and C) at the corner of Carrall Street and lane south of Cordova Street. Consolidation of the three parcels required prior to issuance of a development permit. The site is irregular in size with approximately 60 ft. width at west property line and has varying depths (North 70.7 ft, South 62.4 ft, and 77.7 ft. between Lot A and B). A revised legal survey illustrating the three parcels including a total development site area is required. Refer to Standard Condition A.1.5.

<sup>2</sup> **Note on Use:** The application proposes to restore the north and east façade (s) of the existing two-storey municipally designated Heritage building, thereby adding a 7-storey, mixed-use building to the existing site comprising of a Retail unit at the ground level and a total of 38 Dwelling units (market rental) above, both permitted conditional uses in the HA-2 district schedule. Proposed Dwelling Uses include 15 Micro Dwelling units, 22 Studio units, and 1 Live-Work unit. Refer to Recommended Condition 1.3i(i) regarding proposed Live-Work unit. The underground level houses bulk storage, bicycle storage, and mechanical rooms.

<sup>3</sup> **Note on Floor Area:** HA-2 does not have regulations for maximum floor area on this site. The total proposed floor area must be included in the Heritage Revitalization Agreement. The calculation of the floor area excludes proposed Amenity area of 1,234 ft<sup>2</sup> at Level 1 and 6, in-suite storage units, and the roof projection area of 919.8 ft<sup>2</sup>. Refer to Recommended Condition 1.5 for reduction of projections.

<sup>4</sup> **Note on Height:** The proposed building height to top of parapet is 81.3 ft. (24.8 m) that exceeds the permitted height by 6.2 ft. (1.9 m). The HA-2 Design Guideline permits a height exemption of 1.8 m limited to parapets only. In this case, staff support the projection up to the 1.8 m limit, however, require the overall building height be reduced by 0.33 ft. (0.1 m). Refer to Recommended Condition 1.5. The lowest Building Grade of 18.6 ft. (5.67 m) was applied to calculate building height.

Roof-top appurtenances (elevator shaft, mechanical room, mechanical screen, and stair access) may be exempted from height limit upon compliance to requirements under Section 10.11.1 Height Increases for Buildings of the Zoning and Development By-law. The roof is not designed to be accessible; therefore staff requires replacing the full height stairwell with an access hatch to roof for maintenance purposes and to limit the size of projections beyond the roof level. Refer to Recommended Condition 1.5 and Standard Development Review Branch condition A.1.2.

<sup>5</sup> **Note on Horizontal Angle of Daylight (HAD):** The proposed development does not meet the HAD regulations set out in the HA-2 District Schedule for the following 12 units in total: Live-Work unit (Level 2), 1-bedroom unit (Level 3), 4 Micro Dwelling units (Levels 3- 4), all located at the west corner; and 6 studio units (Levels 2-4) at the north elevation. Refer to Standard Condition A1.3.

<sup>6</sup> **Note on Parking:** There are a total of 15 parking spaces including disability required and zero parking spaces proposed on site. Payment-in-Lieu for required parking must be provided if parking off-site cannot be secured. Refer to Standard Condition A.2.3. Residential parking has been calculated per Section 4.3.6 Residential Uses including Live-Work Downtown. Since the building is considered new with minimal heritage retention, the development does not meet the criteria stated under Sections 4.3.7 and 4.3.8 of the Parking By-law. For parking purposes, residential area includes Levels 2-7, excluding Level 1 circulation / lobby and Level 6 Amenity. Parking for Retail space calculated under Section 4.3.1, Non-Residential Uses (Downtown) and based on the proposed total site area.

<sup>7</sup> **Note on Loading:** The proposed Retail unit requires 1 Class B loading space as per Section 5.2.5 of the Parking By-law. There is no loading proposed on-site. Refer to Urban Design commentary in "Response to Applicable By-laws and Guidelines" Section 6 for recommendations.

• **Legal Description**

Lot: LOTS A, B & C OF LOT 17  
Block: BLOCK 3  
District Lot: OLD GRANVILLE TOWNSITE  
Plan: PLAN 6135

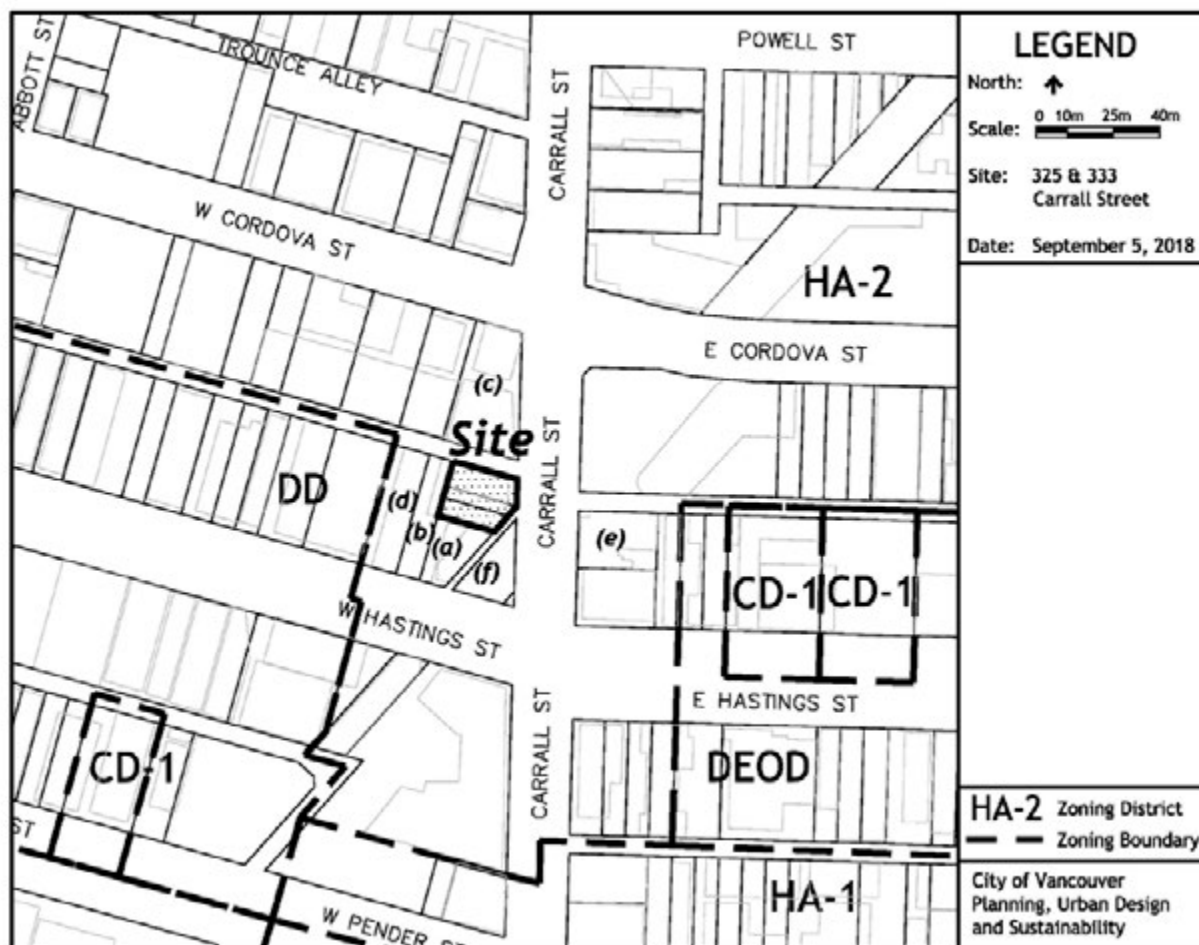
• **History of Application:**

May 14, 2018 Complete DE submitted  
July 27, 2018 Urban Design Panel  
October 19, 2018 DP Staff Committee

• **Site:** The site is located at the north end of Pigeon Park in the Downtown Eastside, with a split frontage across Carrall St and the park. The zoning is HA-2 Gastown. The site is an irregular shape, and approximately 60 ft. wide by 70 ft. deep (varies). The site is flanked by a lane on the north side, and by two heritage buildings: the landmark Merchants Bank building to the south, at 1 W Hastings, and a historic 4-storey building (circa 1900) to the west.

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

- (a) 1 W Hastings (Merchants Bank; 4-storey mixed use, currently being revitalized under HRA)
- (b) 5 W Hastings (4-storey mixed use, currently being revitalized under HRA)
- (c) 309 Carrall St (3-storey mixed use, heritage building)
- (d) 9 W Hastings (2-storey mixed use, heritage building)
- (e) 370 Carrall St (4 storey mixed use building, heritage building)
- (f) Pigeon Park



• **Background:**

A development permit application was submitted on April 23, 2018 for the heritage revitalization and redevelopment of this site adjacent to Pigeon Park, under the provisions of the Downtown Eastside Plan and HA-2 zoning. The proposal spans two lots (consolidated) and comprises a 7-storey massing on the interior lot, and the retention of a 2-storey heritage façade with a 4-storey addition on the corner lot. Retail use and a residential lobby are provided at grade, while the upper storeys contain secured market rental residential units, including micro dwellings. The proposal was reviewed by the Gastown Historic Area Planning Committee, on July 20, 2018 and by the Urban Design Panel on July 27, 2018. The proposal was supported by both advisory panels, with recommendations.

The application is generally in line with the objectives of the Downtown Eastside Plan and HA-2 zone.

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

**1. HA-2 District Schedule (Gastown Historic Area)**

This site is located in the Gastown Neighbourhood of the Downtown Eastside, zoned HA-2. The intent of the HA-2 zone is to recognize the area's special status as the historic Granville Townsite, and to ensure the maintenance of Gastown's "turn of the century" architectural character. Most properties in HA-2 are designated as protected heritage sites.

The schedule supports commercial use at grade and residential uses, as are proposed in this application. There is no set a limit to floor space ratio; instead FSR is performance-based. The schedule sets out minimum and maximum heights (12.2 m and 22.9 m respectively).

Under Section 4.3.2, the Schedule allows for greater height than 22.9 m (75 ft.), at the discretion of the Development Permit Board. In considering additional height, the Board must consider:

- a) the effects of the massing on surrounding buildings, streets and views;
- b) the effects of the overall design on the general amenity of the area; and
- c) the intent of the HA-2 District Schedule.

**2. Gastown HA-2 Design Guidelines**

The intent of these guidelines is to conserve the authentic heritage fabric of Gastown and to ensure that new development is harmonious with the area's heritage character. As such, the guidelines set out specific criteria for the rehabilitation of heritage buildings and for the design of new developments.

For heritage buildings, the guidelines note that the building's permitted height is its *existing height*. Additions to heritage buildings may be considered by the Development Permit Board, but must meet stringent design standards including:

- a) massing should be compatible with, but distinct from, the heritage building;
- b) addition should not involve removal of significant historic fabric;
- c) addition should not block public views or overshadow public open space; and
- d) addition should be inconspicuous.

For new buildings, height up to 22.9 m (75 ft.) may be considered. On a discretionary basis, additional height up to 1.8 m may be considered, to accommodate a parapet on the principle façade.

To ensure that new developments fit into Gastown's historic fabric, the guidelines contain extensive design criteria for façades and architectural detailing.



**3. Downtown Eastside (DTES) Plan (2014)**

The DTES Plan sets a vision for the future of the DTES and aims to improve the lives of those who currently live in the area, including low and middle-income residents, the homeless, seniors, children and families. Using innovative development models, the DTES Plan encourages affordable housing, including micro dwellings, where they are secured as rental or social housing units. The Plan aims to encourage sustainable market and social housing units, rather than strata-ownership housing in the area. The Plan also aims to support local serving commerce, social services and cultural activities.

The DTES plan provides clear direction for Housing objectives including: The upgrading of 800 non-profit operated Single Room Occupancy units and the creation of 1,650 new units of secured market rental housing.

**4. Micro Dwelling Policies and Guidelines (2014)**

As part of the DTES Plan, Council approved a relaxation for new self-contained studio units (i.e. with private bathrooms and kitchens) from 29.7 m<sup>2</sup> (320 sf.) to 23.2 m<sup>2</sup> (250 sf.) in size. These “micro dwelling” units are intended for single occupancy and must be secured as rental. The guidelines aim to support the creation of new livable, affordable rental units for low- to moderate- income residents in the Downtown Eastside. A further aim is to support the City’s affordable housing objectives to gradually replace the neighbourhood’s stock of single resident occupancy units (SROs). These policies and guidelines delineate a set of principles for livability, including access to light and ventilation, privacy and amenity and outdoor space.

	10-Year Target	30-Year Target	Achieved	Gap (10-Year)	Gap (30-Year)
Social Housing (inside DTES)	1,400	4,400	1,590	190 (over target)	2,810
Secured Market Rental (inside DTES)	1,650	3,000	597	1,053	2,403

These dwellings are further regulated by 11.27 of the Zoning and Development By-law.

**5. Housing and Homelessness Strategy 2012-2021**

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

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

**1. HA-2 District Schedule (Gastown Historic Area)**

The application generally meets the intents and regulations of the HA-2 zoning, with the exception of a proposed relaxation to height.

An additional 1.8 m (6 ft.) of height, over and above the maximum 22.9 m (75 ft.), may be considered at the discretion of the Development Permit Board, *to accommodate a parapet on the principle façade*. In this application, the roof surface itself projects into this additional 1.8 m of height. The

rationale for this requested relaxation is to accommodate 9' 6" ceilings in the micro dwellings, as is recommended in the *Micro Dwelling Policies and Guidelines* (see below).

In general, staff are supportive of this height relaxation, as higher ceilings height will significantly improve livability of the micro dwellings, and because the roof will not be visible from the public realm, as it is concealed by the parapet. Nonetheless, staff recommends that the applicant slightly adjust floor heights to improve the façade's relationship to the adjacent Merchant Bank building, by picking up significant horizontal datum lines (see Recommended Condition 1.4)

## 2. Gastown HA-2 Design Guidelines

**Built Form & Massing:** On the interior lot, the 7-storey massing proposed on the interior lot (previously 333 Carrall St) is generally in line with height and massing anticipated under the Guidelines. The simple, full-height façade with no upper storey step backs, creating a "sawtooth" streetwall with the adjacent lower buildings, is consistent with the pattern of historic Gastown architecture.

On the corner site (325 Carrall St), the façade of the McConnell Block is retained *in situ* on Pigeon, while the lane elevation will be reconstructed using reclaimed bricks. The proposed 4-storey addition above the McConnell Block significantly exceeds the maximum 1-storey addition recommended by the guidelines. Recommended Condition 1.21.1 seeks to reduce the addition to 3-storeys, to give more visual prominence to the McConnell Block, and improve the relative proportion between the addition and heritage building.

Staff further recommend that the "stacked box" expression of the addition, where each storey is set slightly askew, be simplified so that it complements, rather than competes, with the "modest" McDonnell Block building (see Recommended Condition 1.2 and 1.4).

**Elevations and architectural details:** The 7-storey façade on the interior lot building interprets the historic vernacular architecture in elegant, contemporary way. Staff is seeking minor refinements to the storefront design, including the addition of a lower cornice (see Recommended Condition 1.4). The addition to the McConnell Building is a much more contemporary, modernist expression, but is significantly set back from the street wall. Staff are seeking some refinements to improve its compatibility with the McConnell Block and surrounding heritage fabric.

**Livability:** A good standard of livability is achieved for most units, which are a mix of Micro Dwellings and studios. Due to the constraints of the site and the existing heritage building, several units do not meet standard Horizontal Angle of Daylight regulations; nonetheless all units have 9.5 ft. ceilings and substantial, operable windows. Some units facing into the lightwell on the adjacent property have very limited access to light, so staff recommends that that the units be reconfigured, resulting in a slight reduction in the number of units (see Recommended Condition 1.3).

While opportunities for private balconies are limited on this constrained site, Juliette balconies are provided for most units. Significant common amenities are provided, including a fitness room at Level 1 and a multi-purpose room and large roof terrace at Level 5.

## 3. Downtown Eastside (DTES) Plan (2014)

**Housing and Residential Uses:** One of the intents of the Plan is to prioritize affordable rental housing for low and moderate income residents in this area. The development application meets the 100% market rental requirements, which are secured by Recommended Conditions 1.7.

To achieve a degree of affordability, staff strongly encourage the applicant to follow the *Rental Incentive Guidelines*, and accept the maximum rents stipulated therein (see Recommended Conditions 1.7). (Per the Guidelines, the project would be eligible for a DCL waiver.)

In addition to housing, the Plan encourages commercial uses which serve both local residents and the working population. This will be achieved by encouraging and supporting small local serving businesses and strategic public realm improvements to improve safety, quality, and amenity, particularly for vulnerable populations. In proposing a commercial/retail unit at grade, as well as an enhanced storefront design on Pigeon Park, the proposed development contributes to these objectives.

**Commercial Uses:** The Plan emphasizes that commercial tenants should achieve an appropriate “neighbourhood fit” and serve local residents. On Pigeon Park, in particular, the Plan encourages active ground floor use, social enterprise space and other public amenities. The applicant has been asked to submit a voluntary Neighbourhood Fit Evaluation, to help ensure that the future tenant of the retail space will contribute to social impact objectives for the Downtown Eastside.

#### 4. Micro Dwelling Policies and Guidelines (2014)

The design of micro dwelling units responds well the livability criteria set out in the Guidelines. Minimum unit size is achieved, and the use of space is functional and efficient. A 9.5 ft. ceiling height is provided, which will help increase the “felt” size of the units, as well as improve access to light and natural ventilation.

Rents must be below average market rents for studio apartments in the local area, in accordance with the annual CMHC Rental Housing Market Survey, and must be secured in the Housing Agreement. (See Recommended Condition **Error! Reference source not found.**)

#### 5. Housing and Homelessness Strategy 2012-2021

The 51 units of secured rental housing (including 38 micro dwellings) will help achieve our City-wide rental housing target, as well as the local target for the Downtown Eastside of creating 1,650 new secured market rental units.

#### 6. Parking and Loading

Because of its small size and very limited access, no parking can be accommodated on the site. Planning recommends that loading requirements also be relaxed, as an on-site loading space would compromise the size and viability of the retail unit. The retail use is seen as critical to the interface of the building with Pigeon Park and the neighbourhood.

**Conclusion:** This application generally meets the intent of the applicable policies, and will increase the stock of rental housing in the Downtown Eastside, within a form of development that is generally compatible with the heritage fabric of Gastown. Staff support the application, subject to the conditions noted.

## URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on July 27, 2018 and provided the following comments:

### EVALUATION:

**Introduction:** Danielle Wiley, Development Planner, noted that the project is located adjacent to Pigeon Park, a very prominent, important location in the Downtown Eastside. Two lots are consolidated: one is currently vacant and landlocked; the second is a corner lot with a flanking lane, occupied by a 2-storey heritage building. The adjacent building is the former Bank of Canada, a Heritage A landmark building. The site is very challenging in terms of its geometry, adjacencies and access.

The intent of the HA-2 (Gastown) zone is to recognize this area's special status as "old Granville Townsite" and to preserve Gastown's "turn of the century" historical, architectural character. The allowable FSR is performance-based. For infill sites, maximum height is 70 feet, plus a potential additional 7 feet to enable a stronger parapet expression. For heritage sites, the outright allowable height on a site with a heritage building IS the height of the heritage building. Any additional height is highly discretionary; the guidelines recommend a maximum one-storey addition, set back from building face. Additions must achieve a very high standard of architectural excellence and heritage retention.

The proposed development includes market rental development across both sites, with retail at grade.

The proposed massing on the "infill" site (333 Carrall St) includes:

- A 7-storey massing with a height of 77 feet (exceeds 70 feet max);
- Height is driven by a taller Level 1 (12 ft. clear) for retail and 9.5 foot ceilings for micro dwellings, per Micro Guidelines;
- Some units face onto a lightwell, which poses livability concerns;

The proposed McConnell site (325 Carrall St) includes:

- Façade retention on Carrall St elevation (brick side wall on lane is "new" construction);
- A 4-storey addition. Level 2 is highly glazed and set behind parapet of retained façade. Levels 2 and 3 are solid "boxes" set at angles. Level 5 (amenity room "pavilion") is significantly set back with glazed expression;
- Garbage facility at rear, off lane. Loading is proposed to be off-site;

The proposed uses are:

- Retail at grade in McConnell Building, with a garbage facility off the lane. Loading is proposed to be off-site, and no parking is proposed;
- Residential entry and amenity at grade in "infill" building;
- A larger amenity room and common roof terrace at Level 5 (in the addition);
- 38 units. Mix of micro dwellings and studios. Most have a Juliette balcony;

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

1. Are the height, massing and expression of the addition above the McConnell Block appropriate and successfully resolved, in terms of heritage retention and architectural excellence?
2. Are the overall height and density supportable on the "infill" building? (i.e. max. discretionary height of 70 ft., plus additional 7 ft. relaxation for parapet expression)

3. Is the expression of the façade on Pigeon Park successful, as it relates to: the landmark heritage building at 1 W Hastings; the at-grade/pedestrian public realm; and the larger context of historic Gastown?
4. Please comment the detailed architectural expression and materials.

The planning team then took questions from the panel.

**Applicant’s Introductory Comments:** The applicant show a Geo Sim model to the panel to provide a detailed view of the project in its Gastown context. The intent is to restore the McConnell Block façade and save (or recreate) the cornices, window treatments and storefront. The wall condition is in rough shape. For the interior lot, the 7-storey building massing is intended not to overshadow its heritage neighbours; so the proposed detailing is simple and clean. Likewise, the addition to the McConnell Block is designed not to compete with the form and character of the heritage building. The 4<sup>th</sup> storey of the addition (amenity room) is not visible from the street.

The applicant team then took questions from the panel.

**Panel Consensus:**

- Having reviewed the project it was moved by Ms. Avini Besharat and seconded by Ms. Ockwell and was the decision of the Urban Design Panel:

THAT the Panel SUPPORT the project.

**Related Commentary:** The panel supports the building as proposed and described the project as “outstanding”. It was an excellent response to the area. The height and massing are supported. It was noted that the design of the 7-storey “infill” building is more successful than the addition. The hinge between the 7-storey facade and the heritage building requires more careful design development. Most panel members supported the architectural expression of the addition. However, one panel member differed, and argued that the addition “competed” with the heritage building; instead it should instead be expressed as a quieter background building so the heritage context takes centre stage.

The materials are appropriate and the detailing is sophisticated and contemporary. The building efficiency is very supportable, although the glazing could be more carefully considered for energy efficiency.

The common rooftop terrace could be expanded, and more green could be provided. Consider adding a green roof to the “infill” building.

- **Applicant’s Response:** The applicant team thanked the panel and appreciated the comments on the detailing. It is critical that the amenity is good because the units are small.
- Adjournment

*(Staff note: Urban Design Panel minutes are intended to record the general discussion and advice of the panel. As some technical details may be incorrect, these minutes should not be used as reference for technical information. Please refer to the Technical Analysis chart for accurate information on height, floor space and use.)*

**GASTOWN HISTORIC AREA PLANNING COMMITTEE**

Bruce Haden, the applicant, introduced the project by giving a recap of preliminary meetings & changes since the last presentation on December 20, 2017. He made reference to what was presented last time and introduced what's new in this project, highlighting the following: the amenity area remains on 325 Carrall; the height has been adjusted although it is still above the maximum allowance of 75 ft; more detail has been added to the architectural articulation of the exterior of the buildings. Those present took a view of the model. Glenda asked for material samples, upon which the applicant shared samples of proposed materials to be used on the exterior of the building.

Elijah, the heritage consultant, presented the Conservation Plan for 325 Carrall St., which is essentially the retention of the principal façade. Questions from the committee included: whether the rooftop amenities would be accessible to all residents, how bikes would be brought to storage, whether any part of the interiors could be salvaged, how windows would be placed. Franke questioned the seismic upgrade requirements, upon which Jim Mah replied that the new structure reliance is purely on reinforced concrete structure, which will 100% meet building codes. Michael requested to see images from the park's view as a lot of components cannot be seen due to the angle of the photo shown. Glenda asked Zlatan what the best heritage practices are. Zlatan responded that there is a Commemorative Plan concept, but this particular open space in front is already saturated with historic and cultural meanings and fixtures, such as the Totem Pole and the Pigeon Park. The McConnell block has an interesting color, but there were concerns related to the selection of darker brick. The Committee took a look at the material board and how the color reflects differently in the light.

MOVED by Sam Sagita

SECONDED by Brady Dunlop

THAT, the Gastown Historic Area Planning Committee appreciates the effort that has been made to improve the previous proposal and generally supports the proposal including the relaxation of height as proposed (from 75ft to 81ft). Further, the Committee recommends additional design development, as follows:

- The storefront on 333 Carrall, to more closely relate to the historic character of Gastown
- Further design consideration be considered to the principal façade of 333 Carrall St. (new building) to consider the presence of the public park space in front
- The color (shade) of dark brick being used for the exterior of 333 Carrall St.
- The reconstructed laneway wall on 325 Carrall St. to more closely reflect the current historic appearance
- The cornice on 333 Carrall St. to be increased in scale/ emphasized
- Further design development to the rooftop addition to 325 Carrall St. (The McConnell Building) to simplify the built form of the addition.

Franke James moved minutes as amended.

SECONDED by Brady Dunlop

All in Favour.

## **LANDSCAPE**

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

## **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

Recommendations for Crime Prevention through Environmental Design are contained in the prior to conditions noted in Appendix A attached to this report.

## **ENGINEERING SERVICES**

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

## **ENVIRONMENTAL PROTECTION BRANCH**

Environmental Protection Branch conditions are included in Appendix B attached to this report.

## **BUILDING REVIEW BRANCH**

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

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

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

## **NOTIFICATION**

On August 3, 2018, 697 notification postcards were sent to neighboring property owners advising them of the application, and offering additional information on the city's website. In addition, a site sign was installed at the site notifying of the application and providing information on where to find further details of the project. No responses were received by the end of the comments period.

Further, on September 26, 2018, a second round of postcards were mailed and an extension of the comments period at the request of senior staff to inform members of the Downtown Eastside community groups. 1303 additional postcards were sent to neighboring property owners and 525 Downtown Eastside Community Group advising them of the application and providing information on where to find further details of the project.

Two emails were received from interested parties by the end of the second comment period on October 26, 2018. First United Church, a Downtown Eastside social service agency wrote to express concerns over the loss of Union Gospel Mission as a tenant in the existing space if approved.

Heritage Vancouver Society (HVS) also wrote to express concern over the loss of the "ghost sign" in the alley but tacitly supports the conservation plan including the infill over the original building. HVS expressed some concerns over the loss of space for long standing tenants in the existing building as

well as respectfully requesting a sensitive commercial strategy from the owner that favours a social service tenant.

Staff have reminded the applicant team that under the Downtown Eastside Plan (2014) there is a retail strategy to promote tenancies that work with the community. The Plan emphasizes that commercial tenants should achieve an appropriate “neighbourhood fit” and serve local residents. The applicant has provided a voluntary Neighbourhood Fit Evaluation, to help ensure that the future tenant of the retail space will contribute to social impact objectives for the Downtown Eastside.



**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

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

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

It also requires the Board to consider a By-law relaxation, per Section 10.11.1(d) of the By-law. The Staff Committee supports the relaxations proposed.


With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of loading.

The Staff Committee supports the relaxations proposed.



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Mandy So  
Acting Chair, Development Permit Staff Committee



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Danielle Wiley  
Senior Development Planner



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Sangeeta Vishwakarma  
Project Coordinator

Project Facilitator: John Freeman

**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS**

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

**A.1 Standard Conditions**

A.1.1 compliance with Section 4.3.1 - Height of the HA-2 District Schedule, by reducing the overall parapet height by 0.1 m;

A.1.2 compliance with the *Roof-mounted Energy Technologies and Green Roofs* bulletin for discretionary height increases;

**Note to Applicant:** Proposed roof-top appurtenances (elevator shaft, mechanical room, mechanical screen, and stair access projections) may be exempted from height limit prescribed in the by-law with compliance to submission requirements under the bulletin. Roof plan must identify type green roof (intensive or extensive) including percentage of green roof and indicate roof as 'in-accessible'. Refer to Recommended Condition 1.5.

A.1.3 compliance with Section 4.10 - Horizontal Angle of Daylight of the HA-2 District Schedule;

**Note to Applicant:** Windows in Live-Work unit (level 2), 1-bedroom unit (Level 3), 4 micro dwelling units in total (levels 3- 4), all located at the west corner; and 6 studio units in total (Levels 2-4) at the north elevation do not comply.

A.1.4 provision of an "Assurance of Retention of Existing Portions of Buildings" letter and colour-coded detailed elevation drawings from a Registered Architect or Engineer are to be submitted, **in triplicate**, verifying that the portions of the existing structure shown as being retained can in fact be retained, and that he/she will supervise the construction to ensure the retention occurs;

Notes are to appear on the retention drawings indicating the following:

- i. that all parts of the building shown as being retained will be retained in place, and not removed from their original location within the building at any time;
- ii. that 'retained wall' means the retention of the existing studs and sheathing;
- iii. that 'retained floor' means the retention of the existing floor joists and sub-floor; and
- iv. that 'retained roof' means the retention of the existing roof rafters and sheathing.

The drawings should also indicate, in detail, the proposed strategies for the retention and/or replacement of all exterior doors, windows, trim, and cladding materials.

In addition, **three copies** of a letter signed by the Registered Architect or Engineer, indicating the sequence of construction, are to be submitted, in order to ensure that the construction is carried out in a manner that retains the building on the site at all times.

**Note to Applicant:** The above information is required to ensure that the proposed work complies with the intent of the Gastown HA-2 Design Guidelines. If significant structural change is proposed, then a full set of drawings, including plans and sections, will be required. With regard to structural members, a general approach of supplementing what exists in order to meet current Building By-law standards should be applied, rather than the replacement of the original material.)

A copy of the approved retention drawings and the sequence of construction letters will form part of any approved Building Permit drawings.

- A.1.5 provision of a revised legal survey for Lot A, B & C indicating the total site area;
- A.1.6 provision of revisions and additional information on the drawings, as follows:
- i. update the Zoning Information on Page A0.01:
    - a. coordinate Lot A Site Area with legal survey;
    - b. indicate net building area with amenity exclusion applied for Levels 1 and 6;
    - c. indicate by-law reference and calculation for required Residential (4.3.6), Non-Residential (4.3.1), Disability (4.8.4 (a)), Retail loading (5.2.5), and Class A bicycle spaces (6.2.1.2 & 6.2.1.3);
  - ii. show proposed Class B bicycle racks on the Site Plan;
  - iii. indicate Amenity exclusion at Levels 1 and 6 under FSR Calculations on Page A0.07; and
  - iv. provide parapet height elevations on the Context Site Plan.
- A.1.7 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;
- A.1.8 provision of 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.1.9 provision of written confirmation shall be submitted by the applicant that:
- i. the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
  - ii. adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
  - iii. mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555.

### Landscape Conditions

- A.1.10 design development to incorporate the following within the design of the green roof:
- i. permanent and substantial eating area, complete with:
    - a. built-in BBQ;
    - b. counter space;
    - c. sink; and
    - d. weather protection.

**Note to Applicant:** The weather protection should be incorporated into a trellis/ pergola like structure that is augmented with climbing vines.
  - ii. variety of casual & formal seating/ gathering options;
- Note to Applicant:** incorporate dining tables of various sizes, high bar tables that facilitate multiple groups, ledge/bench seating, etc.

- iii. enhanced urban agriculture, as follows;
  - a. work bench;
  - b. hose bib; and
  - c. greater separation between Compost Bin and private open space.

- i. planted evergreen screen on or directly adjacent to the northern façade;

**Note to Applicant:** A mix of trees, hedges and vines are encouraged. Vines are to be supported with a climbing structure. Provide detail drawings of climbing structure.

- ii. access to common accessible washroom;

**Note to Applicant:** Washroom access from the common area should not disrupt neighboring units.

- iii. a substantial landscape buffer between the shared common space and the private open space.

**Note to Applicant:** Provide a minimum of 2 evergreen and 2 deciduous trees among other plants that create a substantial screen between the public and private open spaces.)

- A.1.11 provision of built features intended to create a bird friendly design;

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

### Crime Prevention Through Environmental Design (CPTED)

- A.1.12 identification, on the drawings, of those measures provided in response to CPTED principles, having particular regard for reducing opportunities for:

- i. residential break and enter;
- ii. mail theft; and
- iii. mischief in alcoves and vandalism, such as graffiti.

### A.2 Standard Engineering Conditions

- A.2.1 make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots A, B & C, of Lot 17, Block 3, Old Granville Townsite, Plan 6135 to create a single parcel;

**Note to Applicant:** Arrangements should be made to release reciprocal Easements 19027M & 52600M at that time.

- A.2.2 make arrangements to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for all existing and proposed building elements which encroach onto City property;

**Note to Applicant:** Upon completion of the exterior work, a BC Land Surveyor's Location Certificate will be required to confirm the extent of all building encroachments at that time. Note: an application to the City Surveyor is required. To enable permit issuance a letter of commitment, to enter into a City standard encroachment agreement, is required. For general information, see the Encroachment Guide ([http://vancouver.ca/files/cov/building\\_encroachment\\_guide.pdf](http://vancouver.ca/files/cov/building_encroachment_guide.pdf)).

- A.2.3 provision of parking, loading and bicycle spaces in accordance with the requirements of the Vancouver Parking By-Law;

**Note to Applicant:** The Applicant explore options that may be available to them to meet parking supply requirements as set out in the By-law, such as Payment-in-Lieu (PIL) of vehicle spaces. The current PIL rate is set at \$24,700 per space waived, and an application fee of \$500 to Engineering is required.

- A.2.4 provision of Building Grades and design elevations at the property line adjacent all entrance;

- A.2.5 provision of door swings doors not to exceed a maximum of one foot into City property;

- A.2.6 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:

- i. provision of updated drawings to show Class B bicycle spaces located entirely on private property;

**Note to Applicant:** Class B bicycle parking located on public property requires a separate application to the General Manager of Engineering Services and cannot be counted toward By-Law requirements for this site. Landscape plan L1.01 shows only 4 of the required 6 Class B bicycle spaces. Unrestricted access adjacent the spaces of a minimum length of 0.5m is required.

- ii. provision of an updated plan to show the route for Class A bicycle spaces to reach the outside;

**Note to Applicant:** The route should be stair free and note use of the elevator if required. If elevator access is required, ensure that the elevator is sized to comfortably accommodate two people with two bicycles and provide minimum interior dimensions (5'-6" x 6'-8").

- iii. provision of automatic door openers for all doors leading to the bicycle storage room;

- A.2.7 clarification of garbage pick-up operations;

**Note to Applicant:** Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.

- A.2.8 provision of all utility services to be underground for this "conditional" development to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

The applicant is to provide confirmation that all required electrical plant is provided for on-site. There is to be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

It is presumed with your consultation so far with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met. At this time there seems to be no allocation of such plant shown on the detailed Plans.

- A.2.9 provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way;
- A.2.10 provision of a canopy application is required for the canopy over the walkway adjacent (A2.02) to Carrall St;

**Note to Applicant:** Canopies must be fully demountable and drained to the building's internal drainage system. Canopies are defined as a rigid roof-like structure supported entirely from a building where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56mm in thickness. [VBBL Section C.1.8.8.]; Canopies should come no closer than 6' to the center of adjacent street tree trunks.

**B.1 Standard Notes to Applicant**

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before (**6 months after DP Board date**), this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.5 Please review the City of Vancouver Bulletin 2002-003-EV Erosion and Sediment Control.
- B.1.6 Erosion Sediment Control plans to be submitted at Building permit stage for Environmental Protection review and comment.
- B.1.7 May require a waste discharge permit for dewatering activities on the Site.
- B.1.8 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

**Note to Applicant:** Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

**B.2 Conditions of Development Permit:**

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.

- B.2.4 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12<sup>th</sup> floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.5 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- B.2.6 Condition(s)/ Terms to be included on the issued Development Permit: Environmental Protection Conditions:
- i. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.
  - ii. In the event, contamination of any environmental media are encountered, a Notice of Commencement of Independent Remediation must be submitted to the Ministry of Environment and a copy to the City of Vancouver.
    - a. Upon completion of remediation, a Notification of Completion of Independent Remediation must be submitted to the Ministry of Environment and a copy to the City of Vancouver.
    - b. Dewatering activities during remediation may require a Waste Discharge Permit.
    - c. Submit a copy of the completion of remediation report signed by an Approved Professional stating the lands have been remediated to the applicable land use prior to occupancy permit issuance.
- B.2.7 This site may be affected by a Development Cost Levy By-law and levies may be required to be paid prior to issuance of Building Permits.**