

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
J. Olinek, Urban Design & Development
Planning
C. Chant, Engineering Services

Also Present:

D. Robinson, Urban Design & Development Planning
D. Lee, Development Services
S. Robin, Housing Regulation
J. Smallwood, Development Services
S. Farmand, Landscape

APPLICANT:

Kenneth Wong DBA NSDA Architects
201 – 134 Abbott Street
Vancouver, BC
V6B 2K4

PROPERTY OWNER:

Lookout Housing & Health Society
544 Columbia Street
New Westminster, BC
V3L 1B1

EXECUTIVE SUMMARY

- **Proposal:** To develop a seven-storey mixed-use building consisting of Community Amenity and Retail use on the first storey, General Office use on the second storey and 114 Social Housing units, of which 66 units are Micro Dwelling units, all over one level of parking having vehicular access from the lane.

See **Appendix A** Standard Conditions
Appendix B Standard Notes and Conditions of Development Permit
Appendix C Plans and Elevations
Appendix D Applicant's Design Rationale

● **Issues:**

1. Building height increase;
2. Provision of private and common outdoor space;
3. Refinement to the livability; and
4. Public realm interface and treatment along Powell Street and the lane.

- **Urban Design Panel: Recommend Resubmission**
-

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. **DP-2020-00287** submitted, the plans and information forming a part thereof, thereby permitting the development of a seven-storey mixed-use building consisting of Community Amenity and Retail use on the first storey, General Office use on the second storey and 114 Social Housing units, of which 66 units are Micro Dwelling units, all over one level of parking having vehicular access from the lane:

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 make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all dwelling units as social housing for 60 years or life of the building, whichever is greater, which will contain the following terms and conditions:
- i. a no separate-sales covenant;
 - ii. a no stratification covenant;
 - iii. that the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the City, the Province of British Columbia, or Canada as 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;
 - iv. requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755;
 - v. not less than one-third of the social housing units are occupied by persons eligible for either Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance;
 - vi. not less than one-third of the social housing units to be occupied only by households with incomes at or below the then current Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication;
 - vii. the remaining social housing units shall be rented at rates that meet or fall below the current East Area DCL Maximum Rents in accordance with the City of Vancouver's Rental Incentive Program Bulletin, or equivalent publication, and that;
 - a. a rent roll be provided indicating the agreed initial monthly rents for each housing unit when the Housing Agreement is entered into; and
 - b. rent increases for the housing units will be capped at the Residential Tenancy Act maximum annual allowable increase as published by the Province of British Columbia, regardless of a change in occupancy.
 - viii. and provided further that if any such social housing units are Micro Dwelling Units, then such Micro Dwelling Units shall be rented at a rate no higher than the average market rents for studio apartments in the local area, in accordance with the annual Canadian Mortgage and Housing Corporation Rental Housing Market Survey, or equivalent

publication, as approved by the General Manager of Planning, Urban Design and Sustainability (or successor in function); and

- ix. such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement and Section 219 Covenant to be entered into by the City by by-law enacted pursuant to Section 565.2 of the Vancouver Charter.

1.2 design development to increase the amount of common outdoor space and improve its suitability for families with children by performing the following:

- i. provide additional common outdoor space with consideration for this area to be family-oriented through one of the following suggested strategies:

- a. rooftop access for use as common outdoor space;

Note to Applicant: Ensure compliance with overall height and density requirements. Reference Section 10.18 of the Zoning and Development By-Law for exceptions for rooftop appurtenances. Additional height for guardrails may be considered if they do not contribute substantially to appearance of height and massing. See also Standard Development Review Branch conditions **A.1.8** and **A.1.18**.

- b. relocate the mechanical room to increase useable space; and/or

- c. the provision of additionally located open space to suit the building programming and operating model.

Note to Applicant: This condition references the *Micro Dwelling Unit Policies and Guidelines* calling for a minimum of 48.5 ft² of outdoor space per units, which totals approximately 3200 ft². The combined area of the level 3 and level 7 residential common decks is approximately 3290 ft² suggesting that the amount of common outdoor space may only be sufficient to serve the micro units. To better serve all residents, based on these guidelines, the target for common outdoor area is suggested to be approximately 5000 ft² (roughly equal to 48.5 ft² for every unit not provided with a balcony). See also Standard Development Review Branch condition **A.1.18**. Provision of private open space (balconies or patios) is not prohibited by this condition.

1.3 design development to improve livability, including:

- i. provision of private open space for all family units which is a minimum of 1.8 m (6 ft.) deep by 2.7 m (9 ft.) wide or balconies on all 3 bedroom units and dedicated common outdoor space for all 2 bedroom units;
- ii. introduction of full height operable windows (Juliet balconies) for all units which are not provided private outdoor space;

Note to Applicant: Provision of private outdoor space for all residential units is typically sought for social housing, including private outdoor space for all accessible units and family units (2 and 3-bedroom) in accordance with the *High-Density Housing for Families with Children Guidelines*. Juliet balconies may be considered (typically only for studio and one-bedroom units), provided an enhanced common outdoor space is also provided. Refer to *High-Density Housing for Families*

with Children Guidelines and Micro Dwelling Policies and Guidelines.

- 1.4 design development to improve the interface with the public realm, including exploration of the following design strategies:
- i. expression of finer-grain treatments respecting the distinct street patterns and character of the historic DEOD area on Powell Street by:
 - a. respecting and/or replicating significant architectural detail where such detail contributes to and reinforces the area's desirable qualities and character;
 - b. clearly distinguishing the residential, community centre and CRU entrances with architectural variation and indication of wayfinding and signage strategies in the drawings; and
 - c. paying attention to special detail such as windows, balconies, cornices or materials (such as brick) which help to breaking up the expansive glass and wall surfaces, especially at the ground floor, and articulation of vertical elements such as columns and pilasters at approximately 25 ft. to 30 ft. modules.
 - ii. consideration to introduce greater visual connectivity between the lane and the courtyard; and
Note to Applicant: The objective for improved connectivity with the lane is to enhance daylighting into the courtyard and improve safety and security through natural visual surveillance. A better treated lane elevation may allow local residents and neighbours feel more connected to the building, and provide an improved sense of ownership.
 - iii. ensuring adequate path and entry lighting is provided along the lane.
Note to Applicant: The intent of this condition is to create a more neighbourly public realm and character while improving the street and lane conditions, recognizing that both streets and lanes in the Downtown Eastside frequently serve as informal gathering spaces and extension of residence's personal spaces. Design should also seek to better align the principles of Crime Prevention Through Environmental Design (CPTED) while recognizing the unique and varied uses of the area's public spaces.
- 1.5 design development to further meet the intent of the *Micro Dwelling Policies and Guidelines*, as follows:
- i. maximize natural light within micro dwelling units with the following considerations:
 - a. incorporate larger, taller windows such as floor-to-ceiling curtain wall glazing, ideally a minimum of 1.8 m (6 ft.) wide to accommodate two people standing side by side;
 - b. consider use of architectural devices such as light shelves, clerestory windows, and strategically placed reflective or mirrored surfaces;
 - c. locate windows to suit interior lay-outs which maximizes daylight and views in primary living spaces; and
 - d. incorporate interior glazed doors and transom glazing as feasible.

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

• **Technical Analysis:**

Technical Review For:		524 Powell St			Zone:	DEOD ODP (Sub-Area 2)		
		Permitted/Required			Proposed			
Site Size ¹					37.19	x	45.69	m
					122.01	x	149.90	ft
Site Area ¹			sq.ft.		1,699.00 m ²		18,281.24	ft ²
Frontage					45.69 m		149.90	ft.
Setbacks ²			<u>m</u>	<u>ft.</u>			<u>m</u>	<u>ft.</u>
	Front Yard		3	9.84	Front Yard		0	0
	Rear Yard		N/A	N/A	Rear Yard		0	0
	Side Yard		0	0	Side Yard		0	0
	Side Yard		0	0	Side Yard		0	0
Height ³			<u>m</u>	<u>ft.</u>			<u>m</u>	<u>ft.</u>
			22.8	74.80	top-of-parapet:		25.65	84.15
FSR ⁴	Total:		4.5		Total:		4.44	
Floor Area ⁴			<u>m²</u>	<u>ft²</u>			<u>m²</u>	<u>ft²</u>
					Total Community:		662.00	7,123.12
					Total Retail:		391.00	4,207.16
					Total Office:		1,339.70	14,415.17
					Total Dwelling:		5,818.00	62,601.68
	Total:	7,645.50	82,265.58		Combined Total:	7,548.70	81,224.01	
Amenity ⁴			<u>m²</u>	<u>ft²</u>			<u>m²</u>	<u>ft²</u>
	Total:		929.00	9,996.04	Total:		876.00	9,425.76
Dwelling Unit Type ⁵					Type	%	No.	
					Micro Studio	58%	66	
					Studio	7%	8	
					One Bedroom	18%	21	
					Two Bedroom	8%	9	
					Three Bedroom	9%	10	
					Total:	100%	114	
Parking ⁶	Total Standard:			67	Total Standard:			6
	Permitted S/C:	25%		17	Total Small Car:			2
	Total Disability:			6	Total Disability:			6
					Overall Total:			20
	Total Visitor:			6	Total Visitor:			0
Loading ⁷	Class	A	B	C	Class	A	B	C
	Total	1	3	0	Total	0	2	0
Bicycle ⁸		Use	Class A	Class B		Class A		Class B
		Retail:	1	0		<u>129</u>		<u>0</u>
		Office:	8	0				
		Dwelling:	181	7				
		Total:	<u>190</u>	<u>7</u>				
Passenger Loading ⁹	Class	A	B	C	Class	A	B	C
	Total	1	0	0	Total	1	0	0

¹Note on Site Size and Site Area: Site area has been assumed off of the provided survey.

²Note on Yards/Setbacks: A front yard of 3 m (9.84 ft.) is required and a front yard variance of 0 m is supported and may be permitted by the discretion of the Development Permit Board through Section 5.6.3 – *Front Yard* of the DEOD ODP.

³Note on FSR and Floor Area: The majority of the first storey which comprises of community amenity has been excluded from FSR. However, no floor area exclusion has been provided for Exterior Wall Thickness as no information has been provided for this. There are also a number of areas which are being excluded from FSR which are not permitted exclusions under the DEOD ODP. These areas include balconies that are not associated with dwelling use and mechanical spaces above grade. These areas have been included in the floor area above and confirmation of compliance with floor area requirements has been requested through Standard Development Review Branch condition [A.1.8](#).

⁴Note on Height: Height of approximately 25.65 m (84.2 ft.) has been calculated to the north-east corner of the building with a top-of-parapet height of 40.78 m (133.8 ft.). The proposed height exceeds the permitted height by approximately 2.85 m (9.4 ft.). A height relaxation would be required by the Development Permit Board by invoking Section 1.3 of the DEOD ODP.

⁵Note of Unit Mix: 66 micro studio, 8 standard studio, 21 one-bedroom units, 9 two-bedroom and 10 three-bedroom units have been proposed. Confirmation of compliance with minimum dwelling unit and micro unit sizes has been requested through Standard Development Review Branch condition [A.1.10](#).

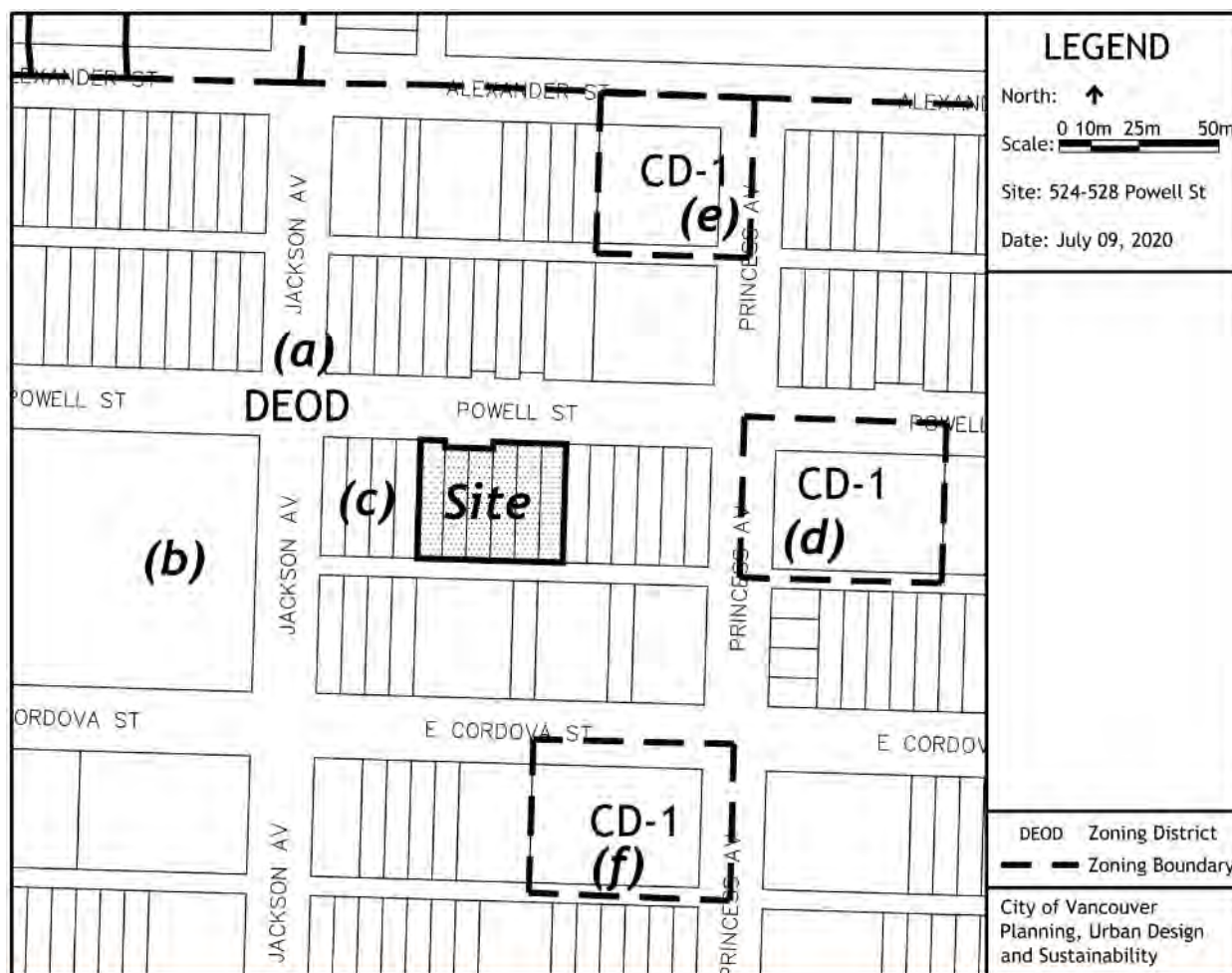
⁶Note on Parking: Note that parking has been based off of approximate floor areas and assumed uses of Retail for the first storey (CRU's) and General Office use on the second storey. Section 4.2.5.1 was used to determine parking requirements for the Retail and General Office uses and Section 4.2.1.8 of the Parking By-law was used to calculate requirements for the Social Housing use. A combined total of approximately 73 (67 standard plus 6 visitor) parking spaces are required and only 20 (including required disability spaces double counted) have been provided. Confirmation of compliance with parking requirements has been requested through Standard Development Review Branch condition [A.1.12](#).

⁷Note on Loading: Required loading has been calculated as per Section(s) 5.2.1 (Dwelling), 5.2.5 (Retail) and 5.2.7 (Office). A total of one (1) class A and three (3) class B loading spaces are required for this application and two (2) class B loading spaces have been proposed.

⁸Note on Bicycle: Required bicycle parking has been calculated as per Section(s) 6.2.1.2 (Dwelling), 6.2.4.1 (Office) and 6.2.5.1 (Retail) of the parking By-law. Approximately 190 class A and 7 class B bicycle spaces are required and only 129 class A and no class B spaces have been provided. Compliance with bicycle requirements has been requested through Standard Development Review Branch condition [A.1.14](#).

⁹Note on Passenger Loading: Passenger loading is compliant for this application and has been based off of Section 7.2.1 of the Parking By-law.

- **Legal Description:**
 Lot: A & B (Explanatory Plan 4575) of Lots 5 and 6, and Lots 7, 8, 9, and 10
 Block: 53
 District Lot: 196
 Plan: 196
- **History of Application:**
 20-04-09 Complete DP submitted
 20-06-10 Urban Design Panel
 20-06-24 Development Permit Staff Committee
- **Site:** The overall site is located mid-block along Powell Street half a block east of Oppenheimer Park, bounded by Princess Avenue to the east and Jackson Avenue to the west. The site is approximately 150 ft. wide along Powell Street with a depth of 122 ft. The elevation at the lane is approximately 4 ft. higher than that along Powell Street.
- **Context:** Significant adjacent development includes:
 - a) **DEOD Zones:** Generally, DEOD Sub-Area 2 sites permit up to 4.5 FSR and a 75 ft. height
 - b) **Oppenheimer Park:** Key public outdoor space in the Downtown Eastside
 - c) **Vancouver Buddhist Temple:** Landmark neighbourhood building
 - d) **220 Princess Avenue:** CD-1 Rezoning to permit 10-storey mixed-use social housing
 - e) **111 Princess Avenue:** CD-1 Rezoning to permit 10-storey mixed-use social housing
 - f) **321 Princess Avenue:** CD-1 Rezoning to permit 6-storey social housing



• Background:

The *Downtown Eastside (DTES) Plan*, the associated Rezoning Policy, and *Micro Dwelling Unit Policies and Guidelines* were approved by Council in March 2014. Implementation of the Plan resulted in revisions to the *Downtown Eastside Oppenheimer Official Development Plan (ODP)*, including updating the bonus density mechanism to meet the housing goals of the Plan by prioritizing the development of social housing. Using innovative development models, the DTES Plan encourages affordable housing, including allowing consideration of bonus density in developments where 100% social housing is provided. The DTES Plan aims to build and support sustainable social housing units and to encourage market rental development rather than strata-ownership housing in the area.

If approved, the project would advance a number of housing policy objectives articulated in the *Housing Vancouver Strategy*, and deliver 114 new social housing units that would contribute to the targets for new social, supportive and co-op housing units in the *Housing Vancouver Strategy*. Additionally, the application meets the affordability targets for social housing in the *Downtown Eastside Plan*, which is designed in particular to meet the needs of households on social assistance or other minimum income, who require a subsidy to access safe and appropriate housing.

The site location is mid-block on the south side of Powell Street between Jackson and Princess Avenues, and is nested within other DEOD lots and a few CD-1 social housing projects along Princess Avenue. This block is characterized by older mixed-use buildings one to four storeys in height, as well as a recent 3 storey Temporary Modular Housing project across the street. Across the lane are two to four storey buildings, including a recent four storey residential building at 557 E Cordova Street, with units built right up to the rear property line, as permitted under current zoning.

The proposal is for the redevelopment of the existing Gateway Resource Centre owned and operated by Lookout Housing Society, located in the *Downtown Eastside Plan* area. The proposed program consists of:

- 114 social housing dwelling units, including 66 micro dwelling units;
- Community Benefit Centre on ground level with services for the local neighbourhood, including classrooms, laundry/showers, a commercial kitchen and a safe consumption site;
- Three small CRUs at grade along Powell Street intended to serve local needs; and
- Second level Office space.

The building is composed of a 'U' shaped massing. Exterior materials are primarily grey and white metal panels, along with cementitious panel accents bookended by two vertical red brick expressions along Powell Street. The lane-facing side of the building is expressed with cementitious panels at grade, parking and loading accesses along with an interior courtyard concealed by a solid painted metal security wall. The applicant is exploring the inclusion of indigenous design elements moving forward, as indicated by the art seen on the rear lane security wall.

This project was recommended for resubmission at the Urban Design Panel (June 10 and 24, 2020). The following recommendations for refinement were made:

- Strongly recommend expanding the open space provided in the courtyard and/or explore the addition of at least some balconies;
- Recommend improving the legibility of the community benefits being offered in the building;
- Strongly recommend improving the public realm.

Staff confirmed that the abovementioned recommendations for refinement can be addressed through the development permit's conditions of approval. Staff have reviewed the conditions listed in this report with

the applicant, and the applicant has provided preliminary design strategies to address some of these conditions, including Recommended conditions 1.2 and 1.4.

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

Downtown Eastside Plan (2014)

The Downtown Eastside Plan aims to ensure that the future of the Downtown Eastside (DTES) improves the lives of all those who currently live in the area, including low-income and middle-income residents, the homeless, seniors, women and children and families. The plan is also intended “to enhance and accelerate a strategy to implement the Council’s 2005 DTES Housing Plan” thereby improving the diversity of affordable market and non-market options in the neighbourhood.

Social housing in the DTES is rental housing designed to meet the needs of households, particularly those on social assistance or other minimum income, who require a subsidy to access safe and appropriate housing. To ensure the sustainability and feasibility of social housing, mixed income tenants in a social housing project enables optimum results over the long term.

Housing Vancouver Strategy (2017)

In November 2017, Council approved the *Housing Vancouver Strategy and Housing Vancouver Strategy Three-Year Action Plan* (Strategy and Action Plan). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining the diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with government and non-profit partners to deliver housing for the lowest income households.

Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50% of the new units are to serve households earning less than \$80,000 per year, and 40% are to be family-size units. This Development Permit application will contribute towards the targets for social housing units to be delivered under the City’s Social Housing or Rental Tenure (SHORT) pilot program, a pilot program identified within the *Strategy and Action Plan*.

Micro Dwelling Policies and Guidelines (2014)

As part of the DTES Plan, Council also approved a relaxation for new self-contained studio units with private bathrooms and kitchens from 29.7 m² (320 ft²) to 23.2 m² (250 ft²). The units are intended for single occupancy and must be secured as rental. The *Micro Dwelling Unit Policies and Guidelines* aim to support the creation of livable and affordable micro dwelling rental units in the DTES. The aim is to provide flexibility in achieving the City’s affordable housing objectives for replacement housing for low income singles and affordable housing for moderate income renters in the DTES. These policies and guidelines delineate a set of principles for livability, which include light, ventilation, privacy, and amenity and outdoor space. These dwellings are further regulated by Section 11.27 of the Zoning and Development By-law.

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

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

• **Response to Applicable By-laws and Guidelines**

Downtown Eastside Plan (2014) and Downtown Eastside Oppenheimer District (DEOD) ODP (1982)

This proposal meets the following targets for social housing in the DTES:

- At least one-third of new social housing units must be rented at the shelter component of Income Assistance for low-income households who are eligible for Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement, to ensure that this very low income cohort have access to housing; and
- The policy target for the remaining two-thirds of social housing units will be a mix of rents to support the overall sustainability of the project with the goal to achieve the highest number of subsidized units as possible. The affordability for rents in these social housing units will be for one of these thirds to be up to “Housing Income Limits” (HILs), and the remaining third to be at affordable market rents.

This site is located in Sub-Area 2 (Cordova Street) of the *Downtown Eastside Oppenheimer District Official Development Plan* (ODP). As such, density is regulated by Section 5 of the ODP, and the decision to permit density above 1.0 FSR rests with the Development Permit Board under Section 5.5.1. In this case, the proposal meets the criteria for consideration up to 4.5 FSR under this section.

Height is regulated by Section 5.6.1, which permits the Development Permit Board to consider heights up to 22.8m (75 ft.). The height and density increase is based on urban design performances; factors include but are not limited to impacts of adjacent sites, public realm, existing views, as well as preserving and strengthening the prevailing scale and contextual fit.

Section 3 of the ODP describes the scope and application of the subsequent sub-area guidelines:

"The Sub-Area Development Guidelines are all mandatory in the sense that any development permit application shall be measured against them. Flexibility and innovation are encouraged in the preparation of development proposals and a significant degree of discretion is hereby given to the Development Permit Board in the interpretation of policies."

Massing and Height: The applicant proposes a height greater than 75 ft. (approximately 84.5 ft.), which is partially a result of the lane being 4 ft. higher than Powell Street and the need to provide full height loading space off the lane, as well as the 9.5 ft. clear ceiling heights provided on all floors as per the Micro Dwelling Unit Policies and Guidelines.

Section 1.3 of the ODP allows the Development Permit Board to relax the provisions in the plan in any case where literal enforcement of the by-law would result in unnecessary hardship. This relaxation can be interpreted to include relaxations for height and density. The relaxation should be weighed on how the proposed development responds to applicable policies and guidelines and its potential impacts to the neighbourhood.

Staff seek the Development Permit Board's relaxation of the height by invoking Section 1.3 of the ODP to allow the building to provide proper loading bay height, as well as ceiling heights required by the Micro Dwelling Unit Policies and Guidelines. Specifically, staff support the use of Section 1.3 to relax the limits in 5.6.1 (height) of the ODP due to hardship of the sites slope resulting the lane being approximately 4 ft. higher than Powell Street. The need to provide full height loading space off the lane, as well as the 9.5 ft. clear ceiling heights required by the Micro Dwelling Unit Policies and Guidelines, results in a height greater than 75 ft.

A density of 4.49 FSR is proposed. The ground level resources centre qualifies as an FSR exclusion serving as a Community Amenity under Section 5.8.2 of the ODP.

Uses: Retail uses are not required nor encouraged for this block and are not explicitly permitted in this Sub-Area of the ODP. The zoning does permit uses which ‘serve the educational, cultural, health, social or recreational, or the local economic development needs of the local community’. Other than form of development guidelines, both the *Downtown Eastside Plan* and the ODP focus on community wellness. This can be pursued through affordable housing for low and moderate income populations, with a consideration for multigenerational living, as well as opportunities for low-barrier jobs and training, and local-serving businesses.

Setbacks: Section 5.6.3 and 5.6.4 of the ODP regulate required building setbacks. A minimum front yard of 3 m (10 ft.) shall be provided. However, the Development Permit Board may relax or increase this requirement for all or a portion of the frontage provided it takes into account the depths of the adjacent front yards.

No side yard shall be required, except that where a site abuts an existing residential building with any window lighting a habitable room, any facing wall of a new building shall be set back an adequate distance to ensure light and ventilation to the existing habitable rooms, in accordance with all applicable policies and guidelines adopted by Council.

A portion of the east facade is setback 4.05 m (13 ft.) from the east property line to create a light well for 25 micro dwelling units and five 1-bedroom units oriented east. The application outlines an expectation that any future adjacent development would provide a matching light well. Although this may be desirable, staff are not confident the matching light well could be provided, given the adjacent lot is only 7.62 m (25 ft.) wide which also has a requirement to provide a social housing component. Staff have therefore made their livability assessment based on the future worst case scenario, where the dwelling units oriented to the light well may eventually face a blank wall only 4.0 m (13 ft.) away. See also Recommended conditions 1.3 and 1.5 for suggestions to maximize natural light and air penetration for these micro units.

Public Realm: The applicant is proposing a zero setback along Powell Street, in line with other existing buildings along the block. Three small CRUs are proposed fronting Powell Street, along with entrances to the residential, the ground level resources centre and the second level office space. Covered recess and continuous weather protection are not proposed due to security concerns.

The lane-facing side of the building includes parking and loading accesses along with an interior courtyard concealed by a solid metal security wall. The applicant is exploring the inclusion of indigenous design elements moving forward, as indicated by the art seen on the rear lane security wall. Class B bicycle parking is proposed along Powell Street and the lane.

Staff support a decreased front setback requirement, as the proposal is generally in line with existing buildings on this block which are setback between zero and 2.4 m. The proposed zero front setback aligns with the existing Buddhist Temple building; however, as this site is within the same Sub-Area, a 10 ft. front setback would be anticipated for any future development of that site under existing zoning. Eastern portions of this block fall under a different Sub-Area of the ODP, which does not have a front setback requirement. As such, it would not be possible to achieve a consistent 10 ft. setback along this entire block face. Staff have weighed the benefits and impacts of the setback and determined, on balance, requiring the full setback would limit the usability of the small CRUs and reduce the viability of the project to deliver core-need social housing. Staff determined the modest recess currently proposed is sufficient to provide a transition from the public realm to the publicly-oriented ground level uses.

Refinements to the public realm are addressed in:

- Recommended condition 1.2i strives to improve the façade treatment, by further distinguishing between the residential entrance, the community centre entrance and the CRU entrances, introducing wayfinding strategies and consideration of vertical elements to break up the ground level into a finer-grain; and
- Recommended condition 1.4ii recommends greater visual connectivity between the lane and the courtyard, improved lane lighting.

Housing Vancouver Strategy (2017)

The proposed 114 social housing units in this application help achieve the 10-year City targets of 12,000 new social, supportive, and co-op units in Vancouver. Table 1 below shows the progress toward these targets.

Table 1: Progress Towards 10 Year Housing Vancouver Targets for Non-Market Housing as of March 31, 2020

Housing Type	10-Year Targets	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	4,657

*Note that tracking progress towards 10-year Housing Vancouver targets began in 2017, figures include Temporary Modular Housing.

Micro Dwelling Policies and Guidelines (2014) and High-Density Housing for Families with Children Guidelines (1992)

Livability: All units are proposed to have clear ceiling heights of 9.5 ft. and operable windows. The applicant proposes no balconies or Juliet balconies for any unit in the building. Common outdoor space dedicated to residents is proposed on level 3 which includes a children’s play area and is connected to a large south facing indoor amenity space, and on level 7 with views to the north shore mountains.

The proposal generally complies with overall livability objectives:

- the proposed micro dwellings each have a private bathroom and kitchenette;
- all units have a window with operable vents;
- bulk storage is provided for all of the micro units in the basement level;
- all micro units meet the minimum dimensions, including clear ceiling heights of 9.5 ft.; and
- indoor amenity rooms containing a kitchen, washrooms, lounge and laundry facilities are provided.

The proposal is deficient in some aspects of the policies and guidelines as no private outdoor space or Juliet balconies are provided. Provision of private outdoor space for all residential units is typically sought for social housing, including private outdoor space for all accessible units and family units (2 and 3-bedroom) in accordance with the High-Density Housing for Families with Children Guidelines. Juliet balconies may be considered, provided an enhanced common outdoor space is delivered.

Staff consider the proposal to be deficient in common outdoor amenity area. The Micro Dwelling Unit Policies and Guidelines call for a minimum 48.5 ft² of outdoor space per units, which totals approximately 3200 ft². The combined area of the level 3 and level 7 residential common decks is approximately 3290 ft², suggesting that the amount of common outdoor space provided may only be sufficient to serve the 66 micro units which leaves the remaining 48 units underserved.

Staff seek the following improvements to address livability:

- Recommended condition 1.3 recommends private outdoor space be provided for all 3-bedroom units and Juliet balconies be provided for all other units; and
- Recommended condition 1.2 recommends a commensurate increase in the amount of common outdoor space provided roughly equal to 48.5 ft² for every unit not provided with a balcony.

• **Conclusion:**

This proposal for a mixed-use social housing development, particularly its height and massing, does meet the intent and recommendations outlined in the policies and guidelines described above. The proposal meets the intent of the District Schedule by providing housing with deep affordability for low-income residents, including vulnerable populations along with valuable community amenity space serving local neighbourhood needs. Nonetheless, some refinements will be sought, especially to improve the livability of the development, including some cantilevered balconies and additional outdoor common amenity space for residents. The recommended changes should not impact the height, general massing, floor area or unit count. Staff are confident the conditions in this report can be satisfied in the applicant's prior-to responses. Staff recommend approval of this application, subject to conditions noted.

URBAN DESIGN PANEL

The Urban Design Panel virtually reviewed this application on June 10 and 24, 2020, and provided the following comments:

EVALUATION: Recommend Resubmission

Introduction:

Development Planner, Derek Robinson, summarized the project as a mid-block site located approximately a half block east of the corner of Powell Street and Jackson Avenue in the Downtown Eastside Oppenheimer District (DEOD) Zone. It is currently occupied by a group of existing two storey buildings utilized by the Powell Street Getaway Resource Centre on the ground floor and Vancouver Coastal Health on the 2nd floor.

The site has a frontage of 150' and a depth of 122' and the lane is approximately 4' higher than Powell Street.

To the west is the Vancouver Buddhist Temple and Oppenheimer park. To the north and east are older 1-3 storey buildings with retail and community health uses. Across the street is a recent 3 storey temporary modular housing project. Across the lane are 2-4 storey buildings, including a recent condo building with a zero setback and units fronting the lane.

The site is in the DEOD sub-Area 2: Cordova Street. The intent is to be a medium density residential area. Rehabilitation of existing residential buildings is encouraged. To upgrade the standard of accommodation available, new units should be self-contained and rehabilitated units should be converted to self-contained units where possible. Permitted uses include residential, micro dwelling, community care facility and uses required to serve local education, culture, health and economic development.

The maximum conditional Height is 75' and the maximum conditional FSR is: 4.5 FSR.

Proposed is a 7 storey mixed-use Social Housing building. The Proposed form is a 'U'-shaped building around a rear courtyard. The west arm proposes a single loaded corridor with 4' lightwell adjacent to the Buddhist Temple. The east arm proposes a double loaded corridor with micro units oriented toward the shared property line with a 13' setback.

The ground level is primarily occupied with Lookout Society's Community Centre, offering programs, classrooms and services for the local neighbourhood, including a commercial kitchen and safe consumption site. Three small CRUs are proposed fronting Powell St. These should house community serving businesses as General Retail is not explicitly permitted in this sub-area.

The 2nd level is office space and levels 3 to 7 are residential with common indoor/outdoor space on levels 3 facing south and level 7 facing north.

114 units are proposed, including 66 micro dwellings, the majority of which are approximately 256 sq ft. in area. FSR proposed is approximately 4.49, with the community resource centre being an excludable community amenity. The height proposed is 84.5', which will require the DP board to support a relaxation in order to be approved.

In addition to the height, the proposal seeks other relaxations, including a reduced front setback from 10 ft to zero including a repurchase of previous road dedication and a reduction in the number of required vehicle, bicycle and loading spaces.

Provision of private outdoor space for all residential units is typically sought for social housing, including private outdoor space for all accessible units and family units (2 and 3-bedroom) in accordance with the High-Density Housing for Families with Children Guidelines. Juliet balconies may be considered (typically only for studio and one-bedroom units), provided an enhanced common outdoor space is also provided. No balconies or julets are proposed for any unit in the development. The micro unit guidelines call for a minimum 48.5 sq. ft. of outdoor space per unit, which totals approximately 3200 sq ft. The combined area of the level 3 and level 7 residential common decks is approximately 3290 sq ft., suggesting that the amount of common outdoor space proposed may only be sufficient to serve the micro units.

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

On Massing

- The proposed height and its transition to nearby buildings, both existing and future context anticipated under DEOD zoning.

On Livability + Amenity

- The amount of common outdoor space and its suitability for children and families, as well as the overall suite of outdoor spaces provided, considering no balconies are proposed.
- The livability of the units, with particular regard for the micro units, especially those oriented to the east property line.

On Public Realm

- The success of the public realm interface on Powell Street, considering the proposed reduced front setback, as well as the visual connectivity between the lane and the courtyard.

On Materiality + Character

- The proposed material and color palette as a response to the DTES goal of creating a finer-grain urban fabric.

Applicant's Introductory Comments:

The applicant noted false creek is an important site for the community and city. Powell street provides an opportunity for affordable homes, retail, and office space that will provide free services to the community. The applicant noted they are working at providing affordability while working under financial constraints. All the housing has to be 100 percent social housing. Since the massing is so long on Powell Street, the project has been setback at the top portion of the 7th floor in order to promote the soft tooth roof line. The office portion pushes slightly outward , this also helps break down the scale of the massing. Materials include brick, vertical metal panels, two colors on the lane sign, and frititious panel on the lane. Paneling is also used to provide a modern look to the building. The applicant is proposing to have clear 9ft ceilings.

On the east side it has been set back 13 inches so that future developments will be encourage to a have a similar setback to allow for a much bigger courtyard, and to the north great view of the mountains.

There is a light well into the corridor.

There are 4 entrances. The community center is located on the ground floor. There are a series of stairs on Powell St and the lane to make the space more accessible. An intention is to have the patio connect and interact with the lane.

The second floor, primary office space, will have continuous windows to the north, east and south to maximize accessibility. There is a small space overlooking the courtyard, east side there is a break out space, provided smallish spaces that can be expanded to a larger area.

The third floor, there is family friendly outdoor area located adjacent to a large internal amenity space, to allow easy watching over the children. Around the perimeter there are planters that are buffer to the interior spaces and incorporated small garden plots.

The 7th floor there is a roof terrace that is more adult orientated. Each floor also has a quiet space outside the elevator. In addition there are various balconies and roof decks. Facing to the north there are beautiful views of the north Shore Mountains. There is lots of gathering opportunities with coverage. There are some added trees for shading. Materiality includes providing step lights and lighting on trees for safe passing and an interesting space.

The design of the building is that all the amenity spaces are available to all, to encourage accessibility and social interaction.

Affordability was always top goal and to provide as much value in the landscape. There was an initial meeting with Lookout society to see what goals they are hoping to achieve with the landscaping, and one was a nice gathering space with some permanent landscape elements around the perimeter and elements that can be moved around in the center. The sidewalks are qui narrow therefore will keep most of the existing elements with some improvements to the concrete paving and some added bike racks. The applicant noted they did not want to add too much an disturb the circulation. There is a nice balance between hard and soft landscape.

The staff and applicant team then took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project it was moved by MR. DAVIES and seconded by MR. SHARMA:

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

- Addition of balconies on at least some units;
- Design development to improve the quality and programming of the outdoor space;
- Consider strategies to mitigate impact of solid wall on the lane;
- Explore improving the store front and public realm along Powell St;
- Recommend reducing the institutional character of the brick volumes on Powell St;
- Improve wayfinding or signage strategy to make community benefits offered by the building more legible;
- Consider making the courtyard wider by eliminating the window well the west property line.

This motion failed.

The Panel reconvened on this item on June 24, 2020.

The following motion was moved by MR. DAVIES and seconded by MS. MARCEAU:

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

- Strongly recommend expanding the open space provided in the courtyard and/or explore the addition of at least some balconies;
- Recommend improving the legibility of the community benefits being offered in the building;
- Strongly recommend improving the public realm.

This motion failed.

The following motion was then moved by MR. SHARMA and seconded by MS. LONG, and it was the decision of the Urban Design Panel:

THAT the Panel RECOMMEND RESUBMISSION of the project with the following recommendations to be reviewed by City Staff:

- Strongly recommend expanding the open space provided in the courtyard and/or explore the addition of at least some balconies;
- Recommend improving the legibility of the community benefits being offered in the building;
- Strongly recommend improving the public realm.

Related Commentary:

There was general support from the panel for the massing and height, however the panel noted a lot more can be improved with the project, presently project feels very rushed.

The panel noted concern with the institutional character of the brick volumes especially with the window detailing.

The panel noted concerns with the balconies and roof deck in terms of area provided and programming, either one or the other should be done really well, there is a lack of permanence with the open space, they are not particularly great or substantial.

The courtyard can use further improvements especially at the west property line.

Integration of offices at Powell Street can be improved. Recommend improving community benefits legibility. Public realm and store front on Powell can be greatly improved and impact of solid wall on lane should be significantly mitigated.

Applicant's Response:

The applicant team thanked the panel for their comments.

Staff Conclusion:

Staff are sensitive to timing needs of this application which is seeking funding from senior levels of government. Staff have heard the concerns of the Panel and are of the opinion that the recommendations raised by the Urban Design Panel can be addressed via the conditions of approval detailed in this report. Moreover, staff are confident the applicant can address the conditions of approval, and produce a more refined iteration of the design without delay to the project schedule.

EVALUATION: Recommend Resubmission

ENGINEERING SERVICES

The recommendations from Engineering Services are contained in the conditions noted in **Appendix A** attached to this report.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The recommendations for CPTED measures are contained in the conditions noted in **Appendix A** attached to this report.

LANDSCAPE

The recommendations for Landscape are contained in the conditions noted in **Appendix A** attached to this report.

ENVIRONMENTAL PROTECTION BRANCH

The recommendations from the Environmental Protection Branch are contained in the conditions noted in **Appendix A** 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.

NOTIFICATION

A site sign was confirmed installed on May 29, 2020 on the existing building along Powell Street.

On May 29, 2020, 283 notification postcards were sent to neighbouring property owners, 586 emails were sent to members in the community, and posters were hand-delivered to 34 nearby SRO buildings advising them of the application, and offering additional information on the City's website. The postcard and the development application materials were posted online at vancouver.ca/devapps. At the time of this report, 16 responses have been received; 5 of which were in Support, 9 of which were in Opposition, and 2 of which did not state a position which was obviously in Support or Opposition, or provided feedback that was equally weighted; these are being considered as Neutral.

A virtual open house was held between the dates of June 15 – 21, 2020 at <https://shapeyourcity.ca/524-528-powell-st>.

Comments from the virtual open house and notification are summarized below:

Proposed Height/Form/Density:

- Concerns raised over the proposed height, form, and density noting impacts to adjacent residential buildings across the lane resulting in opportunities for overlook and a loss of privacy;
- Questions regarding the ability for the City to approve certain aspects of the application, i.e. density, height, setbacks under the DEOD ODP;
- Concern raised over the limited amount of weather protection along Powell Street;

Staff Response:

- Additional planting and/or architectural screening is being sought at the level 2 office deck at the rear of the building to increase privacy and reduce opportunities for overlook to/from adjacent residential units across the lane. See also Standard Urban Design condition [A.1.2](#).
- A minimum site frontage of 45.7m is required under Section 5 of the DEOD ODP in order for the Development Permit Board to permit an increase in the allowable height to 22.8m and density to 4.5 FSR. While the site width of 45.72m is greater than 45.7m, the Director of Planning supports exercising discretion in considering the additional 0.02m (3/4 of an inch) as a nominal difference which still meets the intention of the regulation under this Section of the By-law.
- Staff recognize a height relaxation is required and are seeking approval by the Development Permit Board to invoke Section 1.3 of the DEOD ODP where "...literal enforcement would result in unnecessary hardship...". There are a number of factors to consider on this; the topography of the site which slopes in excess of 4 ft. from Powell Street to the lane, the provision of higher floor-to-floor heights within units for improved livability, and the requirement to provide a full-height loading space off the lane.
- Staff are seeking the Development Permit Board's relaxation of the front setback requirement, as it is generally in line with existing buildings on this block which are setback between zero and 2.4 m. The proposed zero front setback aligns with the existing Buddhist Temple building; however, as this site is within the same Sub-Area, a 10 ft. front setback would be anticipated for any future development of that site under existing zoning. Eastern portions of this block fall under a different Sub-Area of the ODP, which does not have a front setback requirement. As such, it would not be possible to achieve a consistent 10 ft. setback along this entire block face. Staff have weighed the benefits and impacts of the setback and determined, on balance, requiring the full setback would limit the usability of the small CRU's and reduce the viability of the project to deliver core-need social housing. Staff determined the modest recess currently proposed is sufficient to provide a transition from the public realm to the publicly-oriented ground level uses.

Parking & Transportation:

- Questions raised as to how traffic and parking will be managed on, and around the site;

Staff Response:

- Staff are seeking a Transportation Demand Management (TDM) Plan which will outline measures the applicant is prepared to deliver in an attempt to offset the shortfall in required parking spaces. The TDM Plan will also be secured ultimately through a legal agreement which ensures the delivery and management of said measures. See also Standard Engineering Services conditions **A.2.3** and **A.2.4**.

Building Management:

- The following concerns were raised over potential air, light, and noise pollution originating from this building:
 - Lights in exit stairwells may be too bright;
 - Smoking on the rooftop will create air pollution to adjacent residential buildings; and
 - Noise and activity resulting from common outdoor spaces.

Staff Response:

- Much of what is identified as a concern will ultimately be the responsibility of the Operator to manage. These concerns are documented in this section of the report and will be communicated to the applicant.
- Lights in stairwells are a Vancouver Building By-Law Requirement as per Section 3.2.7.1 Minimum Lighting Requirements which states:
 - An exit, a public corridor, or a corridor providing access to exit for the public or serving patients' sleeping rooms or classrooms shall be equipped to provide illumination to an average level not less than 50 lx at floor or tread level and at angles and intersections at changes of level where there are stairs or ramps; and
 - The minimum value of the illumination required by Sentence (1) shall be not less than 10 lx.

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.

The Staff Committee supports this proposal subject to the conditions contained within this report.



J. Greer
Chair, Development Permit Staff Committee



D. Robinson
Development Planner



J. Smallwood
Project Coordinator

Project Facilitator: D. Lee

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

Urban Design Conditions

- A.1.1 design development to provide continuous weather protection along the full Powell Street frontage in the form of demountable glass canopies, awnings, or other such architectural treatment;

Note to Applicant: Canopies or awnings should be of high-quality, durable materials and finishes, and should appear integral to the architectural expression of the building. The design and location of canopy drainage and rain water leaders should be considerate of the potential impacts on the performance of the weather protection devices and the overall aesthetic performance of the building. See also Standard Engineering Services condition [A.2.17](#).

- A.1.2 design development to increase privacy and reduce overlook into units across the lane from the level 2 office deck by providing minimum 3 ft. planter along lane frontage including medium height vegetation species and/or through other proposed architectural screening;

Note to Applicant: See also Standard Landscape condition [A.1.22](#).

- A.1.3 consideration to delete light well adjacent the west property line thereby allowing micro units facing courtyard to shift to the west approximately 4 ft. resulting in slightly increased dimensions of the level 3 courtyard;

- A.1.4 provision of bulk storage for all units in keeping with “Bulk Storage and In-Suite Storage – Multiple Family Residential Developments” Bulletin;

Note to Applicant: See also Standard Development Review Branch condition [A.1.17](#).

- A.1.5 coordinate proposed bedroom windows with existing BC Hydro transformers along the lane, including the potential 6 m (19.68 ft.) blast zone clearance;

- A.1.6 provision of large scale architectural details of the following:

- i. glass and steel canopies;
- ii. trims and fascias;
- iii. operable windows for micro units; and
- iv. balconies, guardrails, privacy screens, fences, and trellises.

Note to Applicant: Architectural design details, rather than building envelope or construction details, are required for development permit review. The intent is to ensure the provision of high-quality materials and construction. Details should generally be in section, at a large scale such as 1:20 or equivalent, and include notes and dimensions. Review of these drawings may result in additional Urban Design comments or conditions.

- A.1.7 design development to identify on the architectural and landscape drawings any built and landscaped features intended to create a bird friendly design;
-

Note to Applicant: Consider including bird friendly plants on the plant palette, enabling bird habitat conservation and bird habitat promotion. 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>.

Development Review Branch Conditions

A.1.8 confirmation of compliance with Section 5.5 – *Density* of the DEOD ODP;

Note to Applicant: Provide additional information to accurately calculate floor area. See also Recommended condition [1.2](#) and Standard Development Review Branch condition [A.1.18](#).

A.1.9 confirmation of compliance with Section 5.2 – *Uses* of the DEOD ODP and Section 2 of the Zoning and Development By-law;

Note to Applicant: No uses have been identified on the second floor. Furthermore, CRU is not a defined term under Section 2 of the Zoning and Development by-law. Compliant uses are required to be identified on the drawings and FSR Overlays.

A.1.10 confirmation of compliance with Section 11.10 - *Dwelling Units* and Section 11.34 – *Micro Dwelling* of the Zoning and Development By-law;

Note to Applicant: The minimum dwelling unit size shall not be less than 29.7 m² (319.6 ft²) for standard dwelling units and no less than 23.2 m² (249.6 ft²) for a micro unit. Please ensure all micro dwelling unit areas are calculated from inside face to inside face of all units and shall not include any excluded areas, such as in-suite storage units.

A.1.11 confirmation of compliance with Section 5.8 – *Social, Cultural and Recreational Facilities* of the DEOD ODP by identifying on the plans the type of proposed amenity spaces at and above grade;

A.1.12 confirmation of compliance with Section 4 of the Parking By-law;

Note to Applicant: Approximately 67 (5 Retail use, 24 General Office Use and 38 Social Housing) plus 6 visitor spaces are required to be provided and only 20 (including required disability spaces double counted) have been provided. See also Standard Engineering condition [A.2.3](#). Final confirmation of parking figures is dependent on complete and correct information regarding floor area and uses and further conditions may result upon review. See also Standard Development Review Branch condition [A.1.18](#).

A.1.13 confirmation of compliance with Section 5 of the Parking By-law;

Note to Applicant: Approximately one (1) class A and three (3) class B loading spaces are required as per Section(s) 5.2.1, 5.2.5 and 5.2.7 of the Parking By-law. See also Standard Engineering condition [A.2.2](#). Final confirmation of loading figures is dependent on complete and correct information regarding floor area and uses and further conditions may result upon review. See also Standard Development Review Branch condition [A.1.18](#).

A.1.14 confirmation of compliance with Section 6 of the Parking By-law;

Note to Applicant: Approximately 190 class A and 7 class B bicycle spaces are required as per Section(s) 6.2.1.2, 6.2.4.1 and 6.2.5.1 of the Parking By-law. At least 10% of the class A bicycle spaces are required to be lockers as per Section 6.3.13A of the Parking By-law and none have been provided. Also, ensure that the plan specifically notes the proposed class A bicycle space types. Additionally, refer to Section(s) 6.3.9 and 6.3.19 for minimum horizontal, vertical and class

A locker sizes which are to be identified on the drawings. Consider providing a typical detail for these spaces and dimension and spaces that may differ. Furthermore, End of Trip Facility requirements are to be met for the Retail and Office uses as per Section 6.5 of the Parking By-law. Final confirmation of bicycle figures is dependent on complete and correct information regarding floor area and uses and further conditions may result upon review. See also Standard Development Review Branch condition **A.1.18**.

- A.1.15 illustration of compliance with the Horizontal Angle of Daylight requirements as per the *Access to Daylight, Views, and Ventilation in Dwelling Units* Bulletin;

Note to Applicant: Ensure that adequate daylight is provided for units located on interior property lines and units which face the interior courtyard. See also Standard Development Review Branch condition **A.1.18**.

- A.1.16 confirmation of compliance with Section 10.11 - Floor Area Exclusions for Exterior Wall Thickness of the Zoning and Development By-law and the *Floor Area Exclusion for Improved Building Performance (Thermal Insulation and Rain Screen)* Bulletin;

Note to Applicant: The application documents and the drawings indicate that a thermal exclusion for exterior wall thickness may be sought. However, no information has been provided regarding this exclusion. It is important to note that Section 10.11 has additional requirements and submission documents that are outlined in the above bulletin. See also Standard Development Review Branch condition **A.1.18**.

- A.1.17 confirmation of compliance with the *Bulk Storage and In-Suite Storage – Multiple Family Residential Developments* Bulletin;

Note to Applicant: Confirm that the below grade bulk storage rooms comply with the bulletin. Consider providing a detail for all typical below grade storage units. See also Standard Urban Design condition **A.1.4**.

- A.1.18 provision of an updated drawing package which includes the following:

- i. an updated Project Statistics page which includes:
 - a. references to all applicable sections of the Parking By-law used for bicycle, loading and parking calculations; and

Note to Applicant: See also Standard Development Review Branch conditions **A.1.12** and **A.1.13**.

- b. a dwelling unit summary with all proposed dwelling units and their number of bedrooms and gross and net floors areas.

Note to Applicant: See also Standard Development Review Branch condition **A.1.8**.

- ii. an updated Site Plan which identifies:
 - a. all property dimensions;
 - b. setbacks from property lines to face of building;
 - c. parkade access;

- d. class B bicycle spaces; and
- e. approved City building grades.

Note to Applicant: Though some building grades have been identified, they are unclear and difficult to read. Consider providing a revised site plan at a larger scale to help with legibility. See also Standard Engineering condition [A.2.7](#).

- iii. revised floor plans which identify all proposed uses;
- iv. revised FSR Overlays noting the following:
 - a. clearly identified floor areas of all uses;

Note to Applicant: The current FSR Overlays provide no information regarding uses and the associated floor areas.

- b. clearly identified floor area that is being excluded from FSR, including, but not limited to;
 - i. balconies; and

Note to Applicant: No information has been provided for balcony exclusions. Note that Section 5.5.3(a) of the DEOD ODP only permits residential balconies to be excluded from FSR. The balcony proposed on the second storey does not serve any residential area and would not be excludable from FSR.

- ii. exterior wall thickness.

Note to Applicant: It appears that a letter from a Building Envelope Professional has been provided indicating that an exclusion for wall assembly has been requested, but no information regarding this exclusion has been identified on the Overlays. See also, Standard Development Review Branch condition [A.1.16](#).

- c. prorate any shared corridors, or areas between the uses which they serve;

Note to Applicant: Floor areas which serve multiple uses are to be correctly identified and prorated between the corresponding areas which they serve. Such areas include, but are not limited to exit stairs.

- d. include all above grade mechanical rooms into the total computation of floor area;

Note to Applicant: The above grade mechanical room on the seventh storey is not excludable as per Section 5.5.3(b) of the DEOD ODP.

- e. include all stairs which access the roof if an accessible roof deck is added as per Recommended condition [1.2](#).

- v. Horizontal Angle of Daylight drawings; and

Note to Applicant: These drawings should identify all habitable rooms and provide the horizontal distances and angles proposed. See also Standard Development Review Branch condition [A.1.15](#).

- vi. revised elevations which note the grades at all corners of the building.

A.1.19 provision of the following notations to be included on the submitted plans;

- i. *“The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law”;*
- ii. *“A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces”;*
- iii. *“All building dimensions, setbacks and yards are to the outside of cladding”;*
- iv. *“The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures and end of trip facilities regarding required design standards shall be in accordance with the relevant provisions of Section 6 of the Parking By-law”;*
- v. *“Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555”;*
- vi. *“The acoustical measures will be incorporated into the final design and construction, based on the consultant’s recommendations”;* and
- vii. *“Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building”.*

A.1.20 submission of an original, sealed copy of a survey plan of the site, verified by a British Columbia Land Surveyor;

Note to Applicant: Minimum two (2) are required for issuance.

Housing Regulation Conditions

A.1.21 the unit mix shall include a minimum of 17% family units (two-bedroom and three-bedroom units), as per the *Micro Dwelling Policies and Guidelines* which encourage a mix of micro dwelling units and larger studios, one-bedroom and two-three bedroom units in a building;

Landscape Conditions

A.1.22 design development to increase planting at the Level 2 Office deck to screen views and reduce overlook into the units across the lane;

Note to Applicant: See also Standard Urban Design condition [A.1.2](#).

A.1.23 provision of typical planting details for proposed plantings on slab;

Note to Applicant: Dimensions to be shown on all planting details to confirm minimum soil depths of 24” for shrubs and soil depths that exceed the minimum requirements for medium and large-sized trees on slab, per the BCLNA Standards. Only certain sections provided show soil depth dimensions. The above-noted soil depth requirements are to be dimensioned to show soil

depth only, not including drainage layer and/or mulch.

A.1.24 provision of notes and annotations on all applicable drawings to confirm that all planting areas will be irrigated to current BCLNA standards;

A.1.25 provision of confirmed trenching locations for utility connections and duct banks, avoiding conflict with tree root zones and addition of the following note: ***“Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board”***;

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection. Two separate applications must be applied for: A commercial water permit and another commercial sewer permit. It appears that only the latter has been applied for, and that its location has not been finalized. Please contact Engineering services as soon as possible to begin the process for confirming the trenching locations for Sewer and for Water.

A.1.26 coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans: ***“Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm caliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion”***;

Note to Applicant: The applicant must contact Park Board and Engineering prior to final DP submission and ensure this information is included on the Plant Schedule.

Crime Prevention Through Environmental Design (CPTED) Conditions

A.1.27 design development to better achieve objectives of Crime Prevention Through Environmental Design (CPTED), including:

i. design strategies intended to mitigate nuisance behaviour in alcoves, and vandalism such as graffiti;

Note to Applicant: All finishes, particularly those at grade, should be highly resilient, easy to maintain, and resistant to all kinds of vandalism. Consider opportunities for natural visual surveillance.

ii. mail theft;

iii. illumination of outdoor common areas, paths, alcoves, and other pedestrian areas; and

iv. visibility and security in the underground parking garage in accordance with the Parking By-law including:

a. providing 24 hour overhead lighting at exit doors and steps lights;

b. providing white-painted walls; and

- c. ensuring a high degree of visibility at doors, lobbies, stairs, and other access routes.

Note to Applicant: Light fixture types, locations, and illumination levels should be indicated on the landscape or site plans, and should be integrated into the site and building design. Site lighting should address strategies for path and exit lights, wayfinding, security, decoration, and mail delivery. Exterior lights should be oriented away from adjacent residential properties.

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 closure, stopping-up and conveyance of the portion of road (7 ft. x 50 ft.) abutting Lot A, Lot B and Lot 7 and for the consolidation of Lot A, of Lot 5 and 6, and Lot B, of Lot 6 (Explanatory Plan 4575), Lot 7, Except the North 7 ft. Now Road, Lots 8, 9, 10 and road portion to form a single parcel;

Note to Applicant: Approval by Council for this closure and sale of the portion of road is required.

- A.2.2 provision and maintenance of parking, loading, bicycle, and passenger loading spaces in accordance with the requirements of the Vancouver Parking By-Law;
- A.2.3 provision of a finalized Transportation Demand Management (TDM) Plan, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: A TDM Plan with a minimum of 12 points is required for the residential portion, 24 points for the office, and 12 points for the retail. A single TDM measure may count towards multiple land uses if it is usable by each land use. Refer to Schedule B of the TDM policy for detailed requirements for each measure. Provide TDM Plan as a separate package. See also Standard Development Review Branch condition **A.1.12**.

Subject to the acceptance and approval of the finalized TDM plan, the development is eligible for the following reductions to minimum vehicle parking requirements:

- i. Residential Rental – 60% reduction; and
 - ii. Office & Retail – 30% reduction.
- A.2.4 subject to the acceptance of the finalized TDM Plan, arrangements shall be made to enter into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which;
 - i. secures provision of funding towards long-term TDM monitoring funding the amount of \$280 per parking space waived;
 - ii. secures the provision of TDM measures on the site;
 - iii. permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed; and
 - iv. agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.

- A.2.5 provision of compliance with the TDM Plan, as per the finalized TDM agreements;
- A.2.6 make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a Shared Use Loading agreement for the 2 class B loading spaces between the commercial and residential uses and label the spaces as 'Residential and Commercial Loading';
- A.2.7 provision of City building grades and design elevations at all new entrances are to be shown on the site plan;

Note to Applicant: BG's 15.56 and 15.42 on Powell Street not shown. Please refer to plan BG-2019-00201. See also Standard Development Review Branch condition **A.1.18**.

- A.2.8 deletion of all portions of the door swing that is shown encroaching into City property. The door that leads to stairs ST02 is shown over City lane;

Note to Applicant: A maximum of 1 ft. over City property is permitted.

- A.2.9 street improvements along Powell Street adjacent to the site and appropriate transitions including the following:
- i. light broom finish saw-cut concrete sidewalk from the back of the curb to the property line;
 - ii. removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;
 - iii. street trees where space permits; and

Note to Applicant: Include all standard tree notes. All work is to COV standards.

- iv. adjustment to all existing infrastructure to accommodate the proposed street improvements.
- A.2.10 provision of new or replacement duct bank adjacent to the development site (including lane) that meets current City's standards and consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure;
- A.2.11 provision of lane lighting on standalone poles with underground ducts. The ducts should be connected to the existing City street lighting infrastructure;

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

- A.2.12 provision of improved access and design of bicycle parking and compliance with the Bicycle Parking Design Supplement by providing the following:
- i. automatic door openers for all doors on the route providing outside access to class A bicycle storage;
 - ii. oversized spaces and lockers as per By-law; and

- iii. secure and independent class A bicycle storage for the residential use.

Note to Applicant: Residential storage is to be independent of the office and retail storage.

A.2.13 provision of improved access and design access and design of loading spaces and compliance with the Parking and Loading Design Supplement by providing/ensuring the following:

- i. 2 class B and 1 class A Passenger loading spaces are to be provided at grade;
- ii. the slope of the loading bay must not exceed 5%;
- iii. a standard widened loading throat to facilitate manoeuvring; and
- iv. updated drawings to show correct class B loading space dimensions.

A.2.14 provision of improved access and design access and design of the parkade layout and compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:

- i. improved two way flow for vehicles on the ramp and in the parking areas;
- ii. details of the vehicle signal warning system and identification on plans; and
- iii. improved conditions for the parkade shared access ramp.

Note to Applicant: In order to accommodate both bicycle and vehicle traffic and a dedicated bicycle elevator could be explored or a widened access ramp.

A.2.15 provision of the following information is required for drawing submission to facilitate a complete Transportation review:

- i. areas of minimum vertical clearances labelled on parking levels;
- ii. design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances;

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- iii. indicate the stair-free access route from the class A bicycle spaces to reach the outside;

Note to Applicant: Stair ramps are not generally acceptable.

- iv. existing street furniture including bus stops, benches etc. to be shown on plans; and
- v. the location of all poles and guy wires to be shown on the site plan.

A.2.16 subject to the acceptance of the finalized TDM Plan, note on all ground level and parking level plans “Vehicle parking layout approved, subject to compliance with approved Transportation Demand Management (TDM) Plan”; and

A.2.17 submission of a canopy application is required.

Note to Applicant: An application for a Permit to Use City Property must be submitted to Engineering Development Services for the proposed canopy encroaching onto City Street.

Canopies must be fully demountable and comply with all applicable requirements of the Vancouver Building By-law (Section 1.8.8). See also Standard Urban Design condition **A.1.1**.

A.3 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:

- A.3.1 Submit a Site Profile to Environmental Services.
- A.3.2 As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter and Section 85.1(2)(g) of the Land Title Act, if applicable.
- A.3.3 If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this development, until a Certificate of Compliance for each of the on-site contamination and the dedicated lands, if any, have been issued by the Ministry of Environment and provided to the City.
- A.3.4 Waste Discharge Permit may be required for any dewatering on the site.
- A.3.5 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.
- A.3.6 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 Climate Change Strategy, and a copy to the City of Vancouver:
- i. upon completion of remediation, a Notification of Completion of Independent Remediation must be submitted to the Ministry of Environment and Climate Change Strategy, and a copy to the City of Vancouver;
 - ii. dewatering activities during remediation may require a Waste Discharge Permit; and
 - iii. 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 building permit issuance.
- A.3.7 Residential underground storage tanks must be decommissioned and any contamination in the environmental media must be remediated to the applicable land use (CSR-residential land use) prior to building permit issuance.
- A.3.8 Must comply with all relevant provincial Acts and Regulations (ie. Environmental Management Act, Contaminated Sites Regulation, Hazardous Waste Regulation) and municipal By-laws (ie. Fire By-law, Sewer and Watercourse By-law).

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 **(January 29, 2021)**, 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 By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law 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 Submit the erosion and sediment control plans to Environmental Protection for review and comment at the Building Permit application stage.
- B.1.5 Heating oil underground storage tank(s) must be decommissioned under a fire permit and the environmental report for the decommissioning of the underground storage tank(s) must be submitted to Environmental Protection for review prior to Building Permit issuance.
- B.1.6 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.4 Amenity areas/common residential storage spaces excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the building; and Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.
- B.2.5 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.2.6 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 to the 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.2.7 Engineering Services will require all utility services to be underground for this “conditional” development. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. The applicant shall provide written confirmation from BC Hydro that all required electrical plant is provided for on-site.

This proposed development is adjacent to existing BC Hydro electrical works. The applicant shall submit a surveyed clearance drawing to BC Hydro showing all BC Hydro plant and dimensioned clearances from the plant to the development. The applicant shall provide written confirmation from BC Hydro that all required clearances from BC Hydro plant have been satisfied. See BULLETIN 2015-002-EL - Clearances from Existing BC Hydro High Voltage Overhead Conductors and Transformers for more information <https://vancouver.ca/files/cov/HV-conductor-oil-filled-transformer-clearance-checklist-bulletin-2015-002-el.pdf>.

Note to Applicant: Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan (<https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf>). All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc. The review of third party utility service drawings will not be initiated until the Key Plan is defined. For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

- B.2.8 Submission of a letter confirmation construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License.

Note to Applicant: Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province’s online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act.

- B.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.

- B.2.10 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.2.11 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.