
CITY OF VANCOUVER
COMMUNITY SERVICES GROUP

DEVELOPMENT PERMIT STAFF COMMITTEE REPORT
DECEMBER 5, 2007

FOR THE DEVELOPMENT PERMIT BOARD
DECEMBER 17, 2007

601 EAST HASTINGS STREET (COMPLETE APPLICATION)
DE409938 - ZONE DEOD

SBD/BB/NE/AH/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

B. Boons (Chair), Development Services
S. Brodie, Engineering Services
L. Gayman, Real Estate Services
C. Tapp, Social Planning
T. Driessen, Park Board

Also Present:

S. Black, Urban Design & Development Planning
B. Balantzyan, Development Services
A. Higginson, Development Services
J. Chen, Planning Department
N. Edelson, Planning Department
P. Greenwell, Housing Centre
A. Kloppenborg, Social Planning

APPLICANT:

Orbis Architecture Inc.
620-789 West Pender Street
Vancouver, BC
V6C 1H2

PROPERTY OWNER:

Union Gospel Mission
616 East Cordova Street
Vancouver, BC
V6A 1L9

EXECUTIVE SUMMARY

- **Proposal:** To develop a six-storey mixed-use building containing Retail, Residential and Special Needs Residential Facility - Group Living uses, over two levels of underground parking.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F UGM Draft Facility Plan

● **Issues:**

1. Operations management plan
2. Exterior architectural detailing
3. Residential roof deck

- **Urban Design Panel:** Support

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE409938 as submitted, the plans and information forming a part thereof, including the Operations Management Plan attached as Appendix F to this report, thereby permitting the development of a 6-storey building containing Retail, Residential and Special Needs Residential - Group Living uses, and further granting relaxation of the minimum dwelling unit size, on-site Class B bicycle spaces; and off-street loading regulations, subject to the following conditions:

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

1.1 design development to:

- a) provide additional articulation and depth to the facades;

Note to Applicant: This can be accomplished by the use of brick soldier courses, corbels or other design features to mark changes in materials and planes, and more robust detailing at lintels, sills, and canopies.

- b) improve the public realm interface along Hastings Street, Princess Avenue and the lane ;

Note to Applicant: See discussion under LANDSCAPE and Standard Condition A.2.10.

- c) improve the architectural treatment of the lane and east façades;

Note to Applicant: This could be achieved by carrying more of the architectural detailing around from the street façades. On the lane, this can be accomplished by maintaining the window spacing from the street side, and carrying the brick around the corner for one bay. On the visible parts of the east side wall, this can be accomplished by carrying the pattern of reglets, colour changes and window insets (using blind windows) around from the south façade. See also commentary under LANDSCAPE, regarding vine pockets, and Standard Condition A.2.10.

- d) provide a roof deck for residents' use which is sunlit for the majority of the year;

Note to Applicant: This can be accomplished by expanding the roof garden proposed for Level 5. Consider developing this area as a shared space for the use of staff and residents, with amenities in the form of planters for seasonal gardening, moveable tables and chairs.

- e) provide covered areas on the Level 3 roof garden;

Note to Applicant: The intent is to enable year-round use of this open space. This can be accomplished by providing gazebos or canopies at selected areas.

1.2 clarification of the sustainable building features on the drawings, especially those reducing energy consumption;

Note to Applicant: Intent is to define on the approved permit those features referred to in the sustainable building checklist provided and as discussed at the Urban Design

Panel. Consult with the Sustainable Development Program Manager, David Ramslie (873-7946) for additional information.

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

• **Technical Analysis:**

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size	-	-	125 ft. x 122 ft.
Site Area	-	-	15,250 sq. ft.
Floor Area ¹	Non- Residential 45,750 sq. ft. Add'l Non- Resid. 15,250 sq. ft. Residential (min.) <u>15,250 sq. ft.</u> Total 76,250 sq. ft.	-	Non- residential 45,750 sq. ft. Add'l Non -Resid. 11,832 sq. ft. Residential (min) <u>11,853 sq. ft.</u> Total 69,435 sq. ft.
FSR ¹	Non- Residential 3.00 Add'l Non-Resid.(max) 1.00 Residential (min.) <u>1.00</u> Total 5.00	-	Non-Residential 3.00 Add'l Non-Resident. 0.78 Residential <u>0.78</u> Total 4.56
Affordable Housing ²		Minimum 10,837 sq. ft.	Affordable Housing 11,853 sq. ft.
Balconies	N/A		
Height	98.0 ft.	-	Top of Roof 75.34 ft.
Parking ³	Small Car (max. 25%) 13	Retail 2 SNRF 18 Residential <u>12</u> Total 32 Disability 3	Retail 0 SNRF 50 Residential <u>0</u> Total 50 Small Car 22 Disability 4
Loading ⁴	-	Cl. A Cl. B Retail 0 1 SNRF 0 2 Residential <u>0</u> <u>-</u> Total 0 3	Class A Class B Retail 0 0 SNRF 1 0 Residential <u>0</u> <u>0</u> Total 1 0
Bicycle Parking ⁵	-	Cl. A Cl. B Retail 1 0 SNRF 1 0 Residential <u>29</u> <u>6</u> Total 31 6	Class A Class B Retail 0 0 SNRF 0 0 Residential <u>0</u> <u>0</u> Total 0 0
Amenity ⁶	10,000 sq.ft. (max.)	-	Community Drop-in 2,552.0 sq. ft.
Unit Type	-	-	Dwelling Unit (Studio) 37 Sleeping Unit (SNRF) 35
Dwelling Unit Size ⁷	-	320.0 sq. ft. min.	Level 4 - 187 sq. ft. to 290 sq. ft.

¹ **Note on FSR and Floor Area:** The non-residential floor area may exceed an FSR of 3.0, but any increase above 3.0 must be matched by at least an equal amount of Residential floor area, as per Section 4.5.1(c) of the DEOD ODP.

² **Affordable Housing :** For any floor area beyond FSR 1.0 a minimum of 20 percent of the floor area must be provided in the form of Affordable Housing.

³ **Note on Parking:** The required parking was incorrectly calculated by the applicant. More parking than required has been proposed on the current plans. Staff are seeking compliance to the maximum permitted small car ratio and are also seeking additional loading provisions which should allow for a revised parking layout, in compliance with the provisions of the Parking By-law. (See note below and Standard Conditions A.1.8 through A.1.10)

⁴ **Note on Loading:** Staff support a relaxation of loading requirements, but not to the extent proposed by the applicant. See commentary on page 16 and Standard Condition A.2.6.

⁵ **Note on Bicycle Parking:** Proposed Class A bicycle spaces are not shown on the submitted plans. Standard Condition A.1.12 seeks compliance. Noting the site constraints, staff support the relaxation of the Class B bicycle requirement on-site. Suitable arrangements must be made with the General Manager of Engineering Services for bicycle racks on City property.

⁶ **Note on Amenity:** Staff have accepted the Community Drop-in area at the northwest corner of the main floor as an amenity area.

⁷ **Note on Dwelling Unit Size:** The proposal is seeking relaxation of Section 10.21 - Dwelling Units, of the General Regulations of the Zoning and Development By-law to provide dwelling units smaller in size than the minimum requirements. Housing Centre staff have reviewed the specific unit layouts and provisions and are prepared to support this relaxation. See Housing Centre comments on page 15.

• **Legal Description**

Lots: 28-32
Block: 59
Plan: 196
District Lot: 196

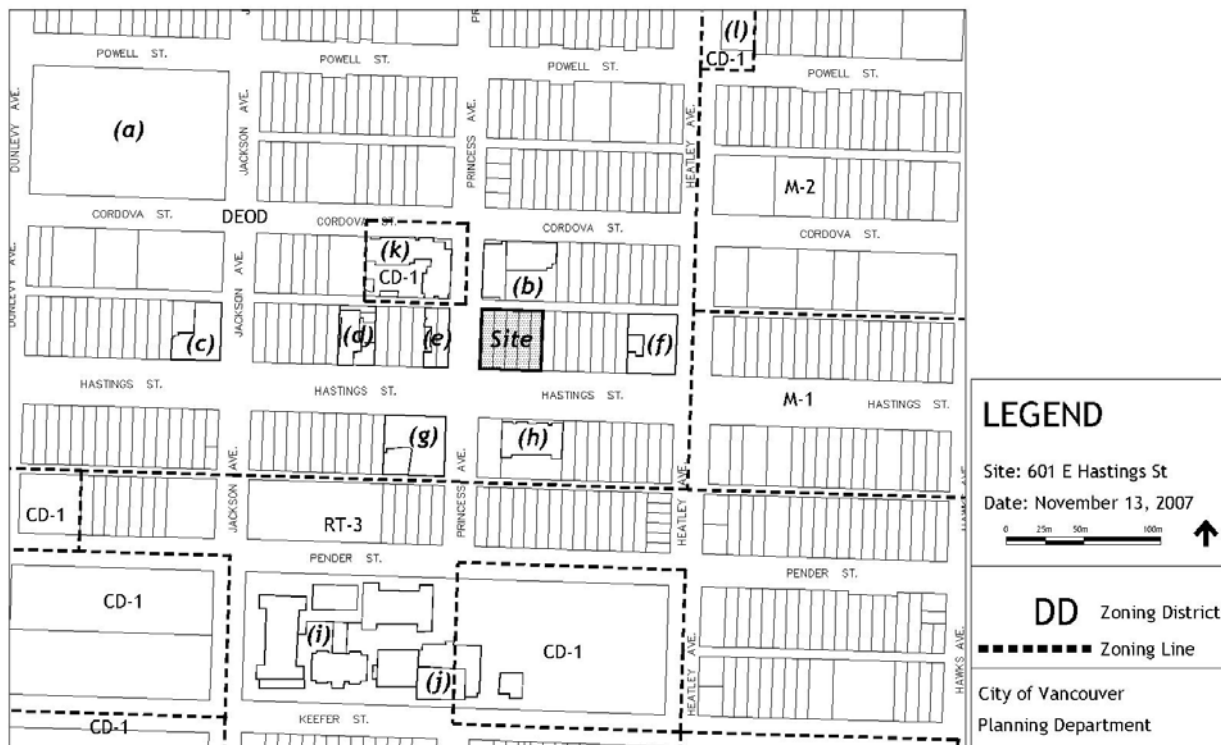
• **History of Application:**

05 01 20 Complete DE submitted
07 07 04 Urban Design Panel - Non-Support
07 11 06 Revised Plans Submitted
07 11 21 Urban Design Panel - Support
07 11 21 Development Permit Staff Committee
07 12 05 Development Permit Staff Committee

• **Site:** The site is located at the northeast corner of Hastings Street and Princess Avenue and is comprised of five legal lots. The site is currently developed with a low-scale building operated by Union Gospel Mission, which would be demolished to make way for the new development.

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

- (a) 400 Powell Street, Oppenheimer Park
- (b) 604 E. Cordova Street, Union Gospel Mission, Institutional
- (c) 475 E. Hastings Street, Smith-Yuen Apartments, Katherine Sanford Housing Society, Residential
- (d) 533 E. Hastings Street, Crabtree Corner, YMCA, Residential
- (e) 575 E. Hastings Street, Carl Rooms, BC Housing, Residential
- (f) 361 Heatley Street, Maurice McElrae Place, Union Gospel Mission, Residential
- (g) 596 E. Hastings Street, Grace Mansion, Salvation Army, Residential
- (h) 618 E. Hastings Street, Shon Yee Place, Shon Yee Benevolent Soc., Residential, Child Day Care
- (i) Lord Strathcona Elementary
- (j) Strathcona Community Centre
- (k) 321 Princess Avenue, Princess Place, Affordable Housing Societies, Residential
- (l) 707 Powell Street, Triage Emergency Services and Care Society



● **Background:**

In January, 2005, a development application was submitted proposing a mixed-use project involving drug and alcohol recovery services, housing for participants in the recovery programs, an overnight shelter for the homeless, counselling facilities, staff training and support facilities and administrative offices for the proponent, Union Gospel Mission (UGM). After considering the program and various uses proposed, the Director of Planning made the determination that the proposed use was predominantly a "Special Needs Residential Facility (SNRF) - Group Living", which was not a permitted use in the Downtown Eastside/Oppenheimer District (DEOD) at that time.

A by-law which amended the DEOD to add "Special Needs Facility - Community Care - Class B" and "Special Needs Residential Facility - Group Living" to the list of uses which could be considered in the DEOD was approved at a Public Hearing on October 4, 2005 and was enacted on October 20, 2005.

Following receipt of revised plans to bring the project into compliance with the current zoning, the proposal was presented to the Urban Design Panel on July 4, 2007 and received a vote of "non-support". Further revisions were undertaken to address the Panel's comments and on November 21, 2007, the Panel voted in support of the project. Those latest drawings, received on November 6, 2007, are the subject of this report.

● **Project Description:**

The floor-by-floor breakdown of proposed facilities and functions is as follows:

Ground floor:

- Reception area (staffed 24/7);
- Kitchen and dining room serving building residents, program participants, staff/volunteers and the community;
- Community drop-in area, accessed from Princess Avenue, which will serve as the waiting area at meal times, but also provide computers and phones, a resource room, and counselling rooms;
- Offices and interview rooms for meeting with clients; and
- Approximately 1,800 sq. ft. of retail space fronting Hastings Street.

Second Floor:

- Overnight shelter facilities for 43 men, including washrooms, shower and laundry facilities;
- Offices, computer labs and classrooms for the UGM Employment and Job Readiness programs and educational training programs that are open to the public and to graduates of the UGM Drug and Alcohol Recovery program; and
- Fitness room.

Third Floor:

- 35 sleeping rooms in the UGM Drug and Alcohol Recovery program;
- A lounge area and suite for a Floor Supervisor; and
- Direct access to an approximately 3,240 sq. ft. landscaped roof deck.

Fourth Floor:

- 36 dwelling (studio) units for independent living, funded by BC Housing;
- A TV lounge for shared-use;
- a suite for a Floor Supervisor; and
- Access to the 3rd floor landscaped roof deck.

Fifth Floor:

- Meeting rooms for use in the Drug and Alcohol Recovery program;
- Men's and women's dormitories and two small self-contained suites for visiting volunteers and trainers; and
- Access to a 1,200 sq. ft. landscaped roof deck.

Sixth Floor:

- Administrative offices.

The proposed facility will augment and in some cases replace services which are currently provided in the UGM building at 616 East Cordova Street, immediately north of the subject site. The Cordova Street facility currently contains administrative offices, the drug/alcohol program for men, emergency food, clothing and shelter services, outreach services to women and several other functions. If the proposed facility is approved, the 616 East Cordova Street facility would be renovated to provide new and expanded services to women and children, including:

- meals twice daily instead of once daily;
- a new overnight shelter with a capacity of 30;
- an expanded drop-in centre with a capacity of 100 instead of the current 60; and
- a drug/alcohol recovery program with a capacity of 30 women.

A summary of existing and new services is included in the applicant's proposed Operations Management Plan (OMP), attached as Appendix F to this report.

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

1. Downtown-Eastside /Oppenheimer Official Development Plan (DEOD)
2. Downtown-Eastside/Oppenheimer Design Guidelines
3. Special Needs Residential Facility Guidelines

1. **Downtown-Eastside Oppenheimer Official Development Plan (DEOD):**

The relevant goals of the Official Development Plan (ODP) are to provide affordable housing, especially self-contained units; to encourage new commercial development; to provide treatment services to meet the specialized needs of the neighbourhood; to provide indoor recreation services; and to consult with area residents, owners, merchants and workers on development matters. The Plan is subject to interpretation by the Development Permit Board.

The subject site is located in the "Main/Hastings" sub-area of the ODP. The area is intended to be a "high-density, mixed commercial and residential area, appropriate for a mix of office, retail, local social services and other similar uses". Pedestrian-oriented uses, primarily retail or restaurants, are encouraged at ground level. The maximum permitted density is 1.0 FSR; except that the Board may increase it to 5.0 FSR provided that any non-residential floor area beyond 3.0 FSR is matched by an equal amount of residential area. Also, a minimum of 20 percent of any floor area beyond FSR 1.0 must be provided in the form of social housing. The maximum height permitted in the Main/Hastings sub-area is 30 m (98 ft.).

2. **Downtown-Eastside/Oppenheimer Design Guidelines:**

The Guidelines provide a written and illustrated summary of the intent of the ODP.

Heritage: New development should pay special attention to the heritage compatibility of adjacent development in terms of building height, bulk, placement, frontage module, materials, cornice lines and other features as they apply.

Built Form: Objectives include preservation of the low- to mid-rise character of development which distinguishes the area. Lanes should be used for vehicular access, with general upgrading encouraged. Developments on streets with heavy traffic should be designed to reduce interior noise levels, especially for residential uses. Development should increase the convenience and safety of pedestrians. Hastings Street is identified as a high volume area and major transit route frequented by shoppers. Continuous weather protection is encouraged for active pedestrian routes and at building entrances. Street facades and fronting areas should provide pedestrian interest, including public seating, safety lighting, community advertising, and trees and landscape where appropriate.

Useable private and semi-private open space should be provided, especially in residential developments. All open space should be located to maximize available sunlight, provide opportunity to experience nature and seasonal change, and be equipped to meet the anticipated users. Higher density developments should consider the use of courtyards, rooftops, terraces and balconies.

3: Special Needs Residential Facility Guidelines:

The guidelines are intended to ensure that a SNRF - Group Living use is compatible with a surrounding neighbourhood. Various conditions and restrictions may be applied.

• Response to Applicable By-laws and Guidelines:

1. Downtown-Eastside/Oppenheimer Official Development Plan (DEOD):

The application meets the intent of the ODP to provide affordable housing, specifically self-contained units, through the dwelling units which will be funded by BCHousing, on the fourth floor. The facility also includes treatment services for drug and alcohol counselling; and provides indoor recreation space in the form of a fitness room on the 2nd floor.

The application also meets the intent of the Main/Hastings sub-area to achieve a high-density, mixed commercial and residential area with pedestrian-oriented uses, such as retail, at grade. The uses are permitted, subject to review of all applicable policies and guidelines. The proposed height, at 23 m (approximately 75 ft.) measured to the roof level, is well within the allowable 30 m (98 ft.).

The application is less than the maximum permitted density of 5.0 FSR, and maintains the required balance between residential (affordable) and non-residential floor area.

2. Downtown-Eastside/Oppenheimer Design Guidelines

Heritage: The adjacent sites at 633 and 635 East Hastings contain buildings listed on the Vancouver Heritage Register. Both were built in a symmetric style to the property line using glazed brick, with retail storefronts at the ground floor and a cornice above. 635 East Hastings was built in 1912 during the Edwardian period, with two stories of hotel use above the retail storefront. 633 East Hastings was built in 1940 in the Commercial style, with a more modest cornice and parapet over a single storey.

The UGM application includes a prominent cornice which projects 3 ft. from the glazing of the sixth floor (2 ft. over the property line). The proposed frontage module and placement are similar to the adjacent buildings, and the cornice line of 633 East Hastings is reflected to some degree in the new retail canopies. The use of brick on the first floor of the elevation will increase the compatibility of this development with its adjacent neighbours.

Form: The six-storey massing preserves the mid-rise massing found in the area, such as 618 and 504 East Hastings Street. The façade has a tripartite division, with a base row of columns topped with canopies; four middle stories of punched windows; and a lighter, glazed top floor that helps to break up and relieve the six-story massing. The simplicity of the façade, with a continuous cornice and relatively flat planes punctuated by windows, is reminiscent of old warehouse buildings in the district. Staff and the Urban Design Panel (UDP) - in their initial review - recommended that this type of form be combined with a brick façade, rather than relying on painted concrete alone. The revised design responded with a main floor of brick which reinforces the tripartite division and was recently supported by the UDP. Staff support the new design, with refinements to the exterior expression. See Conditions 1.2 a) and c).

Public Realm: The applicant has indicated several proposed improvements to the public realm, including new street trees and new sidewalks adjacent to the site. Pedestrian safety and convenience along the street facades are improved by wall-mounted lighting and entry canopies. Provision of

general amenity and interest can be challenging to achieve in this area and the applicant's believe and staff concur, that generous canopies and public seating would be inappropriate in this instance.

See the commentary under LANDSCAPE on page 16 regarding improvements which will address the interface of this building with the public realm.

Open Space: Semi-private open space for residents is provided by a roof garden on Level 3. This interior feature offers residents some protection from traffic noise, and with the addition of some covered areas can offer an on-site refuge in inclement weather [Condition 1.1 e)]. However, the space is not well located for sunlight, as the upper floors immediately to the south will prevent sunlight from reaching the roof garden surface for the majority of the year (see shadow extent during equinoxes, Appendix D). The sixth floor roof has not been made accessible. However, the fifth floor roof deck is well positioned to receive sun, and is only partly occupied by a staff area. The remainder of the roof surface is proposed as gravel. The landscape representative of the UDP suggested opening up this level, and staff are seeking residential access and development of this unused roof surface as open space so that residents can enjoy the same quality of sunlight and warmth as the staff area. If segregation of the two groups is a requirement of the program, this can be achieved by planting or other low dividers [Condition 1.1 d)].

A view analysis was not required, as the building does not seek a height relaxation. A shadow plan has been provided for the courtyard area. Clarification is sought on the sustainable building features which were described by the applicants at the Urban Design Panel (Condition 1.4).

Special Needs Residential Facility Guidelines

SNRF Guideline	Staff Review
In a predominantly residential area, a special needs residential facility should be spaced at least 200 metres (656 feet) from another SNRF.	<p>This guideline does not apply in mixed-use areas which have retail and commercial uses as well as residential uses.</p> <p>For information, the only other SNRF in the vicinity of UGM is "Triage" at 707 Powell Street, some 600 ft. from the new UGM site.</p>
In assessing an application for a SNRF, the Director of Planning, in consultation with the Director of Social Planning, will take into account the existing mix of special needs residential facilities and client types in a local area. Additional facilities will be discouraged from locating in an area where there is a concentration of several facilities located closer to one another than 200 metres. Further, a facility for a specific client type, with the exception of community care facilities for seniors, will be discouraged from locating near concentrations of facilities serving the same client type.	<p>The proposed UGM facility is an expansion of its existing services. The components of both the existing and new facility which are categorized as SNRF use, are the shelter and the supportive housing units linked to the alcohol and drug recovery program. The Triage shelter, as noted above, is the only other facility in the area. The only other supportive recovery program in the Downtown area is the Salvation Army "Harbour Lights", at 119 East Cordova Street.</p> <p>The provision of additional shelter beds and the expanded drug/alcohol services, including the additional resources for women which will be made available in the existing building as a result</p>

	of the new facility, will help to address important service gaps in the community.
In assessing an application for a SNRF, the Director of Planning, in consultation with the Director of Social Planning, will consider program characteristics such as staffing and supervision, hours of operation, client type, facility capacity, referral and intake procedures, length of stay, and amount and type of traffic generated and parking demands, and will consider physical characteristics such as the site area, distance between proposed facility and adjacent dwellings or other uses, existing traffic patterns on adjacent streets, and any other factors which may have a bearing on the compatibility of the facility with the surrounding neighbourhood.	Staff have reviewed the program characteristics and support the use. The operation of a shelter and drug/alcohol supportive recovery is the same as that in the existing building. The Operational Management Plan will address issues regarding the line-ups and provide a mechanism for responding to other operational issues.
In determining the suitability of a location for a SNRF, its relationship with other uses and community facilities in a neighbourhood will be considered.	Staff have evaluated the proposal and consider that the expansion of the existing services is suitable and not in conflict with other uses in the area.
In general, the capacity of any special needs residential facility located in a converted building.....	This guideline is not applicable, as the proposal does not involve a "converted building", but a new purpose-built facility.
Any SNRF serving a client type or providing a type of program which is considered by the Director of Planning, after consultation with the Director of Social Planning, to be potentially disruptive to neighbours will be encouraged to locate in commercial or mixed commercial residential areas.	As noted, this is a mixed commercial and residential area. Staff have recently completed a review of public concerns/complaints received by the City and Vancouver Police, for all SNRF in the city. Very few complaints are received about the operation of any SNRF and there is no indication in this review that people who are engaged in drug/alcohol recovery are disruptive, or that any particular client group is, by nature, disruptive. Staff acknowledge that concerns have been expressed regarding the line-ups at the existing facility, and believe that this issue will be addressed through the design of the new facility and the Operational Management Plan. (See Condition 1.1)
Operation of the proposed facility shall only commence when necessary permits and licenses have been approved and all requirements fulfilled.	An Occupancy Permit and relevant licensing will be required prior to the operations commencing.

Operations Management Plan

Staff and the applicant team have met on several occasions to refine the draft Operations Management Plan (OMP) submitted with the initial development application. The document attached as Appendix F, reflects changes in operations which UGM has already undertaken at their existing facility in response to concerns from some neighbours, as well as a plan for the operation of the new facility. A key objective of the OMP is to work with others in the community to reduce any negative impacts of the facility. Of particular importance is to strive to eliminate the line ups for food and other services with the possible exception of the special meals served at Easter, Thanksgiving and Christmas.

The OMP addresses five key issues, as follows:

- establishment of a Community Advisory Committee
- staffing
- security
- neighbourhood impacts
- monitoring and reporting

To address these key issues, UGM has committed to:

a) Communication and Monitoring

- Keep a record of the numbers of people served meals and who used the emergency shelter on a daily basis. This will include whether there was a line-up and a brief description of the conditions of the line-up.
- Provide information on the numbers of people served, line-ups, complaints and how they were addressed on a regular (at least annual) basis to the Community Advisory Committee and Directors of Housing Centre, Planning and Social Planning.
- Periodically record of the numbers of people using the food and the shelter and other services who are homeless, the area in which they live in the Downtown Eastside or elsewhere in the city or region and report this at least annually to City staff and the Community Advisory Committee.
- Develop, to the satisfaction of the Director of Social Planning, an appropriate method for securing and reporting information about where the individuals using the food, shelter and other services reside and make this information available to the City and Community Advisory Committee at least annually.
- Keep a record of any complaints received and how they were addressed.
- Develop a communication strategy to keep local residents, businesses and organizations as well as the City informed about what is taking place at all UGM facilities in the Downtown Eastside.

b) Confirmation of the following contacts (See Appendix G - Complaint Process):

- Provide a 24-hour emergency contact; post the phone number of this contact on the building and include it as part of communications materials to local residents, businesses and organization.
- Identify a community liaison who will work with the community to resolve day-to-day problems if they arise;
- Provide a liaison with the local community policing operations.

c) Security and Garbage Clean-up

- Continue to keep the area adjacent to the site free of litter, food, human waste, shopping carts and other debris.
- Continue to carry out a daily clean-up of food or other materials related to the operation of the facility from at least one square block surrounding the facility.

- Continue to have regular morning and afternoon patrols along the Princess Street corridor to help children and parents walk safely to and from the Strathcona Elementary School.
- d) Eliminating Line-ups (with the exception of special meals at Easter, Thanksgiving and Christmas)
 - Should the numbers of people participating in regular food programs increase to more than 500 per day or more than 250 per meal, UGM will work with City staff and others in the community to assess whether this is creating impacts in the neighbourhood. Should City staff conclude that it is creating impacts, UGM will address these impacts and, if necessary, limit the total number of people using the service at this location and work with others to develop food services in alternative location(s).
 - Should line-ups persist, UGM will adjust the hours of operation or methods of food distribution and management of the shelter to eliminate the need for line-ups.
- e) Economic Revitalization
 - UGM will work with Building Opportunities with Business (BOB) and the Strathcona Business Improvement Association (SBIA) to determine where there are opportunities to purchase products from local businesses and to secure jobs for local residents, including people who have participated in UGM programs.
 - UGM will work the BOB and the SBIA to help secure appropriate commercial tenants for this facility and other vacant storefronts to assist in the revitalization of East Hastings Street.

• **Conclusion:**

The application has achieved a number of improvements in design in response to the advice of staff, the comments of neighbours, and the input of the Urban Design Panel. The facility program will provide much needed services in the local community and the proponent has committed to an Operations Management Plan which should mitigate issues of concern to the neighbours. Staff recommend approval, subject to the conditions described in this report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on November 21, 2007 and provided the following comments:

EVALUATION: SUPPORT (7-0)

- **Introduction:** Sailen Black, Development Planner, introduced the application for a 6-storey mixed use building with a special needs residential facility, retail and residential uses to be operated by the Union Gospel Mission.

The Union Gospel Mission, as described at the July meeting, has similar existing programs operating at 604 East Cordova Street. The property is located at the corner of East Hastings and Princess Avenues, one block north of the Strathcona Community Centre. The area is in the Downtown Eastside Oppenheimer zoning district and has a distinctive urban grain, characterized by the use of historic buildings of tall, vertical bays, extensive use of brick as a finished material and strong, regular window placements. The design guidelines for the area suggest the general principle that new development should pay special attention to compatibility in terms of building height, bulk, frontage module, materials, roof and cornice lines, window detailing and landscaping.

The building is designed with each floor having a purpose and is organized with a vertical hierarchy, with accommodations and other services provided on a “moving-up” principle. The first floor will be for a community drop-in centre and dining room; the second floor for overnight shelter for the homeless and education facilities; the third floor will contain an access controlled environment for group living during alcohol and drug recovery; the fourth floor will be for self-contained, independent living spaces; the fifth floor will be for mixed use, including staff lounge, dormitories and 2-bedroom units; and the sixth floor will be used exclusively for administration including executive offices, accounting and human resources.

Mr. Black noted that the Panel had seen the project in July and did not support the proposal. Mr. Black noted that the applicant had addressed a number of the Panel’s concerns and provided new material for review. The presentation included a detailed model as well as a set of larger scale plans that shows the articulation. In terms of the design issues raised by the Panel, the applicant has simplified the corner at Princess Street and East Hastings; provided a brick face on the first floor and painted concrete at the mid section; expressed the top floor as steel and glass; and simplified the corner entry. The Panel was also interested in improvement to the public realm, and the applicant is proposing to add four street trees.

- **Applicant’s Introductory Comments:** Mr. Littmann, Architect, further described the proposal noting that the main entrance is now facing East Hastings Street. Also the building will have a brick face with individual glass canopies and recessed entrances. Sustainable features include operable windows for natural ventilation, light shelves on the top floor with a maintenance free façade. Also the cornice has been designed for sun and rain protection and retail space has been added on East Hastings Street. Mr. Littman added that they are planning on obtaining LEED™ Silver with a potential for some additional points.

Clark Kavalinas, Landscape Architect, described the landscape plans noting the moveable planters on the upper decks as well as the furniture and types of plants that will be provided.

The applicant team took questions from the Panel.

- **Panel’s Consensus on Key Aspects Needing Improvement:**
 - Consider using a darker colour brick on the base of the building;
 - Consider adding some shelter/gazebo to the 3rd floor courtyard; and
 - Consider adding trees on the south side of the 3rd floor courtyard for privacy.
- **Related Commentary:** The Panel supported the new approach to the project and commended the applicant team for taking the previous comments seriously and working hard to address the Panel’s concerns.

The Panel thought the applicant had designed a good background building that will find its place on the street and be a good, solid addition to the neighbourhood.

The Panel thought the materials were solid and generally well placed although they thought there could be more articulation in the detailing. One Panel member suggested adding shadow lines to break up the façade or soldier coursing over the masonry punched windows. The Panel liked the darker brick colour although one Panel member liked the lighter colour. Some of the Panel thought the top two floors could be further articulated to read more as a penthouse. The Panel encouraged the applicant team to further refine the details and to look for opportunities to add depth, richness and texture.

The Panel appreciated the use of the 3rd floor courtyard and the proposed improvements although several Panel members suggested adding some covered space to make the area more useable. Also a couple of Panel members suggested adding some trees on the south side of the courtyard for more privacy.

The Panel agreed that the passive ventilation and operable windows were more supportable.

- **Applicant's Response:** Mr. Littmann thanked the Panel for their comments noting that they would follow the recommendation from the Panel regarding the colour of the brick. He added that the renderings show a more pinkish colour whereas the sample board is closer to the colour that will be used.

PLANNING DEPARTMENT - CENTRAL AREA PLANNING

This proposal is consistent with the DEOD zoning that permits social and health services that primarily meet the needs of local residents. The configuration of the food services and the implementation of the Operational Management Plan should reduce any negative impacts of the facility. Especially important is the elimination of line-ups on the street for food and shelter services. The development of commercial space that can accommodate independent retail uses will contribute to the revitalization of East Hastings Street and is consistent with the Vancouver Agreement's Economic Revitalization Plan.

HOUSING CENTRE/SOCIAL PLANNING/OFFICE OF CULTURAL AFFAIRS

The policy context for these comments include: the City of Vancouver's Homelessness Action Plan; the Regional Committee on Homelessness's Greater Vancouver Shelter Strategy 2006 - 2015; and the City of Vancouver's Housing Plan for the Downtown Eastside.

There are three aspects of the housing continuum within this proposal: overnight shelter on the 2nd floor; drug and alcohol-free group living on the 3rd floor; and independent self-contained housing on the 4th floor.

The 43 shelter beds on the 2nd floor would provide a higher quality of shelter than many of the existing spaces in the Downtown Eastside. The Homelessness Action Plan emphasizes the importance of housing needs first and in the short-term the need to address homelessness with an improved shelter quality. The Greater Vancouver Shelter Strategy provides a context for shelter requirements across the region over the next 10 years. The first five years 2006 - 2010 sees an increase of 266 beds required - this is equal to the current seasonal shelter capacity - in the Vancouver sub-region. (The regional total is 1,396 beds/housing units for accommodation for homeless persons by 2010.) The proposed shelter beds can be supported based on the improvement of quality over the existing seasonal beds provided in cold/wet weather. Although single men are not the highest priority group within the Greater Vancouver Shelter Strategy, it notes that all client groups are a high priority given the level of under-capacity. The existing ratio of 0.57 shelter beds/homeless person in the Vancouver sub-region is approximately the same as the regional average of 0.55 shelter beds/homeless person.

The 35 rooms within the SNRF (3rd floor) support the Greater Vancouver Shelter Strategy of moving people from shelters to housing by: providing bridging services to help shelter clients to access and make a successful transition to housing; and ensuring access to treatment, shelter and housing suitable for persons with addictions, mental health and other complex health issues.

The 36 self-contained units on the 4th floor meet the goals of the Housing Plan for the Downtown Eastside with the one-to-one replacement of existing SRO housing stock with better quality and better

managed self-contained units. All of the proposed suites are above the smallest suite size put to public consultation in 1998 as part of the Housing Plan for the Downtown Eastside. Staff are prepared to support the relaxation of the minimum dwelling unit size in this instance. The applicant has agreed to participate in a post-occupancy review of livability by the City or representative as part of a larger analysis of small suite design issues. No Housing Agreement is sought for this project given the non-profit management and the non-market nature of the units being developed. No in-suite storage is provided, but a small storage room is included on the floor. A storage room is also indicated in the parking garage on "sub-basement" level for residents' use. Standard Condition A.1.4 requires provision of necessary storage for residents.

The expanded drug/alcohol supportive recovery program is clearly needed. The existing UGM facility and the Salvation Army's Harbour Lights facility at 119 East Cordova Street are the only such programs in the entire Downtown and Downtown Eastside. Residential recovery beds are in short supply in Vancouver and throughout the lower mainland.

The opening of this proposed facility will also provide space in the existing UGM building at 600 East Cordova Street, for shelter beds and a drug/alcohol recovery program for women. There is a significant need for additional resources for women in the Downtown Eastside, including shelter and supportive recovery.

ENGINEERING SERVICES

Loading: The applicant has requested a relaxation from the required three Class B loading spaces to one Class A loading space. Engineering Services staff have reviewed the loading operations and requirements for the site with the applicant and, while a relaxation is supported; Engineering Services does not believe that the applicant's proposed relaxation meets the needs of the development and would therefore negatively impact lane function and the neighbourhood. Staff support a relaxation of the three required Class B loading spaces to one Class B loading space, and two Class A loading spaces, one of which will have an increased stall length to accommodate the large van owned by the Union Gospel Mission. Review of the information provided by the applicant regarding the loading operation and requirements supports this recommended relaxation.

Bicycles: As noted in Standard Condition A.1.12, compliance with the Class A Bicycle space provisions is required. Provision of the Class B spaces is problematic, since there is no setback on private property along either Princess Avenue or Hastings Street within which to place the racks. In recognition of the zero-setback streetwall objective, staff support relaxation of the on-site provision. The applicant is to make appropriate arrangements to provide the Class B spaces where achievable on the Hastings Street sidewalk.

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

LANDSCAPE

On site: An in-board roof garden with amenities including benches, tables and potted greenery is proposed on Level 3 and is accessible from both the 3rd and 4th floors. A smaller roof deck is proposed on Level 5, which is accessible from that floor only. It is noted that the roof garden on Level 3 will be in shadow for most of the year. Condition 1.1 d) recommends that the Level 5 roof deck be enlarged and made available to all users. Condition 1.1 e) recommends that covered areas be provided on the Level 3 roof garden to enable year-round use.

Public Realm: The submitted plans indicate improvements to the public realm in the form of new sidewalks and four new street trees; one infill tree on Princess Avenue and three new trees on Hastings Street. The construction of new sidewalks provides an opportunity to provide full-size planting pits for the new street trees, as well as a back-of-walk planting strip adjacent to the building, where a hardy, low-growing and drought-tolerant landscape could be provided to soften the interface between the building and the street.

The lane at the rear of the site will continue to be predominantly for service and vehicle access. While the planting in the lane indicated on the plans by the applicant cannot be supported, as it would infringe on the lane function, vine pockets are recommended as a means of greening the lane, and also as a way of discouraging graffiti on the building.

The drawings also indicate a new sidewalk pattern with special surface treatment at the entries. Clarification and development of the detailing is sought. [Condition 1.1 b)]. All proposals on public property require the approval of the General Manager of Engineering Services. See Standard Condition A.2.10.

PROCESSING CENTRE - BUILDING

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

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

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

VANCOUVER COASTAL HEALTH AUTHORITY

The VCHA advises the applicant to take note of the following:

- (i) Detailed drawings of food/retail spaces are to be submitted for review by the Environmental Health Division for compliance with Health By-law #6580 and the Food Premises Regulation prior to construction;
- (iii) The garbage storage area is to be designed to minimize nuisances; and
- (iii) all fresh-air intake portals are to be located away from driveways and parking/loading areas in order to prevent vehicle exhaust from being drawn into the building.

See also Standard Conditions A.3.1 and A.3.2.

NOTIFICATION AND PUBLIC MEETINGS

Pre-Application Meetings: In keeping with City practice for potentially contentious proposals, UGM was asked to initiate discussions with the community well in advance of its formal development application. Since then it has held two open houses and has met with an array of community organizations including the Strathcona Residents Association, Urban Core Workers, and the Board of Trade's Downtown Eastside Task Force. In addition UGM has held several working meetings with the Strathcona Business Improvement Association and with the Strathcona Revitalization Committee to address specific concerns.

Through these meetings, UGM demonstrated that there was considerable support for the services it provides from other agencies and many local residents as well as those who contribute to or have received its services. However, there was also considerable concern expressed by a significant number of neighbours, the Strathcona Business Improvement Association as well as the Strathcona Revitalization Committee, a coalition of local organizations.

City Notification Process: In May, 2006, two site signs were installed and letters were sent to 221 neighbouring property owners and community organizations, advising them of the development application and asking for their comments. Following revisions to the project in 2007, the same property owners and groups were notified. On July 5, 2007, an Open House and Public Meeting was held in the community to discuss the project.

In addition to the City's notification process, UGM has submitted petitions and letters of support from local residents, businesses and social service providers, as described below.

May, 2006 City's Notification Results:

Opposed to the application:

Residents - 18
Community Organizations - 6
Local Businesses - 2
Petitions - total of 116 signatures

Support the application:

Residents - 1

Support submitted by the applicant:

Social Service Providers Local Businesses - 22
Social Service Providers - 14
Petitions - total of 820 signatures

June 2007 City's Notification Results:

Opposed to the application:

Residents - 16
Community Organizations - 3

Support the application:

Residents - 4
Social Service Providers - 5

Open House and Public Meeting July 5, 2007:

Approximately 70 people attended the meeting at Strathcona Community Centre. Comments heard in support and opposition to the project were generally consistent with the comments noted below, which were received in response to the city's notification letters. The meeting was attended by residents from both north and south of Hastings Street, including several residents of Maurice McElrae place, the UGM housing development at 361 Heatley Street and former participants in the UGM alcohol/drug recovery program.

Overview of Comments Received:

Supporting comments:

- improved dining services which will eliminate current line ups;
- UGM is doing good work in the community;
- the concentration of services and abstinence-based housing in this block provides a supportive community for recovery
- the city needs more shelter beds for men and women;
- the city needs more recovery services; and
- residents will benefit from education and job training opportunities.

Those who support the proposal felt that UGM has a long history of providing abstinence-based treatment and housing in the community and reaches out to people in need through its shelter and food programs. In addition, it provides a number of programs to the area's children in cooperation with the local school and child care facilities.

Opposing comments:

- there is an over-concentration of housing, shelters and services in this community;
- UGM has not managed the disorder in the existing line-ups for food services at their current facility and has not provided an effective community liaison to deal with concerns from residents;
- the larger cafeteria could attract more people with addictions and mental health issues;
- possible line-ups on Princess Avenue will impacting school children;
- the lack of a commercial presence would prevent retail viability along Hastings Street; and
- the proposed scale of facility.

Staff Response to Comments:

1. Concentration of Services: There are a significant number of people in the DTES experiencing serious mental health and addiction issues. The proposed housing is consistent with the Downtown Eastside Housing Plan and the Homelessness Action Plan which call for a one-for-one replacement of SROs and temporary shelters with better designed and managed social housing and purpose built shelters with companion food services and health supports. These facilities will allow the closure of some existing SROs and temporary shelters.

2. Line-ups and Attraction: UGM was surprised to hear about the depth of concern by neighbours about conditions on the line-up at its existing facility at Cordova and Princess. This included blocking the sidewalks, occasional rude behaviour toward neighbours as well as litter and public urination and defecation. UGM took a number of steps to better secure that line-up and invited neighbours to inform them of future concerns.

The reason for the existing line-ups is that the existing cafeteria is too small to accommodate the numbers of people who come to the food service. It is proposed that the new facility have a larger cafeteria and that the line-ups be contained in a drop in facility, and if necessary in the cafeteria itself. The entrance to the drop in is on Princess Avenue. This will reduce possible impacts on Hastings and should eliminate the need for any line-up. The proposal also calls for additional washrooms that will be available to the public 24 hours a day.

UGM has already formed a Community Advisory Committee and this group should become proactive in helping UGM address any emerging concerns. UGM should also be required, as part of its Operating Management Plan to monitor the numbers of people coming to its food service and to continue to address any neighbourhood impacts including the behaviour of those using this service as they enter or leave the facility and to continue to regularly patrol the blocks near the facility. Should the numbers of

people using the food service increase, UGM should be required to work with other agencies to seek alternative facilities to feed the hungry, rather than attract more people to this location.

3. Scale of Facility and Retail on Hastings: This building is part of what is envisioned to be a revitalized East Hastings commercial shopping street to serve the entire community. The scale of the facility is being addressed through design measures that will help break up the massing. Along Hastings Street this includes reducing the prominence of the entry to health and social services and the provision of a strong retail presence through storefronts that can accommodate independent retail. Discussions have taken place between UGM, the nearby Salvation Army facility and the Strathcona BIA to help attract needed retail to this part of Hastings.

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 the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

It also requires the Board to consider a Zoning and Development By-law relaxation of Section 10.21.1, regarding dwelling unit size. Staff Committee supports the use of Section 3.2.4 to achieve this relaxation.

With respect to the Parking By-law, the By-law gives the Director of Planning the authority to consider relaxations of the Parking By-law in regard to the provision of off-street parking, bicycle and loading spaces. The By-law also gives the authority to the Development Permit Board to act on behalf of the Director of Planning. This application seeks a relaxation of the loading provisions (number of Class B) and the Class B bicycle provisions.

The Staff Committee supports the relaxations requested, as discussed in this report.

The Staff Committee recognizes the need for this type of facility in the city and acknowledges the concerns from local residents in how the facility will function within the community. Staff believe, however, that the concerns of the local residents and businesses can be addressed through proper management of the facility, which Union Gospel Mission has committed to.

The Staff Committee recommends approval of the application subject to the conditions recommended by staff in this report.

B. Boons
Chair, Development Permit Staff Committee

S. Black, MAIBC
Development Planner

B. Balantzyan
Project Coordinator

Project Facilitator: A. Higginson

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 coordination between the design rationale and plans, to clarify inconsistencies regarding parking, funding sources, uses, density, and exterior features;

A.1.2 clarification and confirmation of proposed floor area and Floor Space Ratio (FSR);

Note to Applicant: Floor areas shown on the Statistics table on Drawing No. A-01 do not match areas on the submitted overlays.

A.1.3 notation of the area of each dwelling unit;

A.1.4 provision of an adequate storage space for each dwelling unit in consultation with the Director of the Housing Centre;

Note to Applicant: The storage area[s] may be below grade with individual lockers in a common space or may be provided ensuite.

A.1.5 notation of the top of parapet elevations, to be shown on the roof plan, elevations and section drawings;

A.1.6 notation of building grades on the site plan and elevation drawings;

A.1.7 deletion of all references to proposed signage, and provision of minimum 2.75 m (9.0 ft.) clear height under the sign band;

Note to Applicant: The height requirement does not apply to recessed sign bands which are flush with the storefront glazing. Signage is regulated by the Sign By-law and requires separate approvals. Notation shall be indicated on the south (East Hastings Street) elevation drawing confirming that: "A separate permit is required for signage".

A.1.8 clarification of parking proposed in compliance with the Parking By-law provisions;

Note to Applicant: Proposed parking spaces designated for each use should also be shown on the parking plans.

A.1.9 compliance with Section 4.8.1. - Size of Parking Spaces, of the Parking By-law;

Note to Applicant: Minimum 2.7 m (8.83 ft.) width is required for standard stalls, and 2.6 m (8.5 ft.) for small car stalls located adjacent to a wall, fence, or other similar structure. If a parking stall is located between two walls, fences or similar structures, minimum 2.9 m (9.5 ft.) width is required for both a standard and small car stall.

A.1.10 compliance with Sections 4.8.1 and 4.8.4 - Disability Spaces and Section 4.1.7 -Small Car Spaces, of the Parking By-law;

Note to Applicant: A minimum 4.0 m (13.17 ft.) width is required for a disability parking space. In addition, minimum 2.3 m (7.5 ft.) unobstructed vertical clearance is required for a disability parking space and all manoeuvring aisles and access ramps leading to the disability parking space, including both sides to the underside of the raised security gate. Compliance

with required vertical clearances should be clearly demonstrated on the submitted plans. Small car spaces are permitted up to a maximum of 25 percent of those provided.

A.1.11 notation on plans stating that: "The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law";

A.1.12 provision of Class A bicycle parking in accordance with Section 6 of the Parking By-law;

Note to Applicant: A minimum of twenty-nine (29) Class A bicycle spaces are required for the Residential component. At least one Class A bicycle space is required for each of the retail and SNRF components and they must be located separately from the Residential Class A bicycle spaces. Relaxation of the on-site Class B requirements is supported. Suitable arrangements for the Class B spaces (minimum 6 required) must be made to the satisfaction of the General Manager of Engineering Services.

A.1.13 provision of clothing lockers in accordance with Section 6.5 of the Parking By-law;

Note to Applicant: Minimum one clothing locker for each sex must be provided for the two required Class A bicycle spaces for the non-residential component of the proposed development.

A.1.14 notation on plans stating that: "The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law";

Standard Landscape Conditions

A.1.15 submission of dimensioned planter elevation details at ¼"=1'-0" scale to confirm depth of planting and drainage for all planter installations (illustrated on the Landscape Plan);

A.1.16 revisions to the Landscape Plan, and the site plan as necessary, to clearly note:

- location of hose bibs;
- types of paving; and
- plant quantities.

A.1.17 provision of new street trees adjacent to the site;

Note to Applicant: New street trees should be noted: "Final species quantity and spacing to be to the approval of the General Manager of Engineering Services and Park Board". Street tree installation must include a root barrier. For information on street tree spacing or quantity, please contact Eileen Curran, Streets Division, Engineering Services at (604) 871-6131. For information on species selection, contact Bill Stephen, Park Board, (604) 257-8587.

Crime Prevention Through Environmental Design (CPTED)

A.1.18 design development to reduce opportunities for mischief in alcoves;

Note to Applicant: Exit alcoves shown on all frontages will cause significant maintenance and safety issues for the building operator. This can be mitigated by minimizing the depth of alcoves where doors can swing partially over streets or lanes in coordination with Engineering Services, by grouping exits with entrances on the street. Building elevations should be updated to be consistent with plans.

A.1.19 design development to reduce opportunities for graffiti particularly on the lane and along the internal property line, by reducing blank wall areas with landscaping, resistant finish materials and service louvers. Provide the outline of the adjacent building;

A.1.20 design development to reduce opportunities for theft in the underground;

Note to Applicant: This can be achieved by separating exit stairs from elevator lobbies and by increasing visibility within the parking area.

A.2 Standard Engineering Conditions

A.2.1 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and the Director of Planning, for consolidation of Lots 28-32, Block 59, D.L. 196, Plan 196.

Note to Applicant: The legal description on sheet A-01 is shown incorrectly.

A.2.2 the pre-cast cornices above the fifth floor and at the roof-top level which encroach over both streets, must be deleted, or legal arrangements to the satisfaction of the General Manager of Engineering Services must be made;

Note to Applicant: In a letter from Mike Thomson, City Surveyor, dated May 28, 2007, staff indicated their general support for the encroachments and outlined the process to follow to finalize the legal arrangements.

A.2.3 indicate all building grades and provide design elevations at all entrances, both sides of all break-points of the parking entrance ramp, and within the parking area, clearly showing slopes and crossfalls;

A.2.4 indicate the existing power pole locations in the lane;

Note to Applicant: The pole locations must not obstruct access to the loading, garbage or parking facilities.

A.2.5 provision of a minimum 6.1 m wide parking entry ramp with an overhead security gat, with a minimum 2.3 m unobstructed vertical clearance to the bottom of the raised security gate for access to the disability parking;

A.2.6 provision of one (1) Class B and 2 (two) Class A loading spaces;

Note to Applicant: A request for relaxation of the loading requirements has been received and reviewed by staff. Staff do not support the applicant's proposal to provide a single Class A space, but believe a relaxation to 1 Class B and 2 Class A spaces is reasonable.

A.2.7 provision of one designated, suitably-sized parking space in the underground parking area for the "small truck" operated by UGM;

Note to Applicant: Overnight storage of the "small truck" operated by UGM should not be within any designated loading areas.

A.2.8 provision of a improved section drawing through the loading area demonstrating provision of the required clearance to the underside of the raised overhead security gate.

A.2.9 submission of a canopy application;

- A.2.10 submission of revised landscape plans indicating detailed treatment of the City sidewalks and lane adjacent to the site, including sidewalk patterns, tree grates, vine pockets in the lane and a 2 ft. back-of-walk planting strip along Princess Avenue, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The plans should be at a 1:100 or 1/8"=1'0" scale and should clearly state that new sidewalks (property line to building face) will be installed. Coloured concrete at the entryways is not supported. Those areas should be detailed with a saw-cut pattern or score lines. The changes to the landscape plan must be coordinated throughout the plan set. For further information, contact Kevin Cavell at 873-7773.

- A.2.11 confirmation that all utility services will be provided underground.

Note to Applicant: All electrical services to the site must be primary with all electrical transformers located on this site. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The Applicant may be required to show details of how the site will be provided with all services being underground.

A.3 Standard Vancouver Coastal Health Authority Conditions

- A.3.1 A notation is required on the plans that states that mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize noise and air quality impacts on the neighbourhood and to comply with Noise By-law #6555.

A.4 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:

- A.4.1 Final clearance must be received from the Ministry of Environment with regard to soil contamination issues.
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B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated December 5, 2007. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **June 17, 2008**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.6 Issuance of a occupancy permit is contingent upon provision of an Operational Management Plan to the satisfaction of the Director of Planning in consultation with the Directors of Social Planning and the Housing Centre.

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 within 60 days of the date of 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 within six (6) months of the date of 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 All services, including telephone, television cables and electricity, shall be completely underground.
- B.2.4 The main floor amenity area (Community Drop-in) of 2,522.0 sq. ft., and 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 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.
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- B.2.5 In accordance with Private Property Tree By-law No. 7347, all trees are to be planted prior to issuance of any required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
 - B.2.6 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.2.7 All approved street trees shall be planted in accordance with the approved drawings within six (6) months of the date of 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.2.8 In accordance with the Private Property Tree By-law No. 7347, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
 - B.2.9 This site is affected by the Development Cost Levy By-law No. 8149. Levies will be required to be paid prior to issuance of Building Permits.
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Processing Centre - Building comments

The following comments have been made by the Processing Centre - Building and are based on the revised architectural drawings submitted on May 24, 2007. This is a preliminary review in order to identify issues which do not comply with Vancouver Building By-law #9419 (2007).

1. Stair #3 at the Northeast corner of the parking garage may only be used as a convenience stair as it does not comply as an exit, i.e. it does not lead to an exterior open space protected from fire exposure from the building and having access to an open public thoroughfare as per the definition of "exit". A storage room and a service room open directly onto the stair and this would not be permitted of an exit as per Sentences 3.4.4.4.(8) and 3.4.4.4.(7) of the Building By-law. It would also not be permitted to access an exit via traveling through a dry goods/storage room. NOTE: The parking garage appears to have acceptable exiting via stairs #1 and #2.

2. The required vestibule between parking garage and the freight elevator must conform to Sentences 3.3.5.4.(1) and 3.3.6.7.(2) of the Building By-law.

3. The required vestibule between parking level 1W and elevator #2 must conform to Sentences 3.3.5.4.(1) and 3.3.6.7.(2) of the Building By-law. The requirements for glazing have not been met at the wall adjacent to the door between parking level 1W and the vestibule.

4. The applicant must demonstrate that the interconnected floor space between the ground floor South elevator lobby and the 2nd floor level conforms to Sentence 3.2.8.2.(6) of the Building By-law otherwise it will be necessary to conform to Articles 3.2.8.3 to 3.2.8.9 of the Building By-law.

5. The requirements of Subsection 3.2.6 (Additional Requirements for High Buildings) of the Building By-law will apply to this building whose uppermost floor level is more than 18 m above "grade".

6. UPPER SEATING is noted at the main floor multi purpose room yet no raised floor area appears to be shown on the plans. If a portion of the floor is raised it must be accessible to disabled persons.

7. The handicapped shower stall in the 2nd floor washroom must conform to Sentence 3.7.2.10.(11) of the Building By-law. The stall shown is smaller than the minimum required 1500 mm x 900 mm dimensions.

8. If the occupant load of the main floor community drop-in room exceeds 60 persons a second egress door that swings in the direction of travel to an exit will be required as per Clause 3.3.1.5.(1).(b) and Sentence 3.3.1.11.(2) of the Building By-law. The direction of travel to an exit will be required as per Clause 3.3.1.5.(1).(b) and Sentence 3.3.1.11.(2) of the Building By-law.

9. In accordance with Sentence 3.4.6.3.(5) and Clause 3.8.3.3.(1).(d) of the Building By-law there must be a level landing at the bottom of the exit ramp at the Southeast corner of the main floor of the building. The door is not permitted to open directly in front of the sloped ramp as is currently shown on the drawings.

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

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

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