

65 EAST HASTINGS (COMPLETE APPLICATION)
DE410284 - ZONE CD-1

DM/BM/DR/DK

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

B. Boons (Chair), Development Services
M. Thomson, Engineering Services
L. Gayman, Real Estate Services
V. Morris, Social Planning
R. Whitlock, Housing Centre
** T. Driessen, Vancouver Park Board

Also Present:

D. Morgan, Urban Design & Development Planning
* B. Mah, Development Services
D. Robinson, Development Services
J. Davidson, Housing Centre
** C. Mauboules, Housing Centre
** N. Edelson, Planning

* Attended June 21/06 DPSC only

** Attended July 5/06 DPSC only

APPLICANT:

Stuart Lyon
Gomberoff Bell Lyon Architects
140 - 2034 West 11th Avenue
Vancouver, BC V6J 2C9

PROPERTY OWNER:

City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

EXECUTIVE SUMMARY

- **Proposal:** To construct a 9 storey mixed-use development containing retail commercial at grade with 92 units of supportive housing. The housing component will consist of 25 units for tenants who need high levels of support, and 67 units for tenants that can that can live fairly independently. The services provided are toward housing stability/maintenance rather than recovery from a disability or illness.

This project is a partnership between Triage Emergency Services & Care Society (Triage), BC Housing, Vancouver Coastal Health and the City of Vancouver.

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 Project Outline/Questions & Answers Sheet

Appendix G Urban Design Panel Minutes (October 20, 1999)

● **Issues:**

Completion of an Operational Management Plan.

● **Urban Design Panel: NOT REQUIRED**

The form of development was reviewed by the Urban Design Panel during the rezoning application. (see Planning commentary, page 9 and Appendix G - Urban Design Panel Minutes)

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE410284 as submitted the plans and information forming a part thereof, thereby permitting the development of a 9 storey mixed-use development containing retail commercial at grade, 92 supportive housing units above grade and one level of underground parking, subject to the following conditions:

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

1.1 provision of an Operational Management Plan, in consideration of neighbouring property owners, residents and businesses, to the satisfaction of the Directors of the Housing Centre, Planning and Social Planning, with the following elements:

- a. protocols for security and monitoring of security issues related to the facility including working with the Vancouver Police Department (VPD) and Vancouver Coastal Health Authority (VCHA) to address any identified security issues;
- b. protocols for ensuring the area around the building is kept clean and loitering and congregation are minimized;
- c. a log of each complaint received, the response and recommended course of action by Triage to resolve the issue;
- d. confirmation of Triage contacts including a community liaison person to resolve any day-to-day problems if they arise and a 24-hour emergency contact;
- e. confirmation of Triage's commitment to work with the Vancouver Police Department (VPD), the City Planning, Housing and Social Planning staff and community partners in addressing safety and security issues in the neighbourhood.

Note to Applicant: Reports (such as the log) should be made available annually or upon request to the Directors of Housing Centre, Planning and Social Planning.

1.2 confirmation of funding from Vancouver Coastal Health Authority for the provision of trained support staff for tenants on a 24/7 basis and a commitment to relocate their clients who continue to need VCHA supports, in the event that operational funding is no longer available, to the satisfaction of the Directors of Social Planning and Housing Centre.

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	-	-	100 ft. x 122 ft. (nominal)
Site Area	-	-	12,197.5 sq. ft. (survey plan)
FSR ¹	Non-Residential 0.37 Residential <u>4.21</u> Total 4.58	-	Non-Residential 0.33 Residential <u>4.20</u> Total 4.53
Floor Area ¹	Non-Residential 4,513.0 sq. ft. Residential <u>51,351.5</u> sq. ft. Total 55,864.5 sq. ft.	-	Non-Residential 4,019 sq. ft. Residential <u>51,270</u> sq. ft. Total 55,289 sq. ft.
Balconies	Max. (8% x Resid. FSR) 4,102 sq. ft. All Open Only 4,102 sq. ft. Max. Enclosed (50% x Open) 2,051 sq. ft.	-	Open Balconies 156 sq. ft.
Height	87.6 ft./9 storeys	-	Top of Parapet Wall 87.6 ft./9 storeys
Mechanical Appurtenance ²	1/3 width of bldg. on any elev. 24.2/29.0 ft. 10% of roof area as viewed above 511 sq. ft.	-	25.2 ft. (width)/41.2 ft. (depth) 1,002 (mech.)/574 sq. ft. (elev. mach.)
Parking ³	- Small Car (25% max.) 4	Non-Resid. n/r Residential <u>12</u> Total 12 Disability Spaces 1	Non-Residential n/r Residential Standard 10 Small Car 6 Disability <u>1</u> Total 17 Small car spaces 6 Disability spaces 1
Bicycle Parking ⁴	-	Cl. A Cl. B Non-Resid. n/r n/r Residential <u>82</u> <u>6</u> Total 82 6	Class A Class B Non-Residential 0 0 Residential <u>26</u> <u>0</u> Total 26 0
Loading	-	Cl. A Cl. B Non-Resid. n/r 1 Residential <u>n/r</u> <u>n/r</u> Total n/r 1	Class A Class B Non-Residential 0 1 Residential <u>0</u> <u>0</u> Total 0 1
Amenity	5,586 sq. ft.	-	4,140 sq. ft.
Unit Type ⁵	-	-	<u>92</u> - Studio 92 Units Total 66 units ranging from 357 - 392 sq. ft. 26 units ranging from 420 - 582 sq. ft.

¹Note on FSR/Floor Area: Exterior wall exclusions need to be clarified to confirm proposed FSR/Floor Area (see Standard Condition A.1.5).

²Note on Height: Section 10.11 of the Zoning and Development By-law permits the height of a building to be higher for mechanical appurtenances, subject to compliance with the massing criterion. The size and area of the proposed mechanical/elevator penthouse exceed the limits and must be reduced to comply (see Standard Condition A.1.1).

³Note on Parking: Small car ratio exceeds the maximum permitted by 2 spaces. Engineering Services supports the relaxation of the small car ratio (see Engineering Services' commentary, page 9).

⁴**Note on Bicycle Parking:** Bicycle parking requirements have not been met for Class A and Class B spaces for residential use. Engineering Services supports the relaxation of the Class A bicycle spaces but seeks the provision of 6 Class B spaces (see Engineering Services' commentary, page 9 and Standard Engineering Condition A.2.8).

⁵**Note on Unit Type:** The minimum floor area of a dwelling unit measured from the inside of all outer walls is 398 sq. ft. (36.9m²). Under Section 10.21 of the Zoning and Development By-law, the Development Permit Board may consider a lesser floor area to a minimum of 320 sq. ft. (29.7m²), provided the design and location of the units is acceptable living accommodation having particular regard to the type of occupancy proposed. Staff supports the reduced unit size requirement (see Planning comments, page 8 and Housing Centre comments, page 10).

• **Legal Description**

Lot: C
Block: 8
Plan: LMP45514
District Lot: 196

• **History of Application:**

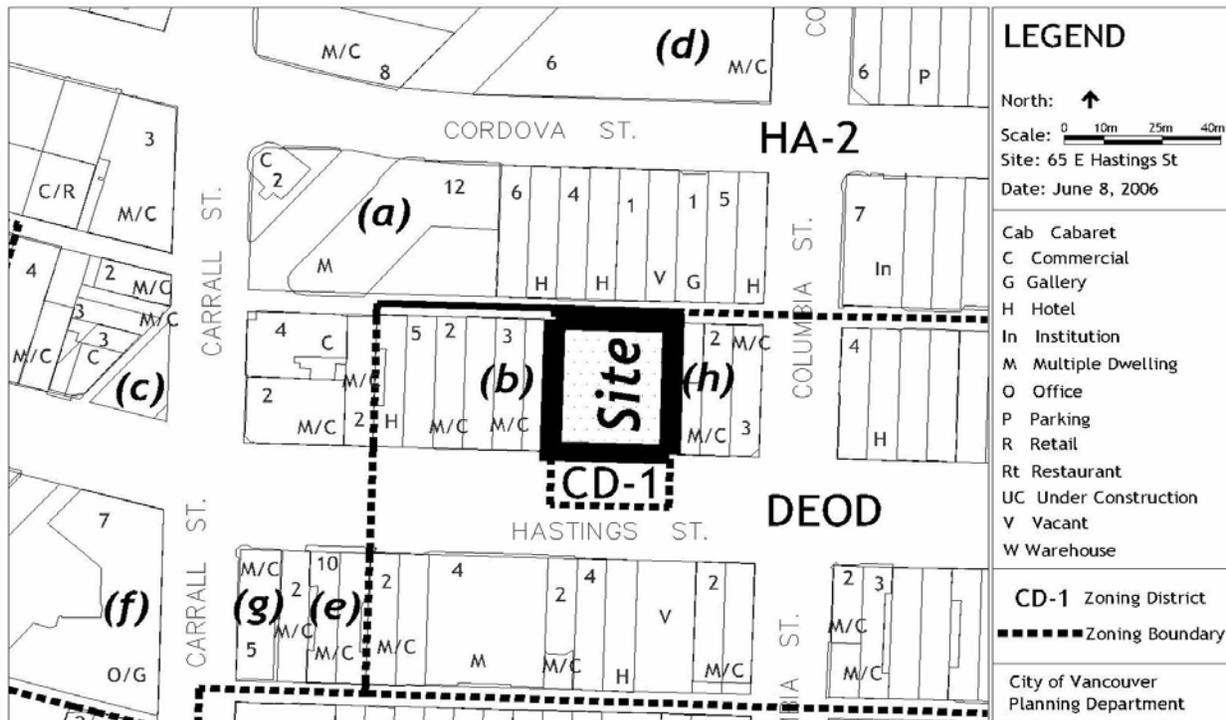
06 04 20 Complete DE submitted
06 06 21 Development Permit Staff Committee
06 07 05 Development Permit Staff Committee

• **Site:** This site is located on the north side of Hastings Street between Columbia and Carrall Streets. The site has a frontage of 100 ft (30.5m) and a depth of 122 ft. (37.2m) The site is currently vacant. The site is the location of the former Lux Theatre and a lodging house. The lodging house was demolished in 1996 after it was destroyed by fire.

• **Context:** The site is surrounded by heritage districts. Lands to the north are zoned HA-2 (Gastown) and to the south, HA-1 (Chinatown). Both sides of East Hastings Street, on this block, as well as much of the neighbourhood east of the site, are zoned DEOD (Downtown Eastside Oppenheimer District). In the immediate vicinity, the site is bordered by a rooming house with a recycling depot to the west, lane to the north and a three storey mixed use building to the east. The site to the east is currently the subject of a development application involving heritage restoration to the existing building.

Significant adjacent development includes:

- (a) 22 East Cordova St. - Van Horne Building - Existing 12 storey residential building
- (b) 39 East Hastings St. - "United We Can" - bottle recycling depot at grade
- (c) Pigeon Park
- (d) 55 East Cordova St. - Koret Building - 6 storey mixed-use building (under construction)
- (e) 16 East Hasting St. - Tellier Tower - Existing 10 storey social housing project
- (f) 425 Carrall St. - Centre A - Office and art gallery at grade
- (g) 412 Carrall St. - Pennsylvania Hotel - Proposed 4 storey social housing/heritage project (DE 406061)
- (h) 77 East Hastings - BC Collateral Bldg - Proposed 3 storey mixed use/heritage project (DE 410058)



• **Background:** On May 2, 2000, Council approved the zoning (CD-1[403]) for this site to accommodate a variety of uses including residential with a FSR of 4.21 and non-residential with a FSR of 0.37 for a total maximum floor area ratio of 4.58.

The form of development for this site was approved by Council on October 30, 2001 based on the development permit application drawings submitted on September 10, 2001. On April 18, 2002, the Director of Planning issued a development permit (DE 405409) for 97 dwelling units on this City owned site. That proposal did not proceed when senior government housing programs were cancelled for this type of project. The development permit for this application subsequently lapsed. The form of development for the current application is the same as the lapsed development permit and a second approval by Council of the form of development is not necessary.

This project is consistent with the *Housing Plan for the Downtown Eastside* and the *Homelessness Action Plan*. These plans were approved by Council on September 16, 2003 and April 26, 2005 respectively. This project addresses, in part, the supply of non-market housing required to respond to the loss of single room occupancy rooms in the area. It is also an example of supportive housing called for in the "*Homelessness Action Plan*". Supportive housing is affordable housing with associated support services that assist individuals to stabilize their lives. Some supports are provided within the building and others are services from the community.

On November 29, 2005, Vancouver City Council named Triage Emergency Services & Care Society (Triage) as the sponsor of this new development permit application for this City owned site. Appendix F - Project Outline/Questions & Answers Sheet describes the proposed housing program for this project.

The current proposal is funded by BC Housing and the Vancouver Coastal Health Authority with the City of Vancouver providing the land on a leasehold basis.

The current development application is very similar to the previous development application (DE 405409) with the exception of a few proposed minor changes. In summary, these are:

- Relocation of ground floor amenity space to second and sixth floor levels and replacing this area on the ground floor with storage lockers and general storage, thereby reducing the unit count from 97 dwelling units to 92 dwelling units.
 - Relocation of the outdoor amenity space off the lane, to the second floor.
 - Relocation of four, recessed second floor balconies, Hasting Street elevation, to the fourth and fifth floor, Hasting Street elevation.
 - Relocation of staff and counselling rooms, from the first, to the second floor.
- **Development Permit Board Review:** The Downtown Eastside has historically been home to the city's low income residents. However, significant change is taking place in the area with the development of substantial market housing. Housing has been at the heart of debates about change. The low-income community wants to maintain and improve the affordable housing stock. For the increasing number of homeowners, market housing is key to a complete community that has retail services, safety and other characteristics more typical of other city neighbourhoods. This careful balancing is reflected in the Housing Plan that was adopted within the past year.

This social housing project is one of the first to be considered since the Plan was adopted. In an effort to ensure the success of the project and to obtain broad community support, a transparent public process was considered essential. The notification letter indicated, along with two open houses in the neighbourhood, that the project was scheduled for the Development Permit Board.

It was concluded that the application should continue as a Development Permit Board item despite the absence of any formal responses to notification.

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

- 1 CD-1 (403)
- 2 Housing Plan for the Downtown Eastside

- 1 CD-1 (403)

Use: Dwelling and retail uses are both permitted uses. Non-residential or retail uses will be at grade with residential on the eight floors above.

Floor Space Ratio: The maximum floor space ratio is 4.58, except residential uses must not exceed 4.21 and non-residential uses must not exceed a floor space ratio of 0.37.

Height: The maximum height of the building to the top of the parapet wall and excluding the mechanical penthouse is 26.7 m (87.6 ft).

Off- Street Parking and Loading: One stall for every eight dwelling units to be provided or a total of 12 stalls for 92 dwelling units.

Acoustics: An acoustical report is a requirement of all development permit applications demonstrating that the noise levels do not exceed recommended noise levels in decibels.

2 **Housing Plan for the Downtown Eastside**

The intent of this Plan as it relates to this development application is to maintain 10,000 units of low-income housing in the Downtown Eastside and to increase its quality over time. Single Room Occupancies (SROs) are to be replaced with new self-contained social housing for singles and support services will be provided in a portion of the units to give stability to residents and the housing project.

Staff believes this development application meets the intent of the housing plan to provide additional new self contained social housing for those currently homeless or living in shelters with the needed supports - to be provided both on and off site - to help stabilize their lives. Supportive housing is seen as a best practice and critical to ending homelessness. (see Housing Centre and Social Planning commentary, page 10 & 11.)

• **Response to Applicable By-laws and Policies:**

Use: This project with mixed use development of street level retail at grade and self-contained, dwelling units above, is a highly supportable use that meets policy objectives for this area. The proposed development does not displace any existing housing in the Downtown Eastside.

Height, Density and Massing: The proposed height and density largely conforms to the CD-1 bylaw.

The elevator/mechanical penthouse is eighteen feet beyond the permitted height of 87.6 ft (26.7 m), or nine storeys. Section 10.11 of the Zoning and Development By-law, permits a consideration of further height increases for appurtenances such as an elevator/ mechanical penthouse, provided they do not cover more than ten percent of the roof area on which they are located, noting the proposed footprint of the elevator/ mechanical penthouse accounts for 19 percent of the roof area. Staff supports a discretionary increase in height for the elevator/mechanical penthouse, subject to reducing the footprint of the penthouse to comply with Section 10.11 of the Zoning and Development By-law. (see Standard Condition A.1.1).

The proposed nine-storey building (plus underground parking) has been designed to be compatible with the historic character of the neighbourhood. The massing and street facade has a tall centre element, flanked by two smaller ones, one 3 storeys and one 5 storeys, reflecting the neighbourhood's irregular

street wall pattern of 2-10 storey buildings. The taller centre element has been articulated on both the east and west sides, to increase the light available to each unit. Staff considers the building massing well resolved and appropriate for the context.

Architectural Treatment and Materials: High quality materials are proposed for the building including the extensive use of brick on all four building elevations. Pre-cast concrete is proposed for the cornices and base treatment of the centre portion of the façade. The street frontage is continuous with retail either side of the residential entry. Weather protection is provided in the form of fabric awnings and a glass and steel frame canopy over the centre portion of the street frontage. Staff recommend that the fabric awnings be retractable (see Standard Condition A.1.3) Window openings for the upper floors are typically narrow and vertical in proportion. Painted metal frames are proposed for the windows with operable vents, similar in appearance to traditional casement windows. Staff considers the material and detail treatment well handled, compatible with the historic character of the Downtown Eastside neighbourhood and appropriate for its use.

Liveability: The Zoning and Development By-Law anticipates dwelling unit sizes at a minimum 400 sq. ft. (37.2m²), which may be decreased to a minimum of 320 sq.ft. (29.7m²), at the discretion of the Development Permit Board. There are no units smaller than 320 sq. ft. (29.7m²) All units are self contained and have direct access to natural light and ventilation. Although modest in size, the units are well planned and provide for the basic necessities, in the privacy and comfort of a self contained unit. There is in addition, over 4,000 sq. ft. (371.6m²) of proposed shared indoor amenity space on the second and sixth floor with adjacent outdoor amenity spaces provided. On this basis, Planning staff supports the Housing Centre recommendation for smaller unit sizes. (see Housing Centre comments, page 10)

Staff requests further information on how the outdoor spaces will be illuminated including any other proposed exterior lighting with particular regard for potential issues of night glare into the units and security (see Standard Condition A.1.4).

Landscape: There are existing street trees for this project, some recently planted since the previous development application. Staff requests that updated landscape drawings be provided. (see Standard Condition A.2.9) The second floor patio proposes a landscape buffer at the building perimeter to provide screening from the lane and adjacent sites. Staff recommends further clarification on the proposed soil depth and paving materials. (see Standard Landscape condition A.1.14 and A.1.15.) Bench seating is proposed for the second and sixth floor patios. To enable year round use, staff recommend that a covered seating area be provided on the second floor patio area, within the limits of the permitted maximum floor area, noting the proposal is slightly less than what the CD-1 allows.(see Standard Condition A.1.2) Subject to the conditions listed above, staff considers the landscaping well resolved.

Off-Street Parking and Loading: The proposal provides 17 parking spaces, 5 spaces more than required. Six of these are small car spaces exceeding the 25% maximum for small cars. Staff consider this to be acceptable. (see Engineering comments, page 9.)

Bicycles: Bicycle storage, Class 'A' and 'B' do not meet by-law requirements, however, 26 Class A spaces have been provided and staff considers this acceptable. (see Engineering comments, page 9.) Staff does recommend that Class B bicycle storage requirements for 6 bicycle racks be provided. (see Standard Condition A.2.8)

Acoustics: An acoustics report is a requirement for this development application. An acoustics report by Brown Strachan Associates, dated September 13, 2001 was provided for the previous development permit (DE405409). Staff considers the previous acoustics report acceptable for this submission (see Vancouver Coastal Health Authority comments, page 12).

Conclusion: Staff supports the use, density, and form of development proposed in this development application. The proposal will increase the supply of self-contained dwelling units for low-income singles in a manner which will be a positive social influence in the Downtown Eastside and will harmonize with its historic character.

URBAN DESIGN PANEL

The Panel reviewed and unanimously supported the proposed form of development for this site at the rezoning stage at its meeting of October 20, 1999. The Panel was particularly supportive of this type of housing for the Downtown Eastside area. Subsequently, a development application was approved but withdrawn in 2002. The current development application is substantively unchanged from the previous application. Therefore, a second review by the Urban Design Panel was not considered necessary. (See Appendix G, Urban Design Panel minutes)

ENGINEERING SERVICES

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

Currently, of the 17 parking spaces provided, the application features 6 small car spaces (35%) which exceeds the standard limitation of 25%. Staff supports, under Section 3.2.1 (f), a relaxation of the small car ratio in consideration that for economic reasons higher than average prevalence of smaller vehicles is anticipated here and the spaces primarily will not be used for transient purposes (i.e. the spaces will for the most part be assigned and the users will be familiar with them).

This core-need housing project comprised of 92 small, single-occupant units includes provision of a bicycle room with a capacity of 26 Class A bicycle spaces. Given the residents' income levels, bicycle ownership is expected to be less than the small suite standard 0.75 space per dwelling unit. Thus, it would be appropriate to stipulate a significantly reduced requirement, as per Section 6.2.1.4 of the Parking Bylaw, for this site which, if studied, we anticipate would be similar to seniors housing with respect to bicycle parking needs. At 0.25 space per dwelling unit, a minimum requirement of 23 Class A spaces would be necessary. The additional 3 Class A spaces would be sufficient to serve the needs of employees of the ground floor use of the site, if required.

The Class B requirement of 6 spaces should not be waived although it may be necessary to make arrangements to locate the bicycle rack(s) on the City boulevard adjacent to the site (see Standard Condition A.2.8).

The General Manager of Engineering Services will require all utility services to be underground for "conditional" developments. All electrical services to the site must be primary with all electrical transformers located on 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.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The applicant's current development permit application has responded to the CPTED issues identified in the rezoning application in 2000 and the previous development permit application in 2002. Design development to address security issues of the parkade and separation of uses is recommended. (see Standard Condition A.1.16).

CENTRAL AREA PLANNING

- **Neighbourhood Planning Initiatives:** This is a critical location within a half block of the emerging Carrall Street Greenway. The Greenway will attract tens of thousand of Greater Vancouver residents and tourists to the historic area by linking the seawalls along False Creek and Burrard Inlet through the heart of Chinatown and Gastown. The Greenway also includes Pigeon Park and is near social housing and community-based social enterprises that will provide opportunities for low income residents to benefit from, rather than be displaced by, economic growth. City staff will work with Building Opportunities with Business, an organization established by the Vancouver Agreement to explore the demand and development of social enterprise. There may be opportunities for new businesses or social enterprises to locate in this project's commercial space.

- **Safety and Security:** The proponent has agreed to operating conditions that will help ensure the facility is managed in a way that helps address some of the security and safety issues that currently challenge this area. Triage has also agreed to join with other low income, market housing, business and cultural organizations and become a member of the Carrall Stewardship Committee to help guide the area's future. (see Condition 1.1 [a] & [e])

HERITAGE PLANNING

The application was presented for information only to the Heritage Commission. The Commission noted that the project's design was consistent with the Hastings Street streetscape.

Staff suggest the applicant consider (manufactured) windows, storefront windows and doors that are compatible with and reminiscent of the historic window patterns, window configuration and framing (size of frame/window members) as found in the historic neighbourhood and as depicted by historic photos of the area.

HOUSING CENTRE

This project helps implement key recommendations in the Homelessness Action Plan (HAP) and the Housing Plan for the Downtown Eastside by providing more affordable and supportive housing to those currently living in the areas SROs, shelters, or those that are homeless. HAP calls for the creation of 3,200 supportive housing units by 2015 to be located both in and outside of the DTES. The DTES Housing Plan calls for the replacement of the aging SRO stock with better quality housing. This project also fulfils the goal of creating more opportunities for the development of supportive housing by working in partnership with senior governments and housing providers such as Triage.

Housing Centre staff support the discretionary reduction of unit sizes given that they will provide much needed, self-contained dwelling units (includes a kitchen and private bathroom) for the DTES's low-income residents. The project will also include amenity areas for residents, offices for staff and retail space along East Hastings Street intended to help neighbourhood revitalization.

Sixty-seven units will house residents who can live independently and do not require much support while the remaining 25 units will house tenants who need more support to transition to more independent living. Triage and Vancouver Coastal Health Authority will work together to identify prospective tenants that are harder to house and will require more support, while the remaining prospective tenants that require less support will be identified by Triage in consultation with other service providers in the area.

The building will be staffed 24 hours a day, seven days a week. In addition to services in the community, staff on site will support tenants by:

- Assisting them in developing life skills, such as food preparation, housekeeping and money management

- Linking them with appropriate social and health services in the community
- Linking them with community activities, and
- Ensuring a safe and secure living environment

The Director of the Housing Centre recommends the application be approved, subject to the conditions 1.1 and 1.2.

SOCIAL PLANNING

Affordable housing with appropriate supports is an essential element in the housing continuum. Experience with the deinstitutionalization of people from Riverview has shown that when adequate community supports are available, many people with mental illness or other challenges are able to live successfully in neighbourhoods throughout the city. In contrast, people who have serious illnesses or other challenges who do not have links to health and other services, often have difficulty maintaining stable housing. These and other vulnerable populations will benefit from this supported housing project. This project proposed by an experienced community-based service organization, will provide a much-needed element of the housing continuum in a challenged neighbourhood. The Director of Social Planning recommends approval of this application, subject to the conditions 1.1 and 1.2.

POLICE

In principle, the Vancouver Police Department (VPD) is supportive of this project because it should provide stability for people who are homeless or at risk of homelessness. The Police are concerned about management of the facility including the control of visitors and building security.

The Police support the conditions which call for the completion of an Operations Management Plan by the applicant (see Condition 1.1), confirmation of funding for trained support staff (see Condition 1.2) and confirmation of Triage's commitment to work on addressing neighbourhood safety and security issues in the neighbourhood (see Condition 1.1 [a & e]). The Police also support Standard Condition A.1.3 to provide retractable awnings where possible.

The Vancouver Police Department is prepared to review the Operations Management Plan and participate with Triage and the community in addressing neighbourhood safety and security issues.

REAL ESTATE

It is intended that the City will enter into a long term lease of the site to Triage Emergency Services & Care Society. A Council report recommending approval of the terms and conditions of the lease is scheduled for September 12, 2006 which will include the consideration of and provision for 4 non-residential parking spaces and 1 shared visitor parking space. Triage will sub-lease the non-residential space back to the City who will market the space.

ENVIRONMENTAL PROTECTION BRANCH

Special waste may be present on-site; however, no Schedule 2 activity is indicated in the site profile. The application is approved by the Branch subject to the submission of an erosion control plan during the BU application stage. In the event special waste is present, proper disposal is required.

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

An acoustical consultant's report from Brown Strachan Associates, dated September 13, 2001, has been reviewed and accepted concerning noise impacts on the site and recommended noise mitigation measures.

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;
- (ii) The garbage storage area is to be designed to minimize nuisances;
- (iii) The underground parking is to be adequately ventilated to prevent the build-up of noxious gases;
- (iv) All fresh-air intake portals area to be located away from driveways and parking/loading areas in order to prevent vehicle exhaust from being drawn into the building.

NOTIFICATION

One sign was erected on the site on May 5, 2006. On May 17, 2006, 541 letters were sent to neighbouring property owners and community organizations advising them of the application.

The City has not received any responses to notification.

The applicant hosted, along with staff representatives of the Vancouver Coastal Health Authority and the City of Vancouver, two open houses on May 31 and June 10, 2006 at the Carnegie Community Centre. Approximately 59 persons attended the two evening meetings with generally positive comments. Available comments forms and conversations with attendees indicated the following:

- Clarification on the expected uses at grade on Hastings Street with a preference for retail;
- What type and location of support services would be available for residents in the building;
- An interest in being housed in the project;
- Support for the housing proposal and a request for further affordable housing development; and
- General interest in the application process and timing of decision.

Staff Response to Notification

- The City's Real Estate Services will be responsible for leasing the non-residential space at grade. Staff supports a preference for retail and/or social enterprises at grade;
- Support services are available on the second floor of the building staffed 24 hours a day, seven days a week. In addition to services in the community, staff on site will support tenants by assisting them in developing life skills, such as food preparation, housekeeping and money management, linking them with appropriate social and health services in the community, linking them with community activities, and ensuring a safe and secure living environment
- Individuals interested in being housed can apply to Triage for selection in the project;
- This project is considered to be an important addition to the supply of affordable housing in the DTES and has staff support;
- Individuals who attended the open houses were provided with information on the development permit process and the timetable for permit issuance. Development Services staff remain available to answer any questions regarding the permit process.

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 under Section 10.11 for the increase in height and Section 10.21 on unit size.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of the percentage of small car spaces under Section 3.2.1 (f) and the number of bicycle parking spaces under Section 3.2.1 (h). The Staff Committee supports the relaxation of Class A spaces but not the relaxation of Class B spaces proposed.

The Staff Committee believes this project is an important component of the Housing Plan for the DTES and Homelessness Action Plan and will contribute to the revitalization of the neighbourhood. The Staff Committee believes the design to be well considered and reflects the heritage principles and Hastings streetscape envisioned for this location.

B. Boons
Chair, Development Permit Staff Committee

D. Morgan
Development Planner

B. Mah
Project Coordinator

Project Facilitator: D. Robinson

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 reduce mechanical appurtenances on the roof to comply with Section 10.11 of the Zoning and Development By-law;

Note to Applicant: Section 10.11 of the Zoning and Development By-law permits a greater height for mechanical appurtenances such as elevator machine rooms, subject to these appurtenances, in total, not exceeding one-third of the width of the building as measured on any elevation drawings and do not, in total, cover more than 10% of the roof area on which they are located as viewed from directly above. Elevator penthouse on Hastings Street streetscape does not match the Hastings Street elevation.

- A.1.2 provide a covered outdoor seating area on the second floor patio, to enable year round use;

Note to Applicant: There is a small amount of residential floor area available for this within the CD-1 Bylaw limitations.

- A.1.3 design development to provide canopy/awning details including retractable awnings where possible;

- A.1.4 clarify proposed external lighting for the building and open space;

- A.1.5 provide dimensioned floor plans measured the outside of exterior walls;

Note to Applicant: Overall dimensions on floor plans should be measured to the outside of exterior walls, not to gridlines at centre of walls. Dimensions on floor plans must match the dimensions on FSR overlays and calculations. Provide additional information on the required tracing overlays, including a schedule of wall types indicating materials and dimensions (including a section of storefronts, windows and doors) and reference to applicable standards, identification on each tracing overlay of the location and extent of each wall type, a summary table for each floor indicating the requested floor space exclusion by wall type, and a summary total. Submit a letter with attached schedule of wall type details from a Building Envelope Professional, as defined in the Building By-law, sealed and signed, recommending the proposed wall types, as indicated on the tracing overlays. Refer to Planning By-law Administration Bulletin titled "Floor Space Exclusion for Additional Wall Thickness to Control Building Envelope Leaks" for more information. Revised FSR overlays will be required.

Floor areas are to be calculated to the outside of exterior walls and exclusions deducted from those floor areas. Provide a summary of all unit areas (measured from the inside of all outer walls).

- A.1.6 clarify floor area for retail/residential uses and use of retail spaces on the ground floor, storage rooms in the underground parking level/ground floor and small rooms in the units;

Note to Applicant: Submit FSR overlays and detailed calculations to verify and confirm the retail/residential floor areas.

- A.1.7 clarify use of all amenity spaces on the 2nd floor;
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Note to Applicant: Provide details of the type of amenity space, equipment and/or furnishings. A letter of undertaking, signed by the owners, regarding the furnishing and availability for use of the amenity spaces by all residential occupants of the building is required.

A.1.8 indicate minimum vertical clearance of access to underground parking and parking level;

Note to Applicant: Access to and from, and height of disability parking spaces require a minimum clear vertical clearance of 7.55 ft. (2.3 m).

A.1.9 annotate on plans stating: "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.1.10 annotate on plans stating: "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.";

A.1.11 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impact on the building's open space and the public realm;

A.1.12 design development to locate exhaust venting and chases on the floor plans;

Note to Applicant: All exhaust vents to be located on the top roof level.

A.1.13 design development to locate irrigation hose bibs on the drawings;

Standard Landscape Conditions

A.1.14 clarify soil depths proposed for landscaping on the second floor amenity deck, providing a detail section;

Note to Applicant: The architectural sections A4.01 and A4.02 appear to show a 1 ft. (0.3m) planting depth. The planting depths for the amenity deck should meet or exceed the BCLNA Standards for planting on slab which require a minimum planting depth of 18 in. (0.45m) to 36 in. (0.9m) for small trees and shrubs.

A.1.15 clarify proposed paving material for the second and sixth floor patios; and

Crime Prevention Through Environmental Design (CPTED)

A.1.16 reduce opportunities for theft in the underground parkade.

Note to Applicant: This problem can be mitigated by separating user groups with the use of separate gating, exits, elevators, code key access and/or security card readers.

A.2 Standard Engineering Conditions

A.2.1 delete door swings over the property line on Hastings Street;

A.2.2 provide an on-site access from the loading space to all commercial units;

- A.2.3 provide Section D-D to show vertical clearance of ramp at building entry point of ground floor level;
- A.2.4 provide a minimum width of 13' - 1 ½" (4.0m) for the disability parking space;
- A.2.5 show design elevations at all entrances on Hastings Street and in lane at all entrances and east side of loading bay;
- A.2.6 make arrangements, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for the 2' - 11" (0.9m) concrete cornice encroachment over East Hastings Street;
- A.2.7 make arrangements, to the satisfaction of the General Manager of Engineering Services, for an awning/canopy application;
- A.2.8 provide 6 Class B bicycle spaces to be located in consultation with Planning and Engineering Departments and to the satisfaction of the General Manager of Engineering Services; and

Note to Applicant: If it is determined that the bike rack is to be located on the City sidewalk and not on-site, an application to Engineering Services is required.

- A.2.9 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for updated landscape plans illustrating existing and proposed street trees.

Note to Applicant: Street trees must conform to standard spacing and clearance. Tree species must be approved by the Park Board. Before purchase of trees, final tree locations to be determined to the satisfaction of the General Manager of Engineering Services. Also, a separate application to Engineering Services is required for street trees, tree grates and any other non-standard treatment of City sidewalks. The applicant shall provide a copy of the landscape plan to Engineering Services.

A.3 Standard Vancouver Coastal Health Authority Conditions

- A.3.1 submit a letter from an acoustical consultant confirming that the development permit drawings show a minimum STC 55 construction between the commercial and residential components of the building, or a minimum 6" (0.15m) solid concrete slab shall be specified on the drawings;

Note to Applicant: Where music, recorded or live may be a major activity in the commercial premises, submit a report from an acoustical consultant recommending minimum STC 60 construction between the commercial and residential components and advising the required control of music levels to satisfy the requirements of the City of Vancouver Noise Control By-law No. 6555.

- A.3.2 annotate on the plans stating: "The acoustical measures will be incorporated into the final design and construction based on the consultant's recommendations as concurred with or amended by the Medical Health Officer (Senior Environmental Health Officer)."; and
- A.3.3 annotate on the plans stating: "The mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact and comply with the Noise By-law #6555." and "Mechanical equipment will be designed and located to reduce adverse air quality on the neighbourhood."

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 June 21, 2006. 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 **January 17, 2007**, 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 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.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.6 This approval does not in any way constitute a representation or warranty that the necessary approval of the form of development of the rezoning will be granted by Council. All proceedings by the applicant prior to action by Council are therefore at his/her own risk.

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 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.2.4 All services, including telephone, television cables and electricity, shall be completely underground.
- B.2.5 Amenity spaces of 4,056 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 and occupants of the building;
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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 and users of this building.

Processing Centre - Building and Fire comments

The following comments are based on the preliminary drawings prepared by GBL Architects Group dated April 21, 2006 for the proposed development permit. This is a preliminary review in order to identify issues which do not comply with the VBBL #8057. The review includes a review of Subsection 3.2.5 "Provisions for Fire Fighting".

1. Building construction is required to be noncombustible.
2. Highrise building and VBBL 3.2.6. requirements for high buildings apply to the entire building.
3. *The building is required to provide access to persons with disabilities to all common areas, storage, amenity, meeting rooms, etc.
4. *The building is required to meet Enhanced Accessibility provisions.
5. Storage garage security shall conform to 3.3.6.7.
6. *Rooms such as storage rooms and laundry rooms shall not open directly into an exit lobby.
7. *A fire separation is required between the Front Desk and the exit lobby.
8. An exit door which swings on a vertical axis is required from the loading bay area.

*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.
