CITY OF VANCOUVER

DEVELOPMENT, BUILDINGS & LICENSING
Development Services
Development Review Branch

August 20, 2026

Sandra Moore
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231 Carrall Street
Vancouver, BC
V6B 2J2

RE: 383 E Hastings Street, Vancouver, BC V6A 1P3
Development permit application number DP-2025-00876

On behalf of the Director of Planning, your application has been approved to develop a six-storey mixed-use residential building consisting of 70 micro social housing units on levels 2 to 6 and retail at grade with surface parking having vehicular access from the lane.

A permit may be issued upon the completion of the revisions and conditions noted below under items 1.0 to 2.7 of this "prior-to permit issuance" letter.

HOW TO RESPOND TO THIS LETTER

1. **Write and sign a response letter.**
   - Explain how you addressed each condition.
   - Only changes made pursuant to addressing Prior To conditions are accepted as part of your response. Ensure all changes are clearly identified.
   - *Provide a complete response to avoid delays or extra fees.*

2. **Ensure relevant documents have digital signatures and seals** from registered professionals.
   - Review requirements at vancouver.ca/permits-eplan.

3. **Upload your response letter and documents.**
   - Log into your permit account at vancouver.ca/permit-apply.

APPLY FOR BUILDING PERMIT(S)

Apply using the Development and Building Services Centre form at vancouver.ca/contact-dbl.

Questions? Contact your Project Facilitator, Jonathan.Borsa@vancouver.ca

1.0 Prior to the issuance of the Development Permit, revised digital drawings shall be submitted, to the satisfaction of the Director of Planning, clearly indicating:

Urban Design conditions:

1.1 design development to improve the livability of the units surrounding the lightwell by:

i. provide a lighter-toned cladding on lightwell wall facades to improve daylight reflectance and enhance the outlook from adjacent units. Introduce visual interest through materials, textures, colours, and architectural detailing to improve the quality of the shared lightwell environment;

ii. Improve visual privacy between adjacent units at the inside corner by relocating window openings and/or incorporating translucent glazing where appropriate;

Note to Applicant: The two units at the end are directly overlooking each other across the lightwell. Improve the visual privacy with changes in window locations and/or translucent glazing.

1.2 design development to provide a more functional residential indoor amenity space;

Note to Applicant: The proposed indoor amenity area does not provide a kitchenette and washroom facility. Refer to *High Density Housing for Families with Children Guidelines*, Section 3.7. The guideline criteria for indoor amenity includes wheelchair accessible washroom and kitchenette as well as spaces for the intended population.

1.3 design development to improve the site design to reinforce the active pedestrian-oriented nature of the urban context by improving the visibility and physical presence of the residential entrance including provision of the entry canopy with integrated lighting;

Development Review Branch conditions:

1.4 compliance with Section 6.2.1.2 – Off-Street Bicycle Regulations of the Parking By-law by providing one more Class B space for a total of five spaces;

Note to Applicant: As per Section 6.1.6, where the calculation of total required bicycle spaces results in a fractional number, the nearest whole number shall be taken.

1.5 confirm compliance with Section 10.15 – Floor Area Exclusions for Exterior Wall Thickness and Floor Area Exclusions for Improved Building Performance Bulletin as follows:

i. provide a sealed and signed letter from a Building Envelope Professional recommending the proposed wall types to control building envelope leaks;

ii. identify the location and extent of each wall section on building plan;

iii. a summary table for each floor indicating the requested floor space exclusion by wall type;

1.6 provision of updated/revised plans as follows:

i. correct building height statistics by measuring height to the top of parapet at 137.07 ft. instead of top of roof membrane;

Note to Applicant: Provide interpolated height calculation to northwest corner of the building. Also refer to Building Height Technical Design Supplement Bulletin for more information.

ii. update FSR overlays to include:

a. laundry room;

Note to Applicant: Amenity room may be excluded, but the shared laundry area is not considered amenity space, therefore it is included.

b. covered amenity (if applicable);

Note to Applicant: Also refer to landscape conditions 1.7.

iii. correct the following information on coversheets A0.1 and/or design rationale;

Note to Applicant: It appears the information references the older Zoning Development By-law, Downtown Eastside/Oppenheimer Official Development Plan, seeking the following changes, but not limited to:

a. update information and references with the latest Downtown Eastside/Oppenheimer Official Development Plan;

b. use updated Section 11.3.2 for micro dwelling unit;

c. include required off-street loading Class A parking review, based on the Section 5 last updated on May 2026, 1 Class A loading space is required;

d. update required off-street passenger parking review, based on the Section 7 last updated on November 2024, one Class A passenger space is required;

iv. correct number of units;

Note to Applicant: A3.0 Section notes 13 units on Level 2, while floor plans show 14 units. A total of 70 units.

v. correct parking, loading, bicycle and passenger requirements using correct number of micro units;

vi. remove any information not pertinent to this project such as wall exclusion calculation on A1.16;

vii. include unit types found in design rationale as part of the architectural plans;

Note to Applicant: Ensure micro dwelling unit areas are measured from the inside of all outer walls and no less than 23.2 sq. m (250 sq. ft).

viii. correct “office” label for Unit E on Level 2;

ix. remove any drawing references that are not included in architectural drawings, example missing A5.2 storefront window detail call out on A3.0;

Landscape Review conditions:

1.7 provision of adequate overhead protection/canopy or shade sail on L7, the roof amenity area, within the landscape and urban agriculture areas;

Engineering Services conditions:

1.8 provision of Design Elevations to be shown on Site Plan / Sheet A1.0:

i. design Elevations at the lane are incorrect, refer to building grade mark up;

ii. provision of City issued Building Grades survey benchmark **Monument V-1707** to be used on **the Site Plan / Sheet A1.0**, or provide written confirmation specifying the benchmark denoted on any topographic survey used for design purposes is consistent with the benchmark elevation established on the building grade plan issued by the City;

1.9 provision of street improvements, and appropriate transitions, along E Hastings street adjacent to the site, including:

i. minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

ii. 1.2 m wide front boulevard;

iii. new or replacement duct bank that meets current City standard;

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables that connect to existing electrical and communication infrastructure.

1.10 delete the proposed roof cornice that encroaches on to East Hastings Street;

1.11 provision of bicycle space(s), per Parking By-law Section 6, including:

i. note " call buttons provided" on the drawings;

Note to Applicant: An elevator for all spaces located in the basement level, accommodating two people with two bicycles. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly.

ii. minimum 0.6 m (2 ft) width, 1.8 m (6 ft) length, and 1.9 m (6.2 ft) vertical clearance for horizontal spaces;

Note to Applicant: Refer to space with column encroachments.

iii. directional signage for Class B spaces not readily visible to visitors of the site. Note "directional signage provided" on the drawings;

1.12 provide additional section drawings showing elevations and minimum vertical clearances for the accessible space and the Class B loading bay and to the underside of raised security gates considering mechanical projections and built obstructions;

1.13 update Parking By-law statistics table(s) noting the following:

"Parking, loading, bicycle, and passenger loading shall be provided and designed in compliance with the Parking By-law and the Parking and Loading Design Supplement"

1.14 provision of loading space(s), per Parking By-law Section 5 and the Design Supplement, including:

i. minimum 3.4 m (11.2 ft) width, 10.2 m (33.5 ft) length for Class B spaces;

ii. minimum 1.3 m (4.3 ft) side clearance for Class B spaces;

Note to Applicant: Consider overlapping a west load throat with the accessible access aisle to achieve additional width. This would require modifications to the wall located between the Class B loading and the accessible space. Amendments to loading rates and design requirements in the Parking By-law were approved by Council on November 15th, 2023. New requirements came into effect Jan 1st, 2024, and apply to all development permits received after this date.

1.15 update landscape and site plans to reflect required off-site improvements, including:

i. existing and proposed bus stops, street furniture, horticulture and public realm amenities with call-outs; and

ii. note stating: *"Existing street furniture in street right-of-way shall be protected during construction. Final location of proposed street furniture shall be confirmed with Street Furniture Coordinator. All removal, relocation or installation of street furniture shall be by the City's street*

furniture contractor, and coordinated with City of Vancouver Street Furniture Coordinator. Notification is required a minimum of 8 weeks prior to construction."

Note to Applicant: Where a design or detail is not available, make note of the improvement on the site and landscape plans.

2.0 **Condition(s) to be met prior to the issuance of the Development Permit:**

Development Review Branch conditions:

2.1 Re-submission of a digitally signed and sealed, clearly indicating:

i. Site trees.

Note to Applicant: Site trees that are 20 cm DBH and greater will require an Arborist Report, Tree Management Plan, and Letter of Assurance, as applicable.

ii. Date no more than 6 months.

iii. Image of land surveyor's signature.

iv. Date of seal application.

2.2 Written confirmation that the site sign(s) have been removed.

Housing conditions:

2.3 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all dwelling units to be used for social housing for a term equal to the longer of 60 years and the life of the building, subject to the following terms and conditions:

i. A no separate sales covenant (which will require all such units to be contained within a single air space parcel for the longer of 60 years and the life of the building, whichever is greater.)

ii. A no stratification covenant.

iii. A provision that that none of the units are to be rented for less than 90 consecutive days at a time.

iv. A requirement that all dwelling units in the building to comply with the Zoning and Development By-law No. 3575 definition of "social housing" that is applicable to the Downtown Eastside Oppenheimer District, which includes:

a. All the dwelling units are owned, or secured as a leasehold interest for at least 60 years, by a non-profit corporation, by a non-

profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada.

b. At least 30% of the dwelling units are occupied by households with incomes below housing limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication.

c. Of the dwelling units required under (b) above:

(i) At least two-thirds of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance.

(ii) The balance of such units will each be rented at a monthly rate no higher than the amount equal to 30% of the aggregate household annual income of the members of the household occupying such dwelling unit (for the immediately previous 12 months) divided by 12 months.

d. Any Micro Dwelling Units which are not subject to the target rents and affordability requirements described in subsection (iv)(c) above must be rented at monthly rates no higher than the average market rents for studio apartments in the local area, in accordance with the annual Canadian Mortgage and Housing Corporation Rental Housing Market Survey, or as otherwise stated in the Micro Dwelling Policies and Guidelines.

v. Any other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

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

2.4 Enter into a 219 Covenant and such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

i. Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and Protection Policy that is effective as of the time of submission of the Development Permit Application.

ii. Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter

addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

iii. Provide an Interim Tenant Relocation Report prior to issuance of the Demolition Permit. The Report must include, but may not be limited to , the names of any tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building,; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

iv. Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to the names of tenants; whether each tenant has taken up the Right of First Refusal in the new building and their starting rent, and for those not returning to the new building, and for those not returning to the new building, the outcome of their search for alternate accommodations; the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

2.5 Provide a rationale for unit mix proposed, including details on proposed operation and target population for the building.

Note to Applicant: A mix of Micro Dwelling Units and larger studio, 1-bedroom and 2–3-bedroom units in the building is encouraged, as per the Micro Dwelling Policies and Guidelines. Flexibility may be given to achieve determined housing objectives for the neighbourhood.

Engineering Services conditions:

2.6 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation Lots 20 and 21, Block 56, District Lot 196, Plan 196 to create a single parcel.

2.7 Provision of a Canopy Application for any/all portions of the proposed canopy that encroach over the property line as shown on East Hastings, including the following notes:

i. "Canopy to be fully demountable and conform with VBBL 1.8.8."

ii. "Canopy to drain to the buildings internal storm system" on the elevation plans.

3.0 **Development Permit Terms**:

3.1 All approved off-street vehicle parking, loading, and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law **prior to the issuance of any required Occupancy Permit**, or any use or occupancy of the proposed development not requiring an Occupancy Permit, and thereafter permanently maintained in good condition.

3.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings **prior to the issuance of any required Occupancy Permit**, or any use or occupancy of the proposed development not requiring an Occupancy Permit, and thereafter permanently maintained in good condition.

Note to Applicant: In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit (amount to be determined by the City) as a guarantee for completion of the work by an agreed upon date.

3.3 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.

3.4 This Development Permit is valid for a period of 12 months from the date of issuance - unless otherwise validated by a Building Permit.

3.5 A Traffic Management Plan directly to Translink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver (Traffic.PlanReview@vancouver.ca) a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and Translink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations

3.6 A cash security deposit of $30,000 to be retained prior to demolition for removal/relocation of the existing bus stop passenger amenities adjacent the site (stop# 50507, WB E Hastings), including shelter, seating, litter can, foundations, drainage, electrical connection, etc. and reinstallation at a new location determined by Engineering Services, if required due to construction.

Note to applicant: All (removal/relocation) of street furniture shall be by the City's street furniture contractor, and coordinated with the City of Vancouver Street Furniture Coordinator. (Bus shelters shall be placed in such a way as to

maintain accessibility for bus boarding and alighting. Refer to the City's Engineering Design Manual [Section 9.2.2)] for additional information.)

3.7 All impacted utility companies shall be contacted and notified of the following requirements:

i. All utility services (e.g. BC Hydro, Telus, and Rogers) shall be underground.

ii. All required electrical equipment (e.g. PMT, LPT, Vista, etc.) provided for entirely within private property.

Note to Applicant: The review of third-party utility service drawings (e.g. BC Hydro, Telus, and Shaw) will not be initiated until all drawings have been received by the Utilities Management Branch (UMB). For questions on this requirement, please contact UMB at umb@vancouver.ca.

3.8 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

4.0 **Notes to Applicant:**

4.1 It should be noted that your Development Permit will be issued when you have complied with all the above conditions. However, if these conditions have not been complied with **on, or before February 22, 2027**, this Development Application may stand refused.

4.2 A new Development Application will be required for any significant changes. This approval is subject to any change in 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.

4.3 If this application necessitates the demolition of existing residential rental, per Section 10.14.2 and except as set out in Section 10.14.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued.

Note to Applicant: The requirements listed above may be varied subject to the provisions outlined under Section 10.14.4.

4.4 Where social housing meets the DCL bylaw definition of social housing and is owned by a non-profit or government, the social housing floor area is exempt from DCLs.

4.5 Where the social housing is secured as a leasehold interest for at least 60 years by a non-profit corporation or by a non-profit co-operative association, the project

is eligible to request a Class A DCL waiver. If requesting a DCL waiver, a copy of the DCL Waiver Request Form should be submitted to the project Housing Planner.

4.6 If this Development Application included a written notification of neighbouring property owners or other interested parties, a copy of this letter will be sent to all respondents advising them of the decision.

4.7 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows, and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors, and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows, or ventilation openings.

4.8 A Key Plan shall be submitted by the applicant, and approved by the City prior to any third-party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

i. The Key Plan shall follow the specifications in the City of Vancouver Key Plan Process and Requirements Bulletin https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf

ii. All third-party service lines to the development are to be shown on the plan (e.g. BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g. temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.
For questions on this requirement, contact the Utilities Management Branch at umb@vancouver.ca.

4.9 The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

Yours truly,



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NEC/jk

Cc:
Project Facilitator: Jonathan Borsa
Urban Planner: Havan Surat
Project Coordinator: Nicole Choi
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Landscape Planner: Catherine Sinasac
Engineering Services: Landon Hawryluk