



Development Permit

DP-2018-00024

City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4

Issue Date: Mar 13, 2018

Status: Issued

Applicant

Kenneth Gilbertson DBA: VAHA
VAHA – 453 W 12th Ave
Vancouver, BC V5Z 0B4

Location

4480 KASLO STREET
Vancouver, BC V5R 2B7

Related Permits: BP-2018-00948
SW-2018-00083

Temporary Use Dates: Mar 13, 2018 - Mar 13, 2023

Specific Location:

Legal Description: LOT O BLOCKS 4 AND 5 SOUTH EAST 1/4 OF SECTION 47 TOWN OF HASTINGS SUBURBAN LANDS PLAN 16449

Land Coordinate: 27770828

Legal Description: LOT 1 SOUTH EAST 1/4 OF SECTION 47 TOWN OF HASTINGS SUBURBAN LANDS PLAN 12233

Land Coordinate: 71027703

Additional Contact Information

Name	Phone Number
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Project Description

Including the Operations Management Plan submitted by Atira, and as subsequently amended, to develop a three-storey building containing 52 temporary modular housing units with 2 parking spaces having vehicular access from the lane, for a limited period of time expiring March 13, 2023, unless extended in writing by the Director of Planning for up to an additional five years.

Uses

Type	Category	Specifics	Permitted / Required	Existing	Proposed	Units	Note
Dwelling Uses	Temporary Modular Housing						

Items

Type	Category	Specifics	Permitted / Required	Existing	Proposed	Units	Note
Building Details	Floor Area				738	Sq. Metres	Ground Floor
Building Details	Floor Area				768	Sq. Metres	Second Floor
Building Details	Floor Area				768	Sq. Metres	Third Floor

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Building Details	Floor Area	Total	2274	Sq. Metres
Building Details	FSR		1.05	
Building Details	Height	10.70	12.10	Metres
Parking/Loading	Parking	Standard	1	
Parking/Loading	Parking	Disability	1	
DCL	Exemption			Social Housing
Parking/Loading	Bicycle	Class B	6	

Terms and Conditions

- BC Housing will amend the Operations Management Plan (OMP), as needed, to reflect periodic reports out from BC Housing to the City of Vancouver.
 - This Development Permit is valid for a period of 12 months from the date of issuance - unless otherwise validated by a Building Permit.
 - Amenity areas/common residential storage spaces excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the building; and Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.
 - All approved street trees 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 of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - In accordance with Protection of Trees By-law Number 9958, the removal and replacement of site trees is permitted only as indicated on the approved Development Permit drawings. 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.
- All other 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.
- 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.
 - The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health & Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 W Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
 - Please note that additional addresses may be required prior to issuance of the Building Permit. Unit numbers to be assigned for example 1st storey (100 series), 2nd storey (200 series) etc. Floor layout plan including addressing and unit numbers to be submitted prior to Building Permit issuance and shown on drawings submitted with Building Permit application.
 - Prior to the issuance of an Occupancy Permit, the applicant will enter into a covenant pursuant to Section 219 of the Land Title Act to be registered on title securing all units as social housing for the term of the Development Permit, and further provide that:
 - i. at least 70% of the units be occupied by persons eligible for either income assistance or a combination of basic old age security pension and guaranteed income supplement and must be rented at rates no higher than the shelter component of income assistance; and
 - ii. the remainder of units must be occupied by households with incomes below Housing Income Limits (HILs).
 - Temporary Modular Housing must be used as Social Housing; as per Section 11.31.1 of the Zoning and Development Bylaw.
 - A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.
 - This site may be affected by a Development Cost Levy By-law. Levies will be required to be paid prior to the issuance of Building Permits.

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- The approval is for a limited period of time of five years expiring on March 13, 2023, unless extended in writing for up to an additional five years by the Director of Planning.
- To facilitate an ongoing communication link between the applicant and the community, the role of Community Liaison Officer is to be sustained throughout the construction period. Additionally, the applicant and/or operator are to provide a progress report to members of the CAC, once established, during the construction phase.
- All services, including telephone, television cables and electricity, shall be completely underground.
- No exposed ductwork shall be permitted on the roof or on the exterior face of the building without first receiving approval of the Director of Planning.
- The site will be tenanted in accordance with affordable/supportive housing tenanting best practices, taking into consideration the surrounding neighbourhood.
- Prior to Occupancy of the building, the City of Vancouver, at the discretion of the Director of Planning, may wish to liaise with community representatives prior to Occupancy in order to provide an update on the progress of the project, enable strong lines of communication, hear continuing concerns and suggestions, and foster a positive reception for new residents.
- The project shall have a Community Advisory Committee (CAC) that includes both community members, as well as others representing community interest. The CAC shall announce membership (up to 16 people) and convene a first meeting prior to Occupancy Permit issuance in order for BC Housing, Atira (as the operator), and the City of Vancouver to update the CAC members on project progress and implementation of the Operations Management plan.
- Prior to Occupancy, arrangements shall be made to the satisfaction of the Director of Legal Services and Director of Planning for a Section 219 Covenant prohibiting separate sale and reciprocal easements for Lot 1, District Lot THSL, Plan VAP12233, and Lot O, Block 4 & 5, District Lot THSL, VAP16449.
- Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

Additional Notes

Book inspections by calling 3-1-1 within Vancouver or 604-873-7000 from outside Vancouver.

Permit Fees

Description	Amount	Tax Amounts	Fee Total	Fee Adjs	Pmts and Adjs	Balance
02(b) - New / Add / Alt Multiple Dwelling - Conditional	\$24,796.00		\$24,796.00	\$0.00	\$24,796.00	\$0.00
					Total:	\$0.00